



**2014-2021
Housing Element**

Adopted January 14, 2014



TABLE OF CONTENTS

Section	Page
A: Introduction and Vision for the Future	H-1
1. Purpose of the Housing Element.....	H-1
2. Scope and Content of the Housing Element.....	H-2
3. Relationship to Other General Plan Elements.....	H-5
4. Relationship to Other Plans and Programs.....	H-5
5. Citizen Participation.....	H-5
B: Housing Needs Analysis.....	H-7
1. Population Trends and Characteristics.....	H-7
2. Employment Trends.....	H-10
3. Household Characteristics.....	H-13
4. Housing Inventory and Market Conditions.....	H-18
5. Housing Costs and Rents.....	H-24
6. Households Overpaying for Housing and Overcrowding.....	H-27
7. 2014-2021 Growth Needs.....	H-29
8. Special Needs Populations.....	H-30
9. Extremely Low-Income Households.....	H-38
10. Conclusions.....	H-39
C: Resources and Constraints Analysis.....	H-41
1. Governmental Constraints and Resources.....	H-41
2. Non-Governmental Constraints.....	H-75
3. Conclusions.....	H-78
D: Housing Policy Program.....	H-80
1. Statewide Goals.....	H-80
2. City of Orange Policy Program.....	H-81



Section	Page
Appendices	
Appendix A: Community Outreach.	A-1
A. Introduction.....	A-1
B. Summary of Community/Stakeholder Input.....	A-1
Appendix B: Residential Land Resources.....	B-1
A. Adequate Sites Analysis.....	B-1
B. Assisted Units at Risk of Conversion.....	B-14
Appendix B1: Vacant Land Resources.....	B1-1
Appendix B2: Proposed General Plan Focus Areas.....	B2-1
Appendix C: Review of 2006-2014 Housing Element Performance.....	C-1
Appendix D: Glossary.....	D-1



HOUSING

A. INTRODUCTION AND VISION FOR THE FUTURE

The 2014-2021 Housing Element identifies and analyzes existing and projected housing needs and articulates the City's official policies for the preservation, conservation, improvement, and production of housing within the City of Orange. The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's main housing goal. Recognizing the important part that local planning programs play in pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive General Plans (California Government Code Section 65302(c)).

This Housing Element update covers the planning period from January 2014 through October 2021. State planning law mandates that jurisdictions within the Southern California Association of Governments (SCAG) region update and adopt their Housing Element by October 15, 2013. It is intended that this Housing Element be reviewed and updated not less than every eight years in order to remain relevant and useful and reflect the community's changing housing needs. This document represents the update required and responds to the issues that currently face the City.

Orange's *Vision for the Future*, described in the General Plan Introduction, recognizes that housing and residential neighborhoods are key components of the quality of life in the City. Accordingly, the vision includes the following objectives:

- Orange must continue to encourage a variety of living environments for a diverse population, consistent with existing neighborhoods.
- The City will work to improve the quality of life for all residents by providing residential, commercial, industrial, and public uses that exist in harmony with the surrounding urban and natural environments.

1. Purpose of the Housing Element

The Housing Element is one of the seven elements required by the State to be included in the City's General Plan. The Housing Element addresses adequate housing opportunities for present and future residents through 2021 and provides the primary policy guidance for local decision-making related to housing. The Housing Element is the only General Plan Element that requires review and certification by the State of California.

The Housing Element provides a detailed analysis of the City's demographic, economic and housing characteristics as required by State Law. The Element also provides a comprehensive evaluation of the City's progress in implementing the past policy and action programs related to



housing production, preservation and conservation. Based on the community's housing needs, available resources, constraints and opportunities for housing production and preservation and the City's past performance, the Housing Element identifies goals, objectives and action programs that address the housing needs of present and future residents.

2. Scope and Content of the Housing Element

California Government Code Section 65583 requires a jurisdiction's Housing Element to include the following components:

- A review of the previous Element's goals, policies, objectives and programs to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element;
- An assessment of housing need and an inventory of resources and constraints related to meeting these needs;
- A statement of goals, policies and quantified objectives related to the maintenance, preservation, improvement and development of housing; and,
- A policy program that provides a schedule of actions that the City is undertaking or intends to undertake implementing the policies set forth in the Housing Element.

The City of Orange Housing Element is organized into four parts:

- Introduction- Explains the purpose, process and content of the Housing Element.
- Housing Needs Analysis- Describes the demographic, economic and housing characteristics of Orange as well as the current and projected housing needs.
- Resources and Constraints Analysis- Analyzes the actual and potential governmental and non-governmental constraints to the maintenance, preservation, conservation and development of housing.
- Housing Policy Program- Details specific policies and programs the City of Orange will carry out over the planning period to address the City's housing goals.

Given the detail and lengthy analysis in developing the Housing Element, supporting background material is included in the following appendices:

Appendix A: Community Outreach

Appendix B: Residential Land Resources

Appendix C: Review of 2006-2014 Housing Element Performance

Appendix D: Glossary of Housing Terms

**a. Consistency with State Law**

The Housing Element is one of the seven General Plan elements required by the State of California, as articulated in Sections 65580 to 65589.8 of the California Government Code. State Law requires that each jurisdiction's Housing Element consist of "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled program actions for the preservation, improvement, and development of housing." The Housing Element plans for the provision of housing for all segments of the population.

Section 65583 of the Government Code sets forth specific requirements regarding the scope and content of each Housing Element. Table H-1 summarizes these requirements and identifies the applicable sections in the Housing Element where these requirements are addressed.

**Table H-1
State Housing Element Requirements**

Required Housing Element Component	Reference
A. Housing Needs Assessment	
1. Analysis of population trends in Orange in relation to countywide trends	Section B, Page H-8
2. Analysis of employment trends in Orange in relation to regional trends	Section B, Page H-10
3. Projections and quantification of Orange's existing and projected housing needs for all income groups	Section B, Page H-27 to H-39
4. Analysis and documentation of the City's housing characteristics, including:	Section B
a. Level of housing cost compared to ability to pay	Section B, Page H-26
b. Overcrowding	Section B, Page H-28
c. Housing stock condition	Section B, Page H-23
5. An inventory of land suitable for residential development including vacant sites and having redevelopment potential and an analysis of the relationship of zoning, public facilities and services to these sites	Appendix B, B1, B2
6. Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels	Section C, Page H-41
7. Analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels	Section C, Page H-75



Table H-1 (cont')
State Housing Element Requirements

Required Housing Element Component	Reference
8. Analysis of special housing need: elderly, persons with disabilities (including developmental disabilities), large families, farmworkers, and families with female heads of household	Section B, Page H-30
9. Analysis of housing needs for families and persons in need of emergency shelter	Section B, Page H-37
10. Analysis of opportunities for energy conservation with respect to residential development	Section C, Page H-77
11. Analysis of assisted housing developments that are eligible to change from Low-Income housing during the next 10 years	Appendix B, Page B-14
B. Goals and Policies	
12. Identification of goals, quantified objectives and policies relative to maintenance, improvement and development of housing	Section D, Page H-80
C. Implementation Program	
13. Identify adequate sites which will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels	Appendix B, B1, B2
14. Programs to assist in the development of adequate housing to meet the needs of Low and Moderate-Income households.	Section D, Page H-81
15. Address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing	Section D, Page H-81
16. Remove constraints to or provide reasonable accommodations for housing for persons with disabilities	Section D, Page H-88
17. Conserve and improve the condition of the existing affordable housing stock in Orange	Section D, Page H-88
18. Promote housing opportunities for all persons	Section D
19. Programs to address the potential conversion of assisted housing development to market-rate housing	Appendix B, Page B-14 & Section D, Page H-87



3. Relationship to Other General Plan Elements

The California Government Code requires internal consistency among the various elements of a General Plan. The Housing Element relates most closely to the Land Use, Urban Design, and Economic Development Elements.

The Housing Element is linked to the Land Use Element because the Housing Element identifies areas for future residential development based on the General Plan land use designations identified in the Land Use Element. The Land Use Element also provides the specific intent and objectives for each of the residential land use designations.

The Urban Design Element provides the framework for the future form and character of the City, including residential neighborhoods and mixed use districts. While the Housing Element establishes policies and programs for the preservation, rehabilitation and construction of housing, the Urban Design Element addresses how housing is integrated into neighborhoods and mixed use districts, and contributes to the overall aesthetic quality in Orange.

The Economic Development Element outlines strategies to foster economic growth by attracting new businesses and promoting retention and expansion of existing businesses. The Housing Element supports the goals and policies of the Economic Development Element by providing for housing options that can accommodate a range of users. Housing opportunities within the City allow local businesses to employ a community-based workforce and support jobs-housing balance.

Section 65300.5 of the Government Code states that the General Plan's various Elements shall provide an integrated and internally consistent and compatible statement of policy. City staff has reviewed the other elements of the General Plan and has determined that this Housing Element provides consistency with the other Elements of the General Plan. The City will maintain this consistency as future General Plan amendments are processed.

4. Relationship to Other Plans and Programs

The Housing Element identifies goals, objectives, policies and action programs for the next eight years that directly address the housing needs of the City of Orange. There are numerous City plans and programs that work to implement the goals and policies of the Housing Element. These include the City's Municipal Code and Specific Plans. Every five years, the City prepares a Consolidated Plan that identifies the City's overall housing needs and market conditions, establishes priorities and outlines a strategy to address these priorities. Annual Action Plans are developed each year to supplement the Consolidated Plan and reports on the prior year's programs and projects through the Consolidated Annual Performance and Evaluation Report (CAPER). The Consolidated Plan and Annual Action Plans address many of the goals, policies and implementing programs of the General Plan Housing Element.



5. Citizen Participation

This Housing Element was developed through the combined efforts of City staff, the City's Planning Commission, the City Council, and the City's consultants, RBF Consulting. Citizen input was received through public outreach efforts and public hearings conducted by the Planning Commission and City Council. The notices for the hearings were published in a local newspaper, on the City's website and prominently posted at City Hall and other public facilities. In addition, organizations that represent the interests of Lower-Income and special needs households, or are otherwise involved in the development of affordable housing, were invited to participate in a special Stakeholder Meeting.

a. Community Informational Booths and Stakeholder Meeting

The City hosted two community informational booths at the following farmers markets:

- Old Towne Farmers Market – January 26, 2013
- Village at Orange Farmers Market – January 31, 2013.

At the booths, community members had the opportunity to pick up informational flyers about the Housing Element update, ask questions of the project team, and provide comments in response to two questions: “What are the housing challenges in Orange?” and “What are your ideas for improving housing in Orange?”

In addition, a Stakeholder Meeting was held on February 27, 2013. Stakeholder groups such as affordable housing developers, community groups and housing advocacy groups were invited to participate. An invitee lists is provided in Appendix A of this Housing Element. During the Stakeholder Meeting, participants were provided with an overview of the Housing Element Update content, a summary of key findings and input gathered from the previous outreach activities. Participants then identified and discussed challenges, opportunities and resources related to housing in Orange.

Comments received through the outreach activities have been considered in the development of the Housing Policy Program provided in Section D of this document. A summary of the comments is provided in Appendix A of this Housing Element.



B. HOUSING NEEDS ANALYSIS

When preparing the Housing Element, jurisdictions must evaluate both existing and future housing needs for all income groups.

This section analyzes demographic and housing characteristics that influence the demand for and availability of housing. The analyses form a foundation for establishing programs and policies that seek to address identified housing needs. Housing needs are identified according to income, tenure and special needs groups.

Primary data sources include the 2000 and 2010 U.S. Census, the California Department of Finance (DOF) and the Southern California Association of Governments (SCAG). These data sources are the most reliable for assessing existing conditions and provide a basis for consistent comparison with historical data and the basis for forecasts. This section also includes data from the American Community Survey (ACS). The ACS provides an opportunity to utilize updated information for the timeframe between the decennial censuses and includes data on topics such as housing and employment that were not included in the 2010 Census.

1. Population Trends and Characteristics

Housing needs in the City of Orange are influenced primarily by population and employment trends. This section provides a summary of the changes to the population size and age, and racial/ethnic composition of the City.

a. Historical, Existing and Forecast Growth

The City of Orange is one of 34 cities within the County of Orange. The DOF estimates Orange County's population was 3,055,792 in 2012, making it the third largest county in the State. From 1980 to 1990, the County's population increased by 24.7 percent. From 1990 to 2000, the population increased by 18.1 percent. From 2000 to 2012, the County's population increased by 7.4 percent. Table H-2 lists the populations of Orange County and adjacent counties in Southern California.

Table H-2
Regional Population Trends 1990-2012

County	1990	2000	2012 ¹
Imperial County	109,303	142,361	177,441
Los Angeles County	8,863,164	9,519,338	9,884,632
Orange County	2,410,556	2,846,289	3,055,792
Riverside County	1,170,413	1,545,387	2,227,577
San Bernardino County	1,418,380	1,709,434	2,063,919
San Diego County	2,498,016	2,813,833	3,143,429
Ventura County	669,016	753,197	832,970

Notes:

¹DOF, January 2012



Table H-2
Regional Population Trends 1990-2012

County	1990	2000	2012 ¹
--------	------	------	-------------------

Source: U.S. Census 2000 SF1, 1990 STF1, and DOF E-1, 2012

According to the U.S. Census and the DOF, the City of Orange experienced a 16 percent population increase between 1990 and 2000, and a 7.5 percent increase between 2000 and 2012. Table H-3 compares population growth rates in the City of Orange and the County of Orange from 1990-2012. As shown in Figure H-1, SCAG forecasts a gradual population growth rate over the next 20 years with an estimated 2035 population of 156,300. The City's 2010 General Plan plans for an ultimate buildout development capacity of 65,680 dwelling units and a population of 191,715.

Table H-3
Population Growth 1990-2012

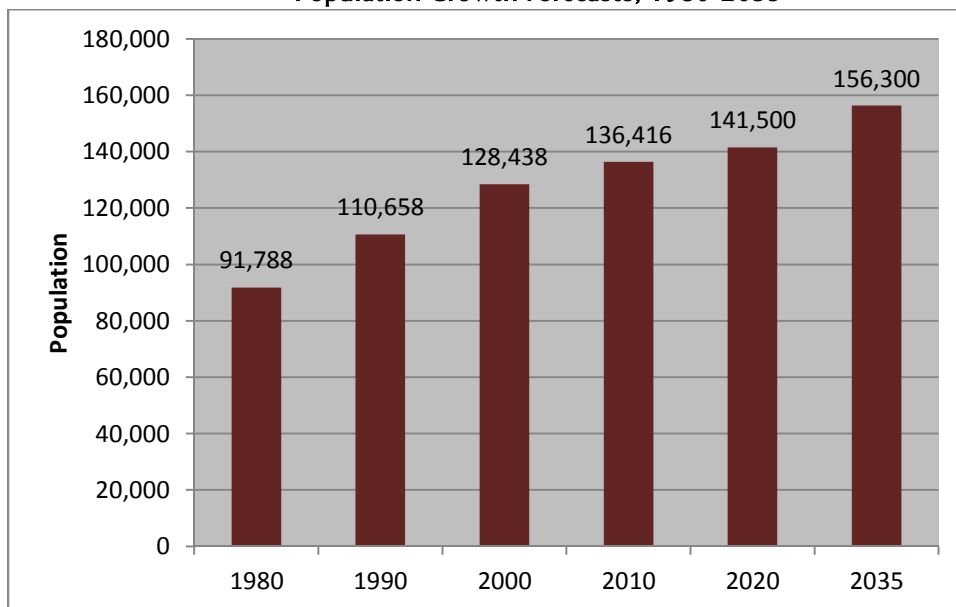
Jurisdiction	1990	2000	2012 ¹	1990-2000 Growth		2000-2012 Growth	
				Number	%	Number	%
City of Orange	110,658	128,438	138,010	17,780	16.1%	9,572	7.5%
Orange County	2,410,556	2,846,289	3,055,792	435,733	18.1%	209,503	7.4%

Notes:

¹DOF, 2012

Source: U.S. Census 1990 STF3 P001, U.S. Census SF3 P1 and DOF E-1, 2012

Figure H-1
City of Orange
Population Growth Forecasts, 1980-2035



Source: U.S. Census 2000 SF3 P1 and SCAG 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast

**b. Age Composition**

Between 1990 and 2000, the City of Orange experienced age cohort growth in the percentages of the “school age” (5-17 years), “prime working” (25-54 years), and “senior citizen” (65+ years) populations, while the percentages of the “preschool” (0-4 years), “young adult” (18-24 years), and “retirement” (55-64 years) populations decreased.

According to the 2010 Census, the percentages of “school age”, “retirement”, and “senior citizens” in the City of Orange have increased since 2000. The percentages of “preschool”, “young adult”, and “prime working” groups have declined since 2000. It should be noted that the separation of age categories changed between the 2000 and 2010 Census. The 2010 Census “school age” category now encompasses persons ages 5 to 19 years. A portion of the perceived growth in “school age” population may be attributed to this change. Table H-4 shows the age distribution in the City of Orange in 2010.

**Table H-4
Age Distribution
2010**

Age Group		
	Number	% of Population
Preschool (0-4 years)	8,681	6.4%
School (5-19 years)	28,553	21.0%
Young Adult (20-24 years)	11,282	8.3%
Prime Working (25-54 years)	59,237	43.4%
Retirement (55-64 years)	14,035	10.3%
Senior Citizen (65+ years)	14,628	10.6%
Total	128,438	100%

Source: U.S. Census 2010 DP-1

c. Race and Ethnicity

The City of Orange is predominantly comprised of two racial/ethnic groups: White and Hispanic. As of 2000, approximately 55 percent of the City’s residents were White and over 32 percent were of Hispanic origin. Between 1990 and 2000, the White population decreased by over six percent, while residents of Hispanic origin increased by nearly 64 percent. The third largest population in 2000 was Asian and Pacific Islander. Between 1990 and 2000, the Asian and Pacific Islander population increased 43.5 percent, accounting for approximately nine percent of the City’s population.



According to 2010 Census, the City's Hispanic population continued to increase, along with the Asian and Pacific Islander population. The White population decreased from 54.6 percent of the total population in 2000 to 46.8 percent of the total population in 2010. In 2010, the Hispanic population was 38.1 percent of the total population (increasing from 32.2 percent in 2000) and the Asian and Pacific Islander population was 11.4 percent of the total population in 2010 (increasing from 9.4 percent in 2000). Table H-5 shows the racial and ethnic distribution in the City for the years 2000 and 2010.

Table H-5
Racial and Ethnic Distribution
2000-2010

Racial/Ethnic Group	2000		2010	
	Number	%	Number	%
White	70,292	54.6%	63,805	46.8%
Black	1,798	1.4%	1,895	1.4%
American Indian & Alaska Native	393	0.3%	357	0.3%
Asian or Pacific Islander	12,166	9.4%	15,437	11.4%
Hispanic	41,434	32.2%	52,014	38.1%
Other	162	0.1%	244	0.2%
Two or More Races ²	2,576	2.0%	2,664	2.0%
Total	128,821	100%	136,416	100%

Notes:

¹Percentages may not add up to 100% due to rounding

Source: U.S. Census 2010 DP-1

2. Employment Trends

The largest employment sector in the City of Orange in 2000 was the education, health and social services industry, accounting for 17 percent of the labor force. The other top employment sectors included manufacturing at 15.1 percent, professional, scientific, management, administrative and waste management services at 13.3 percent, and retail trade at 10.8 percent.

Table H-6 shows the employment by industry of Orange residents based on the 2007-2011 ACS. Since 2000, the percentage of City's residents employed in the education, health and social services industry experienced an increase to 19.1 percent. Residents employed in manufacturing decreased to 11.2 percent. Professional, scientific, management, administrative and waste management services increased, while City of Orange residents in the retail trade industry remained steady. Residents in the construction industry; the agriculture, forestry, fishing and hunting, and mining industry; and the arts, entertainment, recreation, and accommodation and food services industry all experienced employment increases. Employment in transportation, warehousing and utilities industry; finance, insurance, real estate, rental and leasing industry; and



information and public administration industries remained steady, while the wholesale trade industry declined. The top three industries employing the most Orange residents remain educational, health, and social services; professional, scientific, management, administrative, and waste management services; and manufacturing.

Table H-6
Employment of Orange Residents by Industry¹
2007-2011 ACS

Industry	City of Orange		Orange County	
	# of Employees	%	# of Employees	%
Agriculture, forestry, fishing and hunting, and mining	388	0.6%	7,541	0.5%
Construction	5,455	8.1%	90,396	6.3%
Manufacturing	7,537	11.2%	195,824	13.6%
Wholesale trade	2,401	3.6%	56,066	3.9%
Retail trade	7,246	10.8%	157,203	10.9%
Transportation and warehousing, and utilities	1,645	2.5%	49,556	3.4%
Information	1,435	2.1%	31,018	2.2%
Finance, insurance, real estate, and rental and leasing	5,701	8.5%	128,461	8.9%
Professional, scientific, management, administrative, and waste management services	10,135	15.1%	200,287	13.9%
Educational, health and social services	12,835	19.1%	263,034	18.2%
Arts, entertainment, recreation, accommodation and food services	5,911	8.9%	139,657	9.7%
Other services (except public administration)	4,032	6.0%	77,410	5.4%
Public Administration	2,333	3.5%	44,860	3.1%
Total	67,120	100%	1,441,313	100%

Notes:

¹Data cited for the City of Orange and the County of Orange population, and does not represent the number of jobs in the two jurisdictions

Source: 2007-2011 ACS DP-3

According to the 2006-2008 Census Transportation Planning Package used in SCAG's Existing Housing Needs Report (2012), there were 95,605 jobs in Orange. As of 2012, there are 45,235 housing units in the City. This results in a jobs/housing balance of 2.11. The jobs/housing balance indicates the ratio of available housing to available jobs in the community. According to the American Planning Association, the recommended target standard for jobs-housing ratio is approximately 1.5. But this number can vary from community to community. Orange's



jobs/housing balance indicates that there are more jobs available than housing to accommodate workers within the City, creating demand for new housing to accommodate those employed in Orange and creating upward price pressure on housing prices.

According to DOF, there are an estimated 73,000 Orange residents of working age that make up the City's labor force. The ratio of jobs to labor force is 1.31. According to the American Planning Association, if communities try to match the labor force with employment in the community, a one-to-one (1:1) relationship is the ideal.

As shown in Table H-7, UCI Medical Center is the largest employer in the City of Orange with 3,986 employees in 2009. Other top employers include: St. Joseph Hospital with 3,909 employees, Children's Hospital of Orange County with 2,314 employees and the Orange County Transportation Authority with 1,000 employees.

**Table H-7
City of Orange
Major Employers, 2009**

Employer	Number of Employees
UCI Medical Center	3,986
St. Joseph Hospital	3,909
Children's Hospital of Orange County (CHOC)	2,314
Orange County Transportation Authority	1,000
City of Orange	869
Chapman University	800
Orange County Children and Family Services	700
St. Joseph Health Systems	550
California Choice	500
Varco International, Inc.	500
Word & Brown Company	500

Source: Inside Prospects of California per City of Orange Comprehensive Annual Financial Report Year Ending June 30, 2009

As shown in Table H-8, the labor force in the City of Orange increased from 67,700 in 2000 to an estimated 73,000 in 2011. According to the California Employment Development Department, the unemployment rate in the City for 2011 was 8 percent, lower than the County's unemployment rate of 8.7 percent.



Table H-8
City of Orange
Labor Force Trends 2000-2011

Year	Labor Force ¹	Employed	Unemployed	Unemployment Rate
2000	67,700	65,500	2,200	3.2%
2001	69,100	66,600	2,500	3.6%
2002	70,000	66,800	3,200	4.6%
2003	71,100	68,000	3,100	4.4%
2004	72,300	69,500	2,800	3.9%
2005	73,300	70,800	2,500	3.5%
2006	74,200	71,900	2,300	3.1%
2007	73,500	70,900	2,600	3.6%
2008	73,900	70,300	3,600	4.9%
2009	72,300	66,400	5,900	8.2%
2010	72,400	66,000	6,300	8.7%
2011	73,000	67,100	5,900	8.0%

Notes:

¹Labor Force defined as all people in the population of working age (16 years and above) by the U.S. Census Bureau

Source: State of California Employment Development Department (EDD), 2013

3. Household Characteristics

This section provides an overview of household characteristics in the City of Orange. The U.S. Census Bureau defines a household as all persons living in a single housing unit, whether or not they are related. One person living alone is considered a household, as is a group of unrelated people living in a single housing unit. Additionally, the U.S. Census Bureau defines a family as related persons living within a single housing unit.

a. Household Formation and Composition

In 2000, the U.S. Census Bureau reported 40,803 households in the City of Orange, a 10.8 percent increase from the number of households in 1990. In comparison, total households in Orange County increased 12.8 percent between 1990 and 2000 and total households in California increased by 10.6 percent. Between 2000 – 2012, the number of households in the City of Orange is grew at approximately the same rate as Orange County, but at a slower pace than the State according to 2000-2012 data. The DOF estimates 43,486 households in 2012 within the City of Orange, a 6.6 percent increase from total number of households in 2000. Table H-9 shows these household increases.



Table H-9
Total Households, 1990-2012

Area	1990	2000	Percent Increase 1990-2000	2012 ¹	Percent Increase 2000-2012
City of Orange	36,839	40,803	10.8%	43,486	6.6%
Orange County	828,849	935,287	12.8%	995,933	6.5%
California	10,399,700	11,502,870	10.6%	12,633,403	9.8%

Notes:

¹Estimated data from DOF Table 2- E-5 2012

Source: U.S. Census 1990 STF3 P005, U.S. Census 2000 SF3 H16, and DOF Table 2- E-5 2012

According to Table H-10, the average number of persons per household in the City of Orange was 3.02 in 2000. The DOF estimates that in 2012 persons per household increased to 3.03. In comparison, Orange County had an average household size of 3.0 in 2000, lower than the City of Orange. Estimates from 2012 show that the average number of persons per household in the City continues to be higher than the County.

Table H-10
Average Persons per Household
2000-2012

Jurisdiction	2000 ¹	2012 ²
Orange	3.02	3.03
Orange County	3.00	3.02

Source: ¹U.S. Census 2000 SF3, ²DOF Table 2- E-5 2007

Households of three to four persons made up the largest segments of total households in 2000. Households of two persons comprised the second largest share of total households. The 2007-2011 ACS indicates that households of three to four persons still comprise the largest group of total households at 34.2 percent and households of two persons continue to comprise the second largest share at 30 percent.

In 2000, households of three to four persons comprised the largest group of renter-occupied and owner-occupied households. Approximately 11 percent of total households were renter-occupied households of three to four persons and approximately 22 percent of total households were owner-occupied households of three to four persons. The 2007-2011 ACS continues to show similar percentages of three to four person households. For renter households, households of one person comprise the second largest segment. For owner households, households of two persons comprise the second greatest share.



Table H-11
Household Size Distribution
2007-2011 ACS

Household Size	Total Households ¹	% of Total	Renter Households	% of Total ²	Owner Households	% of Total ²
1 Person	8,875	20.8%	4,234	9.9%	4,641	10.9%
2 Persons	12,813	30.0%	3,891	9.1%	8,922	20.9%
3-4 Persons	14,608	34.2%	4,913	11.5%	9,695	22.7%
5+ Persons	6,456	15.1%	3,020	7.1%	3,436	8.0%
Total	42,752	100%	16,058	37.6%	26,694	62.4%

Notes:

¹Represents Total Households

²Percent of Total Households

Source: 2007-2011 ACS B25009

b. Household Income

The U.S. Department of Housing and Urban Development (HUD) publishes an annual median family income for the purpose of determining program eligibility. The 2013 median family income (MFI) for Orange County is \$87,200.

The State of California uses five income categories to determine housing affordability. These categories are as follows:

- Extremely Low-Income: Less than 30% of median family income;
- Very Low-Income: 30% to 50% of the median family income;
- Low-Income: 51% to 80% of the median family income;
- Moderate-Income: 81% to 120% of the median family income; and,
- Above Moderate-Income: Greater than 120% of the median family income.

These income ranges are shown in Table H-12. The State may use income limits that vary from those used in the Housing Element to determine program and funding eligibility.



Table H-12
Income Categories Assumed for the Housing Element

Income Category	Percent of County MFI ¹	Income Range (\$)
Extremely Low-Income	<30% MFI	<\$26,160
Very Low-Income	30%- 50% MFI	\$26,161 - \$43,600
Low-Income	51%- 80% MFI	\$43,601 - \$69,760
Moderate-Income	81%- 120% MFI	\$69,761 - \$104,640
Above Moderate-Income	> 120% MFI	>\$104,640

Notes:

¹Based on 2013 MFI of \$87,200 (family of 4-persons) for Orange County

Table H-13 shows the annual household income by tenure as of 2011.

Table H-13
Annual Household Income by Tenure, In 2011

	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Number	% ¹	Number	% ¹	Number	% ¹
Less than \$5,000	405	1.5%	549	3.4%	954	2.2%
\$5,000 to \$9,999	153	0.6%	556	3.5%	709	1.7%
\$10,000 to \$14,999	485	1.8%	862	5.4%	1347	3.2%
\$15,000 to \$19,999	544	2.0%	884	5.5%	1428	3.3%
\$20,000 to \$24,999	481	1.8%	648	4.0%	1129	2.6%
\$25,000 to \$34,999	1,286	4.8%	1,299	8.1%	2585	6.0%
\$35,000 to \$49,999	2,312	8.7%	2,507	15.6%	4819	11.3%
\$50,000 to \$74,999	3,519	13.2%	3,360	20.9%	6879	16.1%
\$75,000 to \$99,999	4,049	15.2%	2,623	16.3%	6672	15.6%
\$100,000 to \$149,000	6,466	24.2%	1,804	11.2%	8270	19.3%
\$150,000 or more	6,994	26.2%	966	6.0%	7,960	18.6%
Total	26,694	100%	16,058	100%	42,752	100%

Notes:

¹Percentages may not equal 100% due to rounding

Source: 2007-2011 ACS B25118



Table H-14 shows the distribution of households by income category as reported by SCAG in the Existing Housing Needs Data Report. Almost 43 percent of the households in the City fall within the Above Moderate-Income category. Over 18 percent of Orange households fall within the Moderate-Income category and approximately 38 percent fall within the Lower-Income categories.

Table H-14
Household Distribution by Income Category

Income Category	Number of Households	% of Households
Extremely Low-Income	4,678	11.4%
Very Low-Income	3,996	9.7%
Low-Income	7,242	17.6%
Moderate-Income	7,675	18.6%
Above Moderate-Income	17,599	42.7%
Total	41,190	100%

Source: 2005-2009 ACS as reported in SCAG Existing Housing Needs Data Report, 2012

As shown in Table H-15, the median household income for the City of Orange in 2000 was \$58,829, which was more than the median household income for the County. For the City, the median household income for owner-occupied households (\$73,600) was higher than the median household income for renter-occupied households (\$40,716). The 2011 ACS estimates the median household income for the City was \$78,654, an increase of 33.6 percent compared to 2000. This is generally consistent with the increase in the median income for the overall County and reflects inflation and changes to economic conditions over time. The median household income for owner-occupied households continues to be higher than the median household income for renter-occupied households. The 2011 estimated median household income for the City is approximately \$2,900 more than the County as a whole.

Table H-15
2011 Median Household Income by Tenure

Jurisdiction	2000 Median Income	2011 Median Income
City of Orange	\$58,829	\$78,654
Owner-Occupied Households	\$73,600	\$100,632
Renter-Occupied Households	\$40,716	\$53,558
Orange County	\$58,500	\$75,762

Source: U.S. Census 2000 SF3 HCT 12 and 2007-2011 ACS B25119



4. Housing Inventory and Market Conditions

This section describes the housing stock and market conditions in the City of Orange. By analyzing past and current housing trends, future housing needs can be anticipated and planned for.

a. Housing Stock Profile

About four percent of Orange County's housing units fall within the City of Orange's city limits. As shown in Table H-16, in 1990 the City of Orange had 38,018 housing units. By 2000, the City experienced a 10 percent increase in total number of housing units. By 2012, the DOF estimated 45,235 housing units in the City, accounting for an 8 percent increase in total number of housing units since 2000.

Table H-16
Number of Housing Units
City of Orange and Orange County, 1990-2012

Year	City of Orange	Orange County	City of Orange as % of Total Orange County Units
1990	38,018	875,072	4.3%
2000	41,776	969,484	4.3%
2012 ¹	45,235	1,052,361	4.3%

Notes:

¹Data from DOF Table E-f 2012

Source: U.S. Census 1990 STF3 H001, U.S. Census 2000 SF3 H1 and DOF Table E-5 2012

As shown in Table H-17, as of 2011, 44.2 percent of renter-occupied units were two-bedroom units. The second largest segment of renter-occupied units was one-bedroom units accounting for 25.6 percent of total housing units. Approximately 41 percent of owner-occupied units had three bedrooms and 34.8 percent had four bedrooms.

Table H-17
Unit Size by Tenure, 2007-2011 ACS

	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Units	% ¹	Units	% ¹	Units	% ¹
Studio	34	0.1%	566	3.5%	600	1.4%
One bedroom	386	1.4%	4,117	25.6%	4,503	10.5%
2 bedrooms	3,689	13.8%	7,104	44.2%	10,793	25.2%
3 bedrooms	11,062	41.4%	3,155	19.6%	14,217	33.3%
4 bedrooms	9,287	34.8%	960	6.0%	10,247	24.0%



Table H-17 (cont')
Unit Size by Tenure, 2007-2011 ACS

	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Units	% ¹	Units	% ¹	Units	% ¹
5 or more bedrooms	2,236	8.4%	156	1.0%	2,392	5.6%
Total	26,694	100%	16,058	100%	42,752	100%

Notes:

¹Percentages may not equal 100% due to rounding

Source: 2007-2011 ACS B25042

The 2000 U.S. Census shows that single-family detached housing was the largest housing type in the City of Orange with 23,688 units accounting for 56.7 percent of total housing units. Multi-family housing units were the second largest group with 11,623 units accounting for 27.8 percent of total housing units.

In 2012, the DOF estimated an increase in the number of single-family detached and multi-family housing units. The number of single-family attached and mobile homes has decreased. Single-family detached units remain the largest housing type in the City. Table H-18 shows the distribution of the housing inventory within the City of Orange by housing type.

Table H-18
Housing Inventory by Unit Type, 1990-2012

Housing Type	1990	% of Total	2000	% of Total	2012 ¹	% of Total
Single family, detached	21,223	55.8%	23,688	56.7%	26,046	57.6%
Single family, attached	3,908	10.3%	5,131	12.3%	4,865	10.8%
Multi-family	11,286	29.7%	11,623	27.8%	13,102	29.0%
Mobile homes	1,306	3.4%	1,269	3.0%	1,222	2.7%
Other (Boats, RV, etc.)	295	0.8%	65	0.2%	--	--
Total	38,018	100%	41,776	100%	45,235	100%

Notes:

¹Data from DOF Table E-5 2012

Source: U.S. Census 1990 STF3 H020, U.S. Census 2000 SF3 H30 and DOF Table E-5 2012

The 2000 U.S. Census reported that the majority of owner-occupied housing was single-family detached housing units accounting for 78.9 percent of the total owner-occupied units. Renter-



occupied housing was mostly in multi-family housing units accounting for 66 percent of the total renter-occupied units.

As shown in Table H-19, the 2007-2011 ACS indicates that single-family detached units continue to account for the majority of owner-occupied housing representing 79.5 percent of the total owner-occupied housing units. Similarly, multi-family units continue to account for the majority of renter-occupied housing, representing 63.5 percent of total renter-occupied housing units.

Table H-19
Unit Type by Tenure, 2007-2011 ACS

	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Units	% ¹	Units	% ¹	Units	% ¹
Single family, detached	21,232	79.5%	3,818	23.8%	25,050	58.6%
Single family, attached	2,951	11.1%	1,846	11.5%	4,797	11.2%
Multi-family (2-4 units)	592	2.2%	3,698	23.0%	4,290	10.0%
Multi-family (5+ units)	997	3.7%	6,501	40.5%	7,498	17.5%
Mobile homes	891	3.3%	195	1.2%	1,086	2.5%
Other (Boats, RV, etc.)	31	0.1%	0	0.0%	31	0.1%
Total	26,694	100%	16,058	100%	42,752	100%

Notes:

¹Percentages may not equal 100% due to rounding

Source: 2007-2011 ACS B25032

b. Tenure

As of 2011, 62.4 percent of the City's housing units were owner-occupied and 37.6 percent were renter-occupied. As shown in Table H-20, the percentage of owner-occupied units in the City of Orange was more than the County and the State of California.



Table H-20
Occupied Units by Tenure, 2007-2011 ACS

	Owner- Occupied		Renter-Occupied		Total	
	Number	% ¹	Number	% ¹	Number	% ¹
City of Orange	26,694	62.4%	16,058	37.6%	42,752	100%
Orange County	595,444	60.3%	391,720	39.7%	987,164	100%
California	7,055,642	56.7%	5,377,530	43.3%	12,433,172	100%

Notes:

¹Percentages may not equal 100% due to rounding

Source: 2007-2011 ACS B25003

c. Vacancy Rates

Vacancy rates are an indicator of housing supply and housing demand. Low vacancy rates influence greater upward price pressures and suggest households may have trouble finding housing with an affordable monthly payment. A higher vacancy rate indicates downward price pressure and may suggest an over-supply of housing units. A four to five percent vacancy rate is considered “healthy.” As shown in Table H-21, in 2000 the vacancy rate in the City of Orange was 2.3 percent. In 2012, the estimated vacancy rate in the City increased to 3.9 percent.

Table H-21
Occupancy Status, 2000-2012

Occupancy Status	2000	Percent	2012 ¹	Percent
Occupied Housing Units	40,803	97.7%	43,486	96.1%
Vacant Housing Units	973	2.3%	1,749	3.9%
Total Housing Units	41,776	100%	45,235	100%

Notes:

¹Data from DOF Table E-5, 2012

Source: U.S. Census 2000 SF3 H6 and DOF Table E-5 2012

d. Age of Housing Stock

The age of housing stock is often an indicator of housing conditions. In general, housing stock that is 30 years or older may be in need of repairs based on the resilience of the materials used. Housing over 50 years old is considered aged and is more likely to exhibit a need for major repairs. Table H-22 categorizes the City of Orange’s housing units by year of construction. According to the 2007-2011 ACS, 70 percent of City’s housing units were constructed prior to 1980. In the years 1960 to 1980, the City of Orange experienced the highest period of housing construction

HOUSING



accounting for 48.4 percent of the housing stock. Almost six percent of the City's housing stock was built prior to 1939. Most of these housing units are included in the City's historic district. Standards, community awareness, and property tax incentives in these areas encourage ongoing upkeep and repair of these housing units.

Table H-22
Housing Stock by Year Built, 2011

Year Built	Units	Percent
2005 or later	1,023	2.3%
2000-2004	2,092	4.7%
1990-1999	4,143	9.2%
1980-1989	6,170	13.8%
1970-1979	10,162	22.7%
1960-1969	11,536	25.7%
1950-1959	5,614	12.5%
1940-1949	1,429	3.2%
1939 or earlier	2,652	5.9%
Total	44,821	100%

Source: 2007-2011 ACS B25034

The U.S. Census also provides data on housing tenure by age of housing stock. 67 percent of owner-occupied units in the City were built before 1980 and 19 percent were built before 1960. Of the renter-occupied units, about 75 percent were built before 1980 and about 26 percent were built before 1960. Units built before 1980 that have not been properly maintained are more likely to be in need of repair given the lifespan of building materials. Deferred maintenance may contribute to a deteriorating housing stock. Table H-23 provides a summary of tenure by age of housing stock.



Table H-23
Tenure by Age of Housing Stock, 2011

Year Built	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Units	%	Units	%	Units	%
2005 or later	450	1.7%	573	3.6%	1,023	2.3%
2000-2004	1,232	4.6%	568	3.5%	2,092	4.7%
1990-1999	2,790	10.5%	1,187	7.4%	4,143	9.2%
1980-1989	4,348	16.3%	1,631	10.2%	6,170	13.8%
1970-1979	5,068	19.0%	4,516	28.1%	10,162	22.7%
1960-1969	7,724	28.9%	3,423	21.3%	11,536	25.7%
1950-1959	3,500	13.1%	1,891	11.8%	5,614	12.5%
1940-1949	740	2.8%	655	4.1%	1,429	3.2%
1939 or earlier	842	3.2%	1,614	10.1%	2,652	5.9%
Total	26,694	100%	16,058	100%	44,821	100%

Notes:

¹Percentage may not equal 100% due to rounding

Source: 2007-2011 ACS B25036

e. Housing Conditions

Housing is considered substandard when conditions are found to be below the minimum standard of living conditions as defined in Section 17920.3 of the California Health and Safety Code. Households living in substandard conditions are considered to be in need of housing assistance due to the threat of such conditions to their health and safety.

In addition to structural deficiencies and standards, the lack of infrastructure and utilities often serve as an indicator for substandard conditions. As shown in Table H-24, the 2007-2011 ACS identified that 69 occupied units in the City of Orange lacked complete plumbing facilities. Complete plumbing facilities include: hot or cold piped water, a flush toilet, and a bathtub or shower. All three types of facilities must be located within the housing unit. Of these units, 8 were owner-occupied and 61 were renter-occupied. The U.S. Census Bureau also reported 175 occupied units in the City of Orange lacked complete kitchen facilities, of these units 8 were owner-occupied and 167 were renter-occupied. It should be noted that there might be some overlap in these numbers of housing units, as some units might lack both complete plumbing and kitchen facilities.

Table H-24
Units Lacking Plumbing or Complete Kitchen Facilities, 2007-2011 ACS

Units	Owner-Occupied	Renter-Occupied	Total
Lacking plumbing facilities	8	61	69
Lacking complete kitchen facilities	8	167	175

Source: 2007-2011 ACS B25049 and B25053



The City's Police Department and the Community Development Department's Code Compliance Division handle code violations and instances of substandard housing. The activities are based on police calls, resident complaints and housing conditions surveys by personnel. In the past few years, between 700 and 900 cases specifically involving property maintenance and inoperable vehicles are opened annually.

5. Housing Costs and Rents

This section evaluates housing costs in the City of Orange for both rental and owner-occupied units.

a. Existing and New Home Price Trends

As of 2011, the median market value for all owner-occupied units in the City of Orange was \$567,100 (reported by the 2007-2011 ACS). As shown in Table H-25, 3.9 percent of owner-occupied units were valued below \$100,000. Data indicates that 2.0 percent of owner-occupied housing units were valued between \$100,000 and \$199,999; 4 percent were valued between \$200,000 and \$299,999; 29.6 percent were valued between \$300,000 and \$499,000; and over 60 percent were valued at \$500,000 or more. The owner-occupied units valued below \$200,000 likely include mobile homes and small condominium units.

Table H-25
Value of Owner-Occupied Housing Units, 2007-2011 ACS

Price Range	Number of Units	Percent of Total
\$49,999 or less	413	1.5%
\$50,000 to \$99,999	650	2.4%
\$100,000 to \$149,999	150	0.6%
\$150,000 to \$199,999	367	1.4%
\$200,000 to \$249,999	406	1.5%
\$250,000 to \$299,999	660	2.5%
\$300,000 to \$399,999	3,278	12.3%
\$400,000 to \$499,999	4,624	17.3%
\$500,000 to \$749,999	10,427	39.1%
\$750,000 to \$999,999	4,001	15.0%
\$1,000,000 or more	1,718	6.4%
Total	26,694	100%

Source: 2007-2011 ACS B25075



As shown in Table H-26, the median sales price for new and resale homes in the City of Orange is \$425,000 as of December 2012. This represents a 4.17 percent decrease from the median sales price in December 2011. The median sales price is based on the sale of homes during that specific month, while the median market value of homes is based on the property valuations of all homes in Orange, including those not for sale or sold during that month. The median sales price in December 2012 in the City of Orange was less than the median sales price for the County as a whole, but more than the median sales price in adjacent cities.

Table H-26
Median Sales Price

Jurisdiction	December 2011	December 2012	% Change
<i>Orange</i>	\$408,000	\$425,000	4.17%
Anaheim	\$354,000	\$408,000	15.25%
Garden Grove	\$325,000	\$353,750	8.85%
Fullerton	\$346,000	\$419,000	21.10%
Orange County	\$400,000	\$470,000	17.50%

Source: dqnews.com, accessed February 5, 2013

b. Rental Prices

As shown in Table H-27, the Third Quarter Report for 2012 by RealFacts indicates the average monthly rent for a studio apartment in the City of Orange was \$1,159. The report further indicates that average monthly rent for a one-bedroom was \$1,429; a two-bedroom, one-bath unit was \$1,444; a two-bedroom, two-bath unit was \$1,819; and a three-bedroom, two-bath unit was \$1,922.

Table H-27
Average Monthly Rent by Unit Size, 2012

Unit Size	Average Monthly Rent
Studio	\$1,159
1 bedroom, 1 bath	\$1,429
2 bedrooms, 1 bath	\$1,444
2 bedrooms, 2 baths	\$1,819
3 bedrooms, 2 baths	\$1,922
ALL	\$1,619

Source: RealFacts, Third Quarter 2012

According to the 2007-2011 ACS, 51 percent of renter households in the City spent 30 percent or more of their household income on rent in the last 12 months. Approximately 25 percent spent 50 percent or more of their income on rent. Table H-28 shows the number of households by percentage of household income spent on rent.



Table H-28
Gross Rent as a Percentage of Household Income, 2007-2011 ACS

Percent of Household Income	Number of Households	Percent of Households
Less than 10 percent	302	1.9%
10 to 14.9 percent	1,242	7.7%
15 to 19.9 percent	1,736	10.8%
20 to 24.9 percent	1,997	12.4%
25 to 29.9 percent	1,917	11.9%
30 to 34.9 percent	1,487	9.3%
35 to 39.9 percent	1,303	8.1%
40 to 49.9 percent	1,429	8.9%
50 percent or more	3,972	24.7%
Not computed	673	4.2%
Total	16,058	100%

Source: 2007-2011 ACS 25070

c. Affordability Gap Analysis

The costs of home ownership and renting can be compared to a household's ability to pay for housing. Housing affordability is defined as paying no more than 30 percent of household income on housing expenses. Table H-29 summarizes affordable rents and purchase prices by income categories based on the State-defined income limits for Orange County. Affordable purchase price assumes a four percent interest rate with a 30-year fully amortized mortgage.

Table H-29
Affordable Rent and Purchase Price by Income Category

Income Category	Annual Income Range (\$) ³	Affordable Monthly Rent Payment ¹	Estimated Affordable Purchase Price ²
Extremely Low-Income	<\$26,160	<\$654	<\$129,000
Very Low-Income	\$26,161 - \$43,600	\$655-\$1,090	\$129,001-\$215,000
Low-Income	\$43,601 - \$69,760	\$1,091-\$1,744	\$215,001-\$344,000
Moderate-Income	\$69,761 - \$104,640	\$1,745-\$2,616	\$344,001-\$516,000
Above Moderate-Income	>\$104,640	>\$2,616	>\$516,000

Note:

¹Affordable monthly rent payment is equal to 30% of a family's monthly income

²Estimated affordable purchase price is based on an affordable monthly payment equal to 30% of a family's monthly income and assumes a 30-year fully amortized mortgage with a 4.5% annual interest rate

³Based on 2013 Median Family Income for Orange County (\$87,200)

**d. Rental Affordability**

In 2013, households within the Extremely Low-Income and Very Low-Income groups would not be able to afford average monthly rent in the City of Orange, even for a studio apartment. The average monthly rent for a studio, one-bedroom, and some two-bedroom units would be affordable for the Low-Income group.

e. Ownership Affordability

The median sales price for new and resale-housing units in the City of Orange as of December 2012 exceeds the affordability range for all income categories except some Moderate- and Above Moderate-Income households. Lower-Income households may have difficulty finding housing they can afford to purchase. This indicates greater affordability pressure for ownership housing.

6. Households Overpaying for Housing and Overcrowding**a. Overpaying**

Overpayment is defined as households paying more than 30 percent of their gross income on housing related expenses. This includes rent or mortgage payments and utilities. High housing costs can cause households to spend a disproportionate percentage of their income on housing. This may result in financial difficulties, deferred maintenance or overcrowding.

According to 2006-2009 HUD CHAS data, 17,024 (41 percent) of the total households in the City of Orange experience overpayment. As shown in Table H-30, of the owner-occupied households, approximately 37 percent experience overpayment; and, of the renter-occupied households, approximately 48 percent experience overpayment. Almost 46 percent of owner-occupied households overpaying for housing earn over 100 percent of the median income, while 40 percent of the owner-occupied households experiencing overpayment fall into the Low-, Very Low-, and Extremely Low-Income categories. It is important to note that some higher-income owner households may choose to allocate a higher percentage of their disposable monthly income in housing costs, which may explain this high percentage. Of the renter households overpaying for housing, 34.6 percent are Extremely Low-Income, 30.6 percent are Very Low-Income and 30 percent are Low-Income.



Table H-30
City of Orange
Household Experiencing Overpayment by Tenure and Income, 2006-2009 CHAS

	Owners		Renters		Total	
% of Median Income	Households	% of Overpaying	Households	% of Overpaying	Households	% of Overpaying
<30%	1,300	13.3%	2,500	34.6%	3,800	22.3%
30-50%	1,320	13.5%	2,210	30.6%	3,530	20.7%
51-80%	1,284	13.1%	2,165	30.0%	3,449	20.3%
81-100%	1,405	14.3%	220	3.0%	1,625	9.5%
>100%	4,490	45.8%	130	1.8%	4,620	27.1%
Total	9,799	100%	7,225	100%	17,024	100%

Source: 2006-2009 HUD CHAS

b. Overcrowding

Overcrowding is defined as households having an average of more than one person per habitable room (excluding kitchens and bathrooms). Overcrowding can put a strain on public facilities and services, reduce the quality of the physical environment, and create conditions that contribute to the deterioration of the housing stock.

Tables H-31 and H-32 summarize CHAS estimates of overcrowding in the City of Orange. Almost 10 percent of the City's total households are overcrowded. Instances of overcrowding vary by tenure. Approximately 5.6 percent of owner households are overcrowded and 21.7 percent of renter households are overcrowded. In owner-occupied households, overcrowding is spread across all income categories. In renter-occupied households, overcrowding is more prevalent in the Lower-Income categories. Approximately 17 percent of overcrowded renter households are Extremely Low-Income; 30.4 percent are Very Low-Income; and 27.2 percent are Low-Income.

Table H-31
City of Orange
Overcrowding by Tenure, 2006-2009 CHAS

Owners		Renters		Total	
Overcrowded Households	% Occupied Households ¹	Overcrowded Households	% of Occupied Households ¹	Overcrowded Households	% of Total Occupied Households ¹
833	5.6%	3,235	21.7%	4,068	9.8%

Notes:

¹ Based on 14,900 renter-occupied households, 26,580 owner-occupied households, 41,480 total households

Source: 2006-2009 HUD CHAS



Table H-32
City of Orange
Overcrowding by Tenure and Income, 2006-2009 CHAS

Income Level % of Median Income	Owners		Renters		Total	
	Households	% of Overcrowding	Households	% of Overcrowding	Households	% of Overcrowding
<30%	59	7.1%	545	16.8%	604	14.8%
30- 50%	135	16.2%	985	30.4%	1,120	27.5%
51-80%	255	30.6%	880	27.2%	1,135	27.9%
81-100%	155	18.6%	405	12.5%	560	13.8%
> 100%	229	27.5%	420	13.0%	649	16.0%
Total	833	100%	3,235	100%	4,068	100%

Source: 2006-2009 HUD CHAS

7. 2014-2021 Growth Needs

SCAG is responsible for allocating housing needs to each jurisdiction in its region. A local jurisdiction's "fair-share" of regional housing need is the number of additional housing units that will need to be constructed in the jurisdiction in order to accommodate the forecast growth in the number of households, to replace expected demolitions and conversion of housing units to non-housing uses, and to achieve a future vacancy rate that allows for healthy functioning of the housing market. The allocation is divided into four income categories: Very Low-, Low-, Moderate-, and Above Moderate-. The allocation is further adjusted to avoid an over-concentration of Lower-Income households in any one jurisdiction. Based on the requirements of AB 2634, each jurisdiction must address the projected need of Extremely Low-Income households, defined as households earning less than 30 percent of the County MFI. The projected Extremely Low-Income need is assumed to be 50 percent of the Very-Low Income need.

Table H-33 summarizes the Regional Housing Needs Allocation for the City of Orange.

Table H-33
City of Orange
Fair Share Housing Needs Allocation, 2014-2021

	Total Construction Needed	Very Low- Income ¹	Low- Income	Moderate- Income	Above Moderate- Income
Number of Units	363	83	59	66	155

Notes:

¹Regional share of Extremely Low-Income units is 42 dwelling units (assumed 50% of the Very Low-Income units)

Source: Regional Housing Needs Assessment, SCAG 2012



8. Special Needs Populations

Certain segments of the population have more difficulty in finding decent, affordable housing due to their special circumstances; therefore a more focused assessment of their needs is required. This section identifies the needs of elderly persons, large households, female-headed households, persons with disabilities, homeless persons and farm workers.

In addition to the data from the 2010 U.S. Census, SCAG and the ACS, this section also uses data from the 2005-2009 Comprehensive Housing Affordability Strategy (CHAS) published by HUD. The CHAS provides information related to households with housing problems, including overpayment, overcrowding and/or without complete kitchen facilities and plumbing systems. The CHAS data is based on the 2005-2009 ACS data files, but differs from the standard files by including a variety of housing need variables split by HUD-defined income limits and HUD-specified household types.

a. Elderly Persons

Elderly persons are considered a special needs group because most are retired and have fixed incomes. Elderly persons often have special needs related to housing location and construction. Because of limited mobility, elderly persons typically need to have easy access to public facilities (e.g. medical and shopping) and public transit. In terms of housing construction, the elderly may need ramps, handrails, elevators, lower cabinets and counters, and special security devices to allow for greater self-sufficiency and protection.

According to the 2010 U.S. Census, 10.6 percent of City of Orange residents were elderly (age 65 and over), compared to 9.6 percent in 2000. As shown in Table H-34, elderly households comprised 23.7 percent of owner-occupied households and 10.5 percent of renter-occupied households as of 2011.

Table H-34
Householders by Tenure and Age, 2007-2011 ACS

Householder Age	Owner-Occupied		Renter-Occupied		Total	
	Units	%	Units	%	Units	%
15-24 years	57	0.2%	1,137	7.1%	1,194	2.8%
25-34 years	2,135	8.0%	3,816	23.8%	5,951	13.9%
35-64 years	18,190	68.1%	9,416	58.6%	27,606	64.6%
65-74 years	3,468	13.0%	819	5.1%	4,287	10.0%
75 plus years	2,844	10.7%	870	5.4%	3,714	8.7%
Total	26,694	100%	16,058	100%	42,752	100%

Source: 2007-2011 ACS 25007



The 2007-2011 ACS reports the median household income for households with a householder age 65 + years was \$51,674 in 2011. Table H-35 shows the distribution of senior citizen households by income ranges.

Table H-35
Senior Citizen Household Income, 2011

Income	Householder Age 65+ Years in 2011	
	Number	%
<\$25,000	1,959	24.5%
\$25,000- \$34,999	906	11.3%
\$35,000- \$49,999	1,019	12.7%
\$50,000- \$74,999	1,265	15.8%
\$75,000- \$99,999	873	10.9%
\$100,000- \$149,999	1,076	13.4%
\$150,000- \$199,999	427	5.3%
>\$200,000	476	5.9%
Total	8,001	100%

Source: 2007-2011 ACS B19037

As shown in Table H-36 as of 2011, 32.4 percent of the elderly population in the City of Orange reported having a disability. Many elderly persons have more than one type of disability. Persons with ambulatory difficulty report having serious difficulty walking or climbing stairs. Persons with self-care difficulty report having difficulty dressing or bathing. Persons with independent living difficulty report having difficulty doing errands alone such as visiting a doctor's office or shopping. Elderly persons with disabilities limiting independent living often need housing with modifications, such as ramps and bathroom grab bars, in order to accommodate their physical needs. These elderly persons may need live-in assistance and may choose to live with extended family or in an assisted care facility.

Table H-36
Elderly with Disabilities Limiting Independent Living, 2009-2011 ACS

Disability Type	Number	% of People 65+
Ambulatory difficulty	2,727	19.2%
Self-care difficulty	1,321	9.3%
Independent living difficulty	2,202	15.5%
Any disability	4,615	32.4%

Source: 2009-2011 ACS S1810



Table H-37 provides an estimate of the number of elderly households in each income category along with a summary of housing problems experienced by elderly households in the City of Orange. Approximately 41 percent of elderly households in Orange fall within the Moderate- and Above Moderate-Income categories. Approximately 22 percent fall within the Extremely Low-Income category, 16.5 percent fall within the Very Low-Income category, and approximately 21 percent fall in the Low-Income category.

According to the 2006-2009 CHAS data, 61.7 percent of elderly renter-occupied households and 31.7 percent of elderly owner-occupied households experience overpayment. The increasing number of elderly persons in the population is creating a demand for more affordable housing. The City will address the needs of the elderly population through the development of policies and programs that will address affordability for the elderly.

Table H-37
Housing Problems- Elderly Households, 2006-2009 CHAS

	Renters	Owners
Elderly Households- Household Income $\leq$ 30% MFI	820	960
% with any Housing Problem ¹	70.1%	65.6%
% Cost Burden ² $>30\%$ and $\leq 50\%$	17.1%	15.1%
% Cost Burden ² $>50\%$	53.7%	50.0%
Elderly Households- Household Income 30% to $\leq$ 50% MFI	330	1,030
% with any Housing Problem ¹	74.2%	39.8%
% Cost Burden ² $>30\%$ and $\leq 50\%$	24.2%	16.5%
% Cost Burden ² $>50\%$	50.0%	23.8%
Elderly Households- Household Income $>50\%$ to $\leq$ 80% MFI	365	1,375
% with any Housing Problem ¹	76.7%	39.3%
% Cost Burden ² $>30\%$ and $\leq 50\%$	63.0%	28.7%
% Cost Burden ² $>50\%$	13.7%	3.6%
Elderly Households- Household Income $>80\%$ MFI	365	2,995
% with any Housing Problem ¹	19.2%	17.9%
% Cost Burden ² $>30\%$ and $\leq 50\%$	12.3%	13.0%
% Cost Burden ² $>50\%$	2.7%	4.7%



Table H-37 (cont')
Housing Problems- Elderly Households, 2006-2009 CHAS

	Renters	Owners
Total Elderly Households³	1,880	6,360
% with any Housing Problem ¹	62.2%	33.3%
% Cost Burden ² >30% and ≤50%	26.3%	17.3%
% Cost Burden ² >50%	35.4%	14.4%

Notes:

¹"Housing Problem" defined as any occupied housing units lacking a complete kitchen, lacking complete plumbing, having more than 1.01 persons per room (overcrowded), or costing more than 30 percent of the occupant household's income

²Percentage of household income spent on housing cost

³Discrepancy from 2006-2009 ACS due to variation in data set

Source: 2005-2009 HUD CHAS

b. Large Households

Large households are defined as having five or more persons living within the same household. Large households are considered a special needs group because they require larger bedroom counts. As of 2011, there were 6,456 households in the City of Orange with at least five persons, representing 15.1 percent of the total households in the City. Almost 13 percent of owner-occupied households are large households and almost 19 percent of renter-occupied households are large households.

Table H-38
Large Households by Tenure, 2007-2011 ACS

Number of Persons in Unit	Owner-Occupied	Renter-Occupied	Total
Five	1,919	1,429	3,348
Six	770	874	1,644
Seven or more	747	717	1,464
Total	3,436	3,020	6,456
Percent of Total Households	12.9%	18.8%	15.1%

Source: U.S. Census 2000 SF3 H17

According to the 2006-2009 CHAS data, 50.7 percent of large renter-occupied households and 52.7 percent of large owner-occupied households experience overpayment. The proportion of large households experiencing overpayment is higher than the proportion of total households experiencing overpayment. According to the 2007-2011 ACS, there were 11,523 owner-occupied housing units and 1,116 renter-occupied housing units with 4 or more bedrooms. The number of owner-occupied housing units exceeds the number of owner-occupied large households. However, the existing stock of rental opportunities for large households is lower than the number of large renter households in the City. To address this need, the City has included policies in its Housing



Element Policy Program that will encourage the development of affordable housing for large families, with an emphasis on rental units. Table H-39 provides a summary of housing problems experienced by large households in the City of Orange.

Table H-39
Housing Problems- Large Households, 2006-2009 CHAS

	Renters	Owners
Large Households- Household Income $\leq$ 30% MFI	480	160
% with any Housing Problem ¹	100.0%	90.6%
% Cost Burden ² $>30\%$ and $\leq 50\%$	14.6%	0.0%
% Cost Burden ² $>50\%$	85.4%	78.1%
Large Households- Household Income 30% to $\leq$ 50% MFI	690	235
% with any Housing Problem ¹	97.1%	97.9%
% Cost Burden ² $>30\%$ and $\leq 50\%$	62.3%	19.1%
% Cost Burden ² $>50\%$	13.8%	80.9%
Large Households- Household Income $>50\%$ to $\leq 80\%$ MFI	890	660
% with any Housing Problem ¹	76.4%	90.2%
% Cost Burden ² $>30\%$ and $\leq 50\%$	27.5%	32.6%
% Cost Burden ² $>50\%$	0.0%	39.4%
Large Households- Household Income $>80\%$ MFI	455	2,285
% with any Housing Problem ¹	78.0%	49.0%
% Cost Burden ² $>30\%$ and $\leq 50\%$	5.5%	32.8%
% Cost Burden ² $>50\%$	0.0%	7.7%
Total Large Households³	2,515	3,340
% with any Housing Problem ¹	86.9%	62.6%
% Cost Burden ² $>30\%$ and $\leq 50\%$	30.6%	30.2%
% Cost Burden ² $>50\%$	20.1%	22.5%

Notes:

¹ "Housing Problem" defined as any occupied housing units lacking a complete kitchen, lacking complete plumbing, having more than 1.01 persons per room (overcrowded), or costing more than 30 percent of the occupant household's income

² Percentage of household income spent on housing cost

³ Discrepancy from 2006-2009 ACS due to variation in data set

Source: 2005-2009 HUD CHAS

c. Female-Headed Households

Female-headed households are a special needs group due to comparatively low rates of homeownership, lower incomes, and high poverty rates. According to the 2007-2011 ACS, there



were 2,625 female-headed households with children and 2,601 female-headed households without children in the City of Orange. Approximately 12 percent of all occupied households are female-headed. Of the total number of female-headed households in the City, 48.8 percent were owner-occupied and 51.2 percent were renter-occupied. Data for female-headed households is shown in Table H-40.

Table H-40
Tenure in Female-Headed Households, 2000

Household Type	Number of Owner-Occupied	% of Total Owner-Occupied ¹	Number of Renter-Occupied	% of Total Renter-Occupied ²	Total	% of Total Occupied Households ³
Female householder, no husband present, with own children under 18	951	3.6%	1,674	15.7%	2,625	6.1%
Female householder, no husband present, without own children	1,597	6.0%	1,004	6.3%	2,601	6.1%
Total	2,548	9.5%	2,678	16.7%	5,226	12.2%

Notes:

¹ Total Owner-Occupied Units=26,694

² Total Renter-Occupied Units=16,058

³ Total Occupied Units=42,752

Source: 2007-2011 ACS B25115

As shown in Table H-41, as of 2011, 777 or 14.9 percent of the 5,226 female-headed households were below poverty level. Of those below poverty level, 84.3 percent had children under age 18. Female-headed households below the poverty level are in need of affordable housing units, similar to the needs of other Lower-Income households. Those with children may also be seeking housing in conjunction with supportive amenities such as child care.

Table H-41
Poverty in Female-Headed Households, 2007-2011 ACS

Household Type	Number Below Poverty Level	% Total Below Poverty Level	Number Above Poverty Level	% Total Above Poverty Level
Female householder, no husband present, with own children under 18	655	84.3%	2,367	53.2%
Female householder, no husband present, without own children	122	15.7%	2,082	46.8%
Total	777	14.9%	4,449	85.1

Source: 2007-2011 ACS B17012



d. Persons with Disabilities

Access and affordability are the two major housing needs for persons with disabilities. Access both within the home and to/from the site are important factors to consider for persons with disabilities. This often requires specially designed dwelling units that are located near public facilities and transit.

Table H-42 shows the number of the City's residents with "ambulatory," "self-care" and "independent living" difficulties over the age of 18, along with persons over age 18 reporting any disability. According to the 2009-2011 ACS, 5.2 percent of residents between the ages of 18 and 64, and 32.4 percent of residents age 65+ had a disability.

Table H-42
Persons Reporting Disabilities, 2009-2011 ACS

Age Group	Ambulatory Difficulty	Self-Care Difficulty	Independent Living Difficulty	Any Disability	% of Age Group with Any Disability ¹
18-64 yrs.	1,757	943	1,912	4,553	5.2%
65+ yrs.	2,727	1,321	2,202	4,615	32.4%
Total 18+ yrs.	4,484	2,264	4,114	9,168	9.0%

Notes:

¹Total 18-64 years: 87,699; 65+ years: 14,240

Source: 2009-2011 ACS S1810

SB 812, which took effect January 2011, amended State Housing Element law to require the analysis of the disabled to include an evaluation of the special housing needs of persons with developmental disabilities. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This includes Mental Retardation, Cerebral Palsy, Epilepsy, and Autism. The US Census does not have specific information regarding persons with developmental disabilities. However, each nonprofit regional center contracted with the California Department of Developmental Services maintains an accounting of the number of persons served. The Regional Center of Orange County serves the City of Orange, and other cities in Orange County. The Regional Center currently serves 829 persons with developmental disabilities living in Orange. Table H-43 summarizes the number of persons with developmental disabilities served by the Regional Center, by age group.



Table H-43
Persons with Developmental Disabilities, City of Orange

	Up to 14 years	15-22 years	23-54 years	55-64 years	65 years and older	Total
Persons with Developmental Disabilities	327	157	276	42	27	829

Source: Regional Center of Orange County, 2013

e. Homeless Population and Transitional Housing

Enumeration of the homeless population is difficult because of the transient nature of this population, and the existence of the “hidden homeless” or persons that move around in temporary housing situations. Limited information is recorded during shelter intake, making it even more difficult to determine the number of homeless. The most recent data regarding the homeless population in Orange County comes from the 2011 Orange County Homeless Census and Survey. The 2011 Homeless Census estimates 18,325 episodes of homelessness in the County over a 12-month period. The duration of an episode could be a range from a single day to many months. The majority of homeless individuals in Orange County were white males between the ages of 31 and 60. Single individuals made up 75 percent of the point-in-time homeless population, while persons in families made up 25 percent. Nearly two-thirds of homeless persons in Orange County were unsheltered. Job loss and substance use were the top two causes of homelessness.

SCAG reports the 2010 Census Homeless Counts show 33 homeless persons in Orange. Given the transient nature of homelessness, the Census does not likely capture all of the persons who experience an episode of homelessness in a year.

A number of service providers in the City of Orange provide shelter, food and other supportive services. Mary’s Kitchen provides meal service to approximately 120-220 homeless persons a day, six days a week. It is assumed that the persons served by Mary’s Kitchen are unsheltered homeless. There are 5 transitional shelters in Orange. The total number of shelter beds is approximately 141. Based on the information from service providers in Orange, there are an estimated 400 homeless persons in Orange.

A list of the shelters located in Orange is provided in Section C of the Housing Element. In addition to these shelters, the City also provides financial assistance to shelters and supportive service providers that may not be located in Orange including Collete’s Children’s Home, and the Women’s Transitional Living Center.



f. Farm workers

Farmworkers are defined as persons whose primary incomes are earned through seasonal agricultural work. According to the 2007-2011 ACS, 192 persons, less than one percent of the City's labor force, were employed in agriculture (or related industries). It is assumed that only a small percentage of persons employed in this industry are involved in active agricultural production and harvest. Therefore, there is no apparent or recognized need for farm worker housing.

9. Extremely Low-Income Households

Extremely Low-Income (ELI) is defined as households with income less than 30 percent of the area median income. The provisions of Government Code Section 65583 (a)(1) require quantification and analysis of existing and projected housing needs of Extremely Low-Income households. **According to 2005-2009 HUD CHAS data, 11.6 percent of Orange households were within the Extremely Low-Income category.** Table H-44 provides a summary of housing problems experienced by lower income households in the City of Orange. Extremely Low-Income renter-occupied households experience overpayment and overcrowding. According to Table H-43, 79.4 percent of Extremely Low-Income households experience at least one type of housing problem.

Table H-44
Housing Problems by Income and Tenure

	Renters	Owners	Total
Household Income $\leq$ 30% MFI	2,990	1,825	4,815
% with any Housing Problem ¹	83.6%	72.6%	79.4%
% Cost Burden ² > 30%	83.6%	71.2%	78.9%
Household Income 30% to $\leq$ 50% MFI	2,635	2,100	4,735
% with any Housing Problem ¹	91.7%	62.9%	78.9%
% Cost Burden ² > 30%	83.9%	62.9%	74.6%
Household Income > 50% to $\leq$ 80% MFI	3,945	4,010	7,995
% with any Housing Problem ¹	70.8%	64.2%	67.5%
% Cost Burden ² > 30%	54.9%	32.0%	43.4%

Notes:

¹"Housing Problem" defined as any occupied housing units lacking a complete kitchen, lacking complete plumbing, having more than 1.01 persons per room (overcrowded), or costing more than 30 percent of the occupant household's income

²Percentage of household income spent on housing cost

Source: 2005-2009 HUD CHAS

There is an inadequate supply of rental or for-sale housing at prices affordable to Extremely Low-Income households. According to the CHAS data, 78.9 percent of Extremely Low-Income



households pay 30 percent or more of their income on housing. To address the needs of Extremely Low-Income households, the 2006-2014 Policy Program in Section D includes policies directly related to facilitating and encouraging a variety of housing types affordable to the income group.

The needs of Extremely Low-Income households include housing units designed for transient/homeless populations, multifamily rental housing, factory-built housing, mobile homes, supportive housing and single-room occupancy (SRO) units. These housing types are explicitly addressed in the City's Zoning Code, with the exception of SRO units. The City has included a policy action in its Housing Element Policy Program to amend the Zoning Code to address SRO's.

10. Conclusions

Based on the demographic, economic and housing data for the City of Orange, policies and programs can be developed to focus on the needs specific to the local community.

- Orange is experiencing an aging population combined with a decline in the young adult (20-24 years) age group and prime working (25-54 years) age group. The senior citizen (65 years and over) age group increased from 2000 to 2010 and continues to grow. The aging population in Orange is consistent with the aging trend throughout the County. The shift in population suggests young adults are moving out of Orange due to housing or employment opportunities elsewhere. The young adult cohort is a valuable resource because it represents the next generation of adults who make up the majority of the labor force.
- Orange has a number of large employment centers. The largest group of Orange residents is employed in education, health and social services. The second largest group is employed in professional, scientific, management, administrative, and waste management. The third largest group is employed in manufacturing. The number of residents employed in manufacturing has declined since 2000 when manufacturing employed the second largest segment of the Orange population. Orange has a number of large medical, educational, institutional, and professional services employers who utilize the existing workforce in Orange. For these employers, the ability to recruit and retain employees from the local labor force is advantageous for business stability and growth, leading to higher business retention potential in Orange.

In addition, Orange has a jobs/housing balance of 2.11. Orange's jobs/housing balance indicates that there are more jobs available than housing to accommodate workers within the City, creating demand for new housing to accommodate those employed in Orange and creating upward price pressure on housing prices.

- Orange is home to Chapman University with almost 7,000 students. The University has on-campus housing options, but many students choose to live off-campus in the surrounding neighborhoods. This has an influence on the housing availability and housing prices within the community. However, the extent to which the student population has an effect on housing in Orange is difficult to determine and has not been quantified. Addressing student housing needs in the context of the historic single-family neighborhoods that surround the University warrants community dialogue about the growing student housing population.



- The median household income in Orange was \$78,654 in 2011, approximately \$3,000 higher than the County-wide median household income. However, high housing costs have caused the average home price to only be affordable to Moderate- and Above Moderate-Income households. Very Low- and Extremely Low-Income households would not be able to afford average monthly rent in Orange, even for a studio apartment. The average monthly rent for a studio, one-bedroom, and some two-bedroom units would be affordable to most Low-Income households. The average rent for a three-bedroom apartment exceeds affordability levels for Extremely Low-Income, Very Low-Income and a portion of Low-Income households. Forty-one percent of Orange residents spend more than 30% of their income on housing-related expenses. For renter-occupied households, overpayment is more prevalent in the Lower-Income categories.
- Almost 10 percent of Orange residents experience overcrowding. Overcrowding is more prevalent in renter-occupied households. High housing costs may cause families to occupy housing units that are too small for their household size. Multiple families may also share the same housing unit.
- The housing stock in Orange continues to age. Seventy percent of the housing units in Orange are over 30 years old. Twenty percent are over 20 years old. Most of the older homes are located in the Old Towne Historic District. Standards and community awareness in these areas encourage ongoing upkeep and repair of these housing units. However, unaddressed deferred maintenance can lead to deteriorating housing stock.
- Almost 19 percent of Orange households have an elderly householder (65 years or older). Approximately 22 percent of the elderly households fall within the Extremely Low-Income category, 16.5 percent fall within the Very Low-Income category, and approximately 21 percent fall in the Low-Income category. 61.7 percent of elderly renter-occupied households and 31.7 percent of elderly owner-occupied households experience overpayment. Elderly households are often on fixed incomes. This, coupled with the increasing number of elderly persons in the population is creating a demand for more affordable housing options for seniors.
- As of 2011, 15.1 percent of the total households in the City were large households (5 or more persons). Over 50 percent of large renter-occupied households and 52 percent of large owner-occupied households experience overpayment. The proportion of large households experiencing overpayment is higher than the proportion of total households experiencing overpayment. The number of owner-occupied larger housing units (three or more bedrooms) exceeds the number of owner-occupied large households. However, the existing stock of rental units with three or more bedrooms is lower than the number of large renter households in the City.
- SCAG has determined that Orange's "fair-share" of the regional housing growth need is 363 units. The RHNA allocations by income category are 83 Very Low-Income units, 59 Low-Income units, 66 Moderate-Income units, and 155 Above Moderate-Income units.



C. RESOURCE AND CONSTRAINTS ANALYSIS

32. Governmental Constraints

Governmental constraints are policies, standards, requirements and actions imposed by various levels of government upon land and housing ownership and development. These constraints may include building codes, land use controls, growth management measures, development fees, processing and permit procedures, and site improvement costs. State and Federal agencies play a role in the imposition of governmental constraints, however these agencies are beyond the influence of local government and are therefore not addressed in this analysis.

a. Land Use Controls

Land use controls include General Plan policies, zoning designations (and the resulting use restrictions, development standards and permit processing requirements) and development fees.

i. General Plan

As required by law, every city in California must have a General Plan, which establishes policy guidelines for all development within the city. The General Plan is the foundation of all land use controls in a jurisdiction. The Land Use Element of the General Plan identifies the location, distribution and density of the land uses within the City. General Plan residential densities are expressed in dwelling units per acre. In 2010, the City of Orange adopted an updated General Plan along with new residential land use and mixed-use designations. Table H-45 summarizes the residential land use designations and their associated acreages and density ranges.

Table H-45
2010 General Plan
Residential Land Use Designations

Designation	Description	Acreage (within City)	Density Range
Estate Low Density	Large lot, single-family residential in a rural or semi-rural setting. Private, non-commercial equestrian and agricultural uses allowed if associated with residential uses.	656	0-2 du/ac
Low Density	Conventional single-residential development characterized by individual single-family homes constructed in subdivisions, or by custom units built on slightly larger lots.	5,599	2.1-6 du/ac
Low Medium Density	Includes small lot or zero lot line single-family subdivisions, duplexes and mobile home parks, as well as lower intensity apartment and condominium complexes.	1,302	6.1-15 du/ac
Medium Density	Apartment and condominium/townhouse units in areas with ready access to major circulation routes, business districts and public open space areas. Typical developments may consist of two- or three-story buildings that house multiple dwelling units and provide some form of open space.	605	15.1-24 du/ac



Table H-44 (cont')
2010 General Plan
Residential Land Use Designations

Designation	Description	Acreage	Density Range
Old-Town Mixed-Use	Local- and neighborhood-supporting mixed-use activity centers designed to be contextually appropriate within a historic area. Commercial retail is encouraged to be the primary use on the ground floor. Professional office and housing uses are also encouraged, particularly as adaptive reuse opportunities within existing structures. Transit-orientation, walkability, and pedestrian access are key considerations. The lower end of the FAR range supports retail development, while the higher end of the range supports a combination of uses including commercial and office.	91	Max. 24 du/ac; 1.0-1.5 FAR
			Max. 15 du/ac; 0.5-1.0 FAR
			6.0-15 du/ac; 0.6 FAR
Neighborhood Mixed-Use	Local- and neighborhood-supporting mixed-use activity centers and corridors. Commercial retail is encouraged to be the primary use on the ground floor. Professional office and housing uses are also encouraged, either integrated with a commercial use, or as separate, freestanding uses. Walkability and pedestrian access are key considerations. The lower end of the FAR supports retail development, while the higher end supports a combination of uses including commercial and office.	26	Max. 24 du/ac; 1.0-1.5 FAR
Urban Mixed-Use	Urban, high-intensity, regionally-oriented activity centers that define the character of surrounding areas. This designation provides for integrated commercial retail, high-rise office, housing and civic uses. Commercial retail is intended to be the primary use on the ground floor. Convenient high-frequency transit access, innovative housing options, and pedestrian-oriented design are key considerations.	426	30-60 du/ac; 1.5-3.0 FAR
Public Facilities and Institutions	Provides for several types of public, quasi-public and institutional land uses, including schools, colleges and universities, City and County facilities, hospitals and major utility easements and properties. Includes service organizations and housing related to an institutional use, such as dormitories, employee housing, assisted living, convalescent homes and skilled nursing facilities.	893	Civic uses/Schools- Max. 0.5 FAR; Institutions- Max. 2.0 FAR

Source: City of Orange General Plan, Draft 2010

According to the City's 2010 General Plan, a total of 60,503 dwelling units are anticipated within the City at build-out. The DOF reports 45,235 dwelling units have been developed as of January 2012.

Depending on land costs, certain densities are needed to make a housing project economically feasible. The following densities are assumed to accommodate construction affordable to specific income levels by the State:

- Very Low- and Low-Income: 30 dwelling units per acre minimum



- Moderate-Income: 11-30 dwelling units per acre minimum
- Above Moderate-Income: Up to 11 dwelling units per acre

The General Plan includes five mixed-use land use designations. The Urban Mixed-Use designation allows for residential construction at a density of 30 to 60 dwelling units per acre (du/ac). State Government Code Section 65583.2©(3)(B)(iv) allows jurisdictions in metropolitan counties, such as Orange, to include sites with a minimum density of 30 units per acre as appropriate sites to accommodate the jurisdictions' Lower Income households.

ii. Zoning Code

The Zoning Code is the primary tool for implementing the General Plan. It is designed to protect and promote public health, safety and welfare. The City's residential zoning designations control both the use and development standards of specific sites and influence the development of housing. Table H-45 summarizes the residential uses that are permitted in residential zoning districts. The single-family residential zones are R1-5, R1-6, R1-7, R1-8, R1-10, R1-12, R1-15, R1-20, R1-40, and R1-R. Single-family, detached units are permitted by right in all single-family residential zones, as well as all duplex and multi-family residential zones.

The duplex residential zones are R2-6, R2-7 and R2-8 and allow for duplex construction. The multi-family residential zones are R-3 and R-4. Multi-family dwellings are permitted by right in the R-2, R-3 and R-4 districts. The City further provides the MH district for mobile homes. Mobile homes, modular, or manufactured housing units with or without permanent foundations are permitted by right in the MH district. Accessory Second Housing Units are permitted in all residential zones (except for the MH district) on lots that contain one single-family residence.

When permitted by-right, applications are subject to administrative (non-discretionary) planning review and building permit plan check at the staff level. There is no further review body. Refer to Local Processing Section (page H-69) for a complete description of the application process.

Table H-46
Uses in Residential Zones

Description of Use	R1-5	R1-6 to R1-15	R1-20 to R1-40 & R1-R	R2-6 to R2-8	R-3	R-4	MH
Accessory second housing unit	A	A	A	A	A	A	--
Single family residence	P#	P	P	P	P	P	--
Duplex	--	--	--	P	P	P	--
Multi-family dwelling	--	--	--	P ^{§*}	P*	P*	--
Condominium	--	--	--	P*	P*	P*	--
Mobile home park	C	C	C	C	C	C	C



Table H-46 (cont')
Uses in Residential Zones

Description of Use	R1-5	R1-6 to R1-15	R1-20 to R1-40 & R1-R	R2-6 to R2-8	R-3	R-4	MH
Mobile home, modular, or manufactured housing unit with permanent foundation	P	P	P	P	P	P	P
Mobile home, modular, or manufactured housing units without permanent foundation	--	--	--	--	--	--	P
Planned unit developments	C ⁺	C ⁺	C ⁺	C ⁺	C ⁺	C ⁺	--
Boarding and lodging houses	--	--	--	--	C	C	--
Fraternity, sorority	--	--	--	--	C	C	--
Rest home, convalescent, sanitarium	--	--	--	--	C	C	--
Community care facility	--	--	--	--	C	C	--
Congregate care home facility (6 or fewer persons)	p*	p*	p*	p*	p*	p*	p*
Home for elderly, mentally, or physically disabled persons (6 or fewer persons)	p*	p*	p*	p*	p*	p*	p*
Senior citizen housing development	--	--	--	--	C ⁺	C ⁺	--
Transitional and supportive housing (6 or fewer persons)	p*	p*	p*	p*	p*	p*	p*
Transitional and supportive housing (7 or more persons)	--	--	--	--	C ⁺	C ⁺	--

Notes:

P= Permitted Use

C= Conditional Use Permit Required

--= Not Permitted

A= Accessory Use. Accessory second housing units are subject to special provisions. Section 17.14.050 of the City of Orange Municipal Code. These provisions are summarized in Section C.1.e of the Housing Element.

*= Subject to special provisions. Section 17.14.050 of the City of Orange Municipal Code.

§=Multi-family residential dwellings are permitted in the R-2 zones if they meet the development standards of that zone.

#=Subject to special provisions. Section 17.14.070 (V and W) of the City of Orange Municipal Code.

+ = Subject to special provisions. Section 17.14.060 of the City of Orange Municipal Code.

Source: City of Orange Municipal Code, Chapter 17.14.030

Table H-47 summarizes the single-family residential zoning designations and their requirements. Table H-48 summarizes the duplex residential zoning designations and requirements. Table H-48 summarizes the multi-family residential designations and requirements. The Zoning Code permits one unit per lot in the R-1 zone and includes maximum floor area ratios. The R2-6, R2-7 and R2-8



zones allow two or more units depending upon the area of the lot (i.e. minimum lot area per unit standards apply) and the ability to comply with other zoning requirements including maximum floor area ratios. The multi-family residential zones have maximum lot coverage and the Zoning Code refers to densities established in the General Plan for the R-3 and R-4 zones. In addition to these requirements, each zoning designation has development standards for maximum height, provision of parking and minimum unit size (for multi-family zones).

Table H-47
Summary of Single Family Residential Zoning Requirements

Zone	Minimum Lot Area (Sq. Ft.)	Maximum Floor Area Ratio	Maximum Building Height (Ft./Stories whichever is less)	Minimum Front Yard Setback (Ft.)	Minimum Side Yard Setback (Ft.)	Minimum Rear Yard Setback (Ft.)
R1-5	5,000	Excluding two car garages, shall not exceed maximum FAR of 0.55 and an average FAR of 0.5 based on pad size ¹	32 ft. 2 stories	Building – 15 Garage – 20 ²	Side yard setback ³	Rear yard setback ²
R1-6	6,000	0.60 for lot size <10,000 sq. ft. 0.50 for lot size 10,000 -39,999 sq. ft. 0.40 for lot size >40,000 sq. ft.	32 ft. 2 stories; more specific in Old Towne Standards	20	5 ⁵	20 ⁴
R1-7	7,000	0.60 for lot size <10,000 sq. ft. 0.50 for lot size 10,000 -39,999 sq. ft. 0.40 for lot size >40,000 sq. ft.	32 ft./2 stories	20	5 ⁵	20 ⁴
R1-8	8,000	0.60 for lot size <10,000 sq. ft. 0.50 for lot size 10,000 -39,999 sq. ft. 0.40 for lot size >40,000 sq. ft.	32 ft./2 stories	20	5 ⁵	20 ⁴
R1-10	10,000	0.60 for lot size <10,000 sq. ft. 0.50 for lot size 10,000 -39,999 sq. ft. 0.40 for lot size >40,000 sq. ft.	32 ft./2 stories	20	5 ⁵	20 ⁴
R1-12	12,000	0.60 for lot size <10,000 sq. ft. 0.50 for lot size 10,000 -39,999 sq. ft. 0.40 for lot size >40,000 sq. ft.	32 ft./2 stories	20	5 ⁵	20 ⁴
R1-15	15,000	0.60 for lot size <10,000 sq. ft. 0.50 for lot size 10,000 -39,999 sq. ft. 0.40 for lot size >40,000 sq. ft.	32 ft./2 stories	20	5 ⁵	20 ⁴
R1-20	20,000	0.60 for lot size <10,000 sq. ft. 0.50 for lot size 10,000 -39,999 sq. ft. 0.40 for lot size >40,000 sq. ft.	32 ft./2 stories	20	5 ⁵	20 ⁴



Table H-47 (cont')
Summary of Single Family Residential Zoning Requirements

Zone	Minimum Lot Area (Sq. Ft.)	Maximum Floor Area Ratio	Maximum Building Height (Ft./Stories whichever is less)	Minimum Front Yard Setback (Ft.)	Minimum Side Yard Setback (Ft.)	Minimum Rear Yard Setback (Ft.)
R1-40	43,560	FAR of 0.40	32 ft./2 stories	20	5 ⁵	20 ⁴
R1-R	108,900	FAR of 0.40	32 ft./2 stories	20	5 ⁵	20 ⁴

Notes:

¹Definition of "pad size" in Section 17.14.070 (v.3.w)

²Further provisions in Section 17.14.070 (v.2)

³Further provisions in Section 17.14.070 (c, v.2)

⁴Further provisions in Section 17.14.070 (d,e,f)

⁵ Further provisions in section 17.14.070 (c)

Source: City of Orange Municipal Code, Chapter 17.14.070

Table H-48
Summary of Duplex Residential Zoning Requirements

Zone	Minimum Lot Area (Sq. Ft.)	Maximum Floor Area Ratio	Maximum Building Height (Ft./Stories whichever is less)	Minimum Front Yard Setback (Ft.)	Minimum Side Yard Setback (Ft.)	Minimum Rear Yard Setback (Ft.)
R2-6	6,000	FAR of 0.70	32 ft./2 stories; more specific in Old Towne Standards	15; more specific in Old Towne Standards	5 ²	10 ¹
R2-7	7,000	FAR of 0.70	32 ft./2 stories	15	5 ²	10 ¹
R2-8	8,000	FAR of 0.70	32 ft./ 2 stories	15	5 ²	10 ¹

Notes:

¹ Further provisions in Section 17.14.070 (d,e,f)

² Further provisions in section 17.14.070 (c)

Source: City of Orange Municipal Code, Chapter 17.14.070



Table H-49
Summary of Multiple Family Residential Zoning Requirements

Zone	Minimum Lot Area (Sq. Ft.)	Minimum Floor Area (Sq. Ft.)	Maximum Floor Area Ratio or Lot Coverage	Maximum Building Height (Ft./Stories whichever is less)	Minimum Front Yard Setback (Ft.)	Minimum Side Yard Setback (Ft.)	Minimum Rear Yard Setback (Ft.)
R-3	7,000 Interior 8,000 Corner	Studio= 550 sq. ft. 1-bedroom= 600 sq. ft. More than 1 bedroom= 600 sq. ft. plus 150 sq. ft. for each additional room	45%: 2-story structure 55%: 1-story structure	32 ft./2 stories	15 ¹	5 ⁴	10
R-4	6,000 Interior 7,000 Corner	Studio= 550 sq. ft. 1-bedroom= 600 sq. ft. More than 1 bedroom= 600 sq. ft. plus 150 sq. ft. for each additional room	60%	32 ft./2 stories ¹	10 ¹	5 ⁴	10
Mobile Home Residential Zoning							
MH ⁵	No Requirement	--	MH ⁶	20 ft./ 1 story/200 square feet space ²	Varies ⁶	Varies ⁶	75% of Mobile Home space

Notes:

¹Projects within the Old Towne District will follow provisions outlined in the Old Towne Standards.

²Further provisions in Section 17.14.070 (r)

³Further provisions in Section 17.14.260

⁴Further provisions in Section 17.14.070 (i)

⁵ While mobile homes are a distinctive housing product, the Mobile Home zoning is consistent with the higher density residential land use designations of the General Plan.

⁶ The maximum density allowed is 10 mobile home spaces per net acre, excluding public streets. One mobile home is allowed per mobile home space, except two or more mobile home units may be combined to create a single residence. Development standards vary for mobile homes based on site specifics. Refer Orange Municipal Code Chapter 17.14.

Source: City of Orange Municipal Code, Chapter 17.14.070

Distance between dwellings are required in order to provide adequate light, air, privacy and fire access; therefore the City of Orange's Municipal Code outlines required distances between dwelling units and principal structures. Table H-50 summarizes these distance requirements.



Table H-50
Minimum Required Distance Between Buildings

Number of Structures	Front/Any Other Building Wall	All Other Configurations	Minimum Distance between Principal and Accessory Structure
One	N/A	N/A	6 Feet
Two to Four	15 Feet	8 Feet	6 Feet
Five or More	25 feet from view allowing windows in one structure to face windows in any adjacent structure. 15 feet minimum between solid facing walls, or when windows are located on only one facing wall	25 feet from view allowing windows in one structure to face windows in any adjacent structure. 15 feet minimum between solid facing walls, or when windows are located on only one facing wall	6 Feet

Source: City of Orange, Municipal Code Chapter 17.14.120

In order to implement the new mixed use land use designations included in the 2010 General Plan, in 2011 the City established five mixed use districts in the Zoning Code, OTMU-15, OTMU-15S, OTMU-24, NMU-24, and UMU. The five mixed use zoning districts are intended to provide local- and neighborhood-supporting mixed use activity centers and corridors at context-sensitive residential densities and intensities. The OTMU-15 zoning district is intended for context-sensitive mixed use development within the City's Old Towne Historic District and allows 6 to 15 DU/AC and 0.5 -1.0 FAR (non-residential). The OTMU - 15S zoning district allows for context-sensitive mixed use along Old Towne's "spoke streets", with residential densities between 6 and 15 DU/AC and a non-residential maximum intensity of 0.6 FAR. The OTMU - 24 zoning district is also intended for context-sensitive mixed use development in Old Towne, but at higher densities and intensities than allowed under the OTMU -15 or -15S zoning. The density range for this district is 16 to 24 DU/AC. The non-residential intensity range is 1.0 -1.5 FAR. The NMU-24 district allows 16 to 24 DU/AC and 1.0-1.5 FAR (non-residential). The UMU zoning district is intended to provide urban, high-intensity, regionally-oriented activity centers. The UMU zoning district allows a density range of 30-60 DU/AC with a non-residential intensity range of 1.5 - 3.0 FAR.

The residential uses permitted in the mixed use zones are shown in Table H-51. Multi-family housing (with or without a non-residential component) is a permitted use in all mixed-use zoning districts. In order to ensure adequate land remains available in the UMU zoning district to accommodate residential development sufficient to meet the City's RHNA need during the planning period, nonresidential and mixed use projects in the UMU zoning district cannot be approved unless a finding can be made that adequate capacity on remaining available sites remains. This requirement is outlined in Zoning Code Section 17.19.060, which was established to implement Policy 17 of the 2006-2014 General Plan Housing Element.



**Table H-51
Uses in Mixed Use Zones**

Description of Use	OTMU-15S	OTMU-15	OTMU-24	NMU-24	UMU
Congregate care, assisted living	--	--	--	P	P
Conversion of multi-family units	P*	P*	P*	P*	P*
Live/work units	P+	P+	P+	P+	P+
Multi-family housing in conjunction with a mixed use development	P ²	P ²	P ²	P ²	P ²
Multi-family housing as a stand-alone development not in conjunction with a mixed use development	P ³	P ³	P ³	P ³	P ³
Planned unit development	C#	C#	C#	C#	C#
Senior housing	P	P	P	P	P
Single family residences	P	P	P	--	--
Transitional and supportive housing	P ¹	P ¹	P ¹	--	--

Notes:

P= Permitted Use

C= Conditional Use Permit Required

--= Not Permitted

*= Subject to special provisions. Section 17.30.040 of the City of Orange Municipal Code

+ =Subject to special provisions. Section 17.19.100 of the City of Orange Municipal Code

¹= Subject to special provisions. Section 17.14.050 of the City of Orange Municipal Code

#=Conditional Use. Subject to provisions of Section 17.14.060 of the City of Orange Municipal Code

²= Subject to special provisions. Section 17.19.080 of the City of Orange Municipal Code

³= Subject to special provisions. Section 17.19.090 of the City of Orange Municipal Code

Source: City of Orange Municipal Code, Chapter 17.19.030



Table H-52
Summary of Mixed Use Zoning Requirements

Zone	Minimum Lot Area (Sq. Ft.)	Minimum Lot Width (Ft.)	Minimum/Maximum Residential Density (du/ac)	Minimum/Maximum Floor Area Ratio (Non-Residential Uses Only)	Maximum Building Height (Ft./Stories whichever is less) ^{4,5}	Minimum Front Yard Setback (Ft.) ^{1, 2, 3}	Minimum Side Yard Setback (Ft.) ³	Minimum Rear Yard Setback (Ft.) ⁵
OTMU-15S	10,000	50	6-15	Max 6.0	32 Ft./ 2 Stories	0 ft. Min. W. Chapman; 15 ft. Min. Glassell and E. Chapman; 25 ft. Max	Side- 0 ft. Min. W. Chapman; 5 ft. Min. Glassell and E. Chapman Street Side-	0 Ft.
OTMU-15	10,000	50	6-15	0.5-1.0	32 Ft./2 Stories	0 ft. Max. Plaza Historic District	Side- 0 Ft. Street Side- See Note 2.	0 Ft.
OTMU-24	10,000	50	6-24	1.0-1.5	32 Ft./ 2 Stories	See Note 2.	Side- 0 Ft. Street Side- See Note 2.	0 Ft.
NMU-24	40,000	100	16-24	1.0-1.5	45 Ft./ 3 Stories	10 ft. Max.	Side- 0 Ft. ⁵ Street Side -10 ft. max	0 Ft.
UMU	40,000	100	30-60	1.5-3.0	45 Ft./ 3 Stories	10 ft. Max.	Side- 0 Ft. ⁵ Street Side -10 ft. max	0 Ft.

Notes:

¹ In cases where the frontage of the block is partially within a residential district, the required front setback shall be the same as required for the residential district

² Buildings located within the Downtown Core, outside of the Plaza Historic District, shall have a front setback equal or greater than the average of the setbacks provided on adjacent structures facing the same street. Within the Spoke Streets, a minimum 15 ft. front setback is required for a parking area adjacent to a street

³ For the UMU and NMU zoning districts, the maximum allowed front and street side setbacks may be increased up to a maximum of 20 ft. for projects that incorporate sidewalk oriented pedestrian amenities, subject to approval by the Community Development Director

⁴ All buildings located within one of the three OTMU zones shall not exceed 2 stories or 32 ft., nor the heights of adjacent buildings, whichever is less

⁵ Building height may exceed the allowed maximum provided no part of the building exceeds ¼ of the horizontal distance, measured in feet, between the ground point of the building and the nearest single-family residential district boundary line

⁵ In cases where the side or rear property line abuts a single-family residential district, and where the proposed building exceeds 1 story or 20 ft. in height, a rear setback of at least 10 ft. shall be required

Source: City of Orange Municipal Code, Chapter 17.19.120



Distance between dwellings are required in order to provide adequate light, air, privacy, and adequate fire access, therefore the City of Orange's Municipal Code outlines required distances between principal buildings. Table H-53 summarizes these distance requirements for multifamily development in the mixed use zones.

Table H-53
Minimum Required Distance Between Buildings – Mixed Use Zones

Building Height	Window wall to window wall	Window wall to non-window wall	Non-window wall to non-window wall
20-60 ft.	20 ft.	20 ft.	10 ft.
61-80 ft.	25 ft.	25 ft.	15 ft.
81-100 ft.	30 ft.	30 ft.	15 ft.
101 ft. +	35 ft.	35 ft.	15 ft.

Source: City of Orange, Municipal Code Chapter 17.19.090

The City has found that recently approved and/or constructed multi-family projects, such as Citrus Grove, Serrano Woods, and AMLI Residential, have been designed to the maximum densities allowed in the applicable zoning district under the current development standards for setbacks, building height, etc. Based on proposed and constructed projects, the City concludes that existing development standards do not unduly impact the cost and supply of housing, nor the ability for developments to achieve maximum densities. The densities generally match the General Plan land use categories. The setback and height requirements relate well to the densities permitted, and lot size requirements also are reasonable.

Old Towne Design Standards

The City's Old Towne Orange Historic District was placed on the National Register of Historic Places in 1997 and includes more than 1,300 homes and other buildings. To protect the historic and architectural resources of the Old Towne Orange Historic District the City of Orange has developed the Historic Preservation Design Standards for Old Towne Orange (Old Towne Design Standards). The objective of the Design Standards is to provide guidance for the enhancement and preservation of the Old Towne Orange Historic District. The objectives of the preservation and rehabilitation program are to:

- Protect the desirable and unique features of the historic neighborhoods;
- Protect and stabilize property values;
- Minimize building deterioration; and
- Ensure that new construction is structurally and aesthetically compatible with existing historic neighborhoods.



Projects within the Old Towne Orange Historic District are subject to an application process that includes design review, whereby the project is evaluated for compliance with the Design Standards. The Old Towne Design Standards can influence the size and scale of new residential construction and additions, as new development in Old Towne is required to be compatible with the historic content of the area.

iii. Site Improvements

Site improvements required to develop specific sites will vary depending on the location and existing infrastructure. Possible improvements can include, but are not limited to upgraded sewer and water lines to accommodate increased density; right-of-way dedication of the development site for street improvements; and grading if there is excessive on-site slope.

Residential developments utilize the following standards for local streets found in the 2010 General Plan Circulation and Mobility Element:

- Collector Streets- 66 feet right of way (46 feet pavement width)
- Secondary Arterial Highways- 86 feet right of way (70 feet pavement width)
- Primary Arterial Highways- 100 feet right of way (84 feet pavement width)
- Major Arterial Highways- 120 feet right of way (104 feet pavement width)
- Principal Arterial Highways and Smart Streets- 134 to 144 feet right of way (118 feet pavement width)

iv. Parking Requirements

Table H-54 summarizes the residential parking requirements in the City of Orange. Parking requirements do not directly constrain the development of housing. However, parking requirements may reduce the amount of available lot area for residential development. The City has found that recently approved and/or constructed multi-family projects have been constructed to the maximum densities allowed in the applicable zoning district while meeting current parking requirements. (In some cases, projects have been granted flexibility in the provision of parking based on site-specific conditions.) Based on proposed and constructed projects, the City concludes that existing parking requirements do not unduly impact the cost and supply of housing, nor the ability for developments to achieve maximum densities.



Table H-54
Required Number of Parking Spaces for Residential Uses

Residential Use	Required Number of Spaces
Single-family housing and PUD's in R-1 zone districts	2 enclosed garage spaces/unit accessed by a 12-foot wide 20-foot long driveway; 1 additional enclosed space for units with 5 or more bedrooms
R-2 zone districts	2 parking spaces per unit, one of which will be enclosed in a garage
Apartments, Condominiums, and PUDs in Multiple-family zone districts	Studio- 1.2 spaces/unit
	One Bedroom- 1.7 spaces/unit
	Two Bedroom- 2.0 spaces/unit
	Three or More Bedrooms- 2.4 spaces/unit
	Of the above requirements a minimum of one space per unit shall be covered, and a minimum of 0.2 spaces per unit shall be provided as easily accessible and distinguishable guest parking.
Boarding house, Bed and breakfast inns	1 space/rentable room, plus any other additional spaces required by the underlying zone
Student Housing (dormitory, fraternity, sorority)	0.5 space/student resident, plus 1 space/resident staff person
Trailer park, Mobile home park	2 spaces/unit, (1 of which shall be covered, where at least 2 sides of the carport shall be at a minimum 50% open and unobstructed) plus 1 guest space/3 trailers or mobile homes shall be provided as easily accessible and distinguishable guest parking. Tandem parking is permitted for the mobile home.
Transitional and supportive housing	Supportive Housing and Transitional Housing located in a single-family dwelling unit shall be subject to the parking standards for "Single-family housing and PUD's in R-1 Zone Districts". Supportive Housing and Transitional Housing located within a duplex shall be subject to the parking standards for "R-2 Zone Districts". Supportive Housing and Transitional Housing located within a multi-family dwelling unit shall be subject to the parking standards for "Apartments, condominiums and PUDs in Multiple Family Zone Districts". For Transitional Housing or Supportive Housing configured as group quarters (i.e. where bed(s) are provided in individual rooms but kitchen and/or bathroom facilities are shared), 1 space per bed, plus one space per onsite staff person (during the shift with maximum staffing levels). Parking spaces may be enclosed or unenclosed, but are encouraged to be unenclosed.



Table H-54 (cont')
Required Number of Parking Spaces for Residential Uses

Residential Use	Required Number of Spaces
Downtown Plaza District	Studio- 1 space/unit (unenclosed)
	One Bedroom- 1.5 spaces/unit (unenclosed)
	Two Bedroom- 1.8 spaces/unit (unenclosed)
	Three or More Bedrooms- 2 spaces/unit (enclosed)

Source: City of Orange, Municipal Code Chapter 17.34.060

b. Density Bonus Ordinance

In order to encourage the construction of affordable housing developments for very low- and Low-Income households, in accordance with Chapter 4.3 Section 65915 et. seq. of the California Government Code, the City of Orange has adopted a Density Bonus Ordinance (Chapter 17.15 of the Municipal Code). This Density Bonus Ordinance reflects the requirements and incentives related to the provision of affordable housing set forth by SB 1818. Density bonuses are available to five categories of housing developments: affordable housing, senior citizen housing development or mobile home park, donations of land, condominium conversions, and child care facilities developed in conjunction with housing. Housing developments eligible for a density bonus are also eligible for incentives and concessions, waivers and reductions and reduced parking standards. Affordable units resulting from density bonus housing agreements must maintain affordability for at least 30 years.

i. Density Bonus for Affordable Housing

All housing developments consisting of five or more dwelling units are eligible for a density bonus when an applicant seeks and agrees to construct a housing development that will contain at least any one of the following:

- Five percent of the total units of a housing development are affordable to Very Low-Income households.
- Ten percent of the total units of a housing development are affordable to Lower Income households.
- Ten percent of the total units in a common interest development for Moderate-Income households where all of the units in the housing development, including the Moderate-Income units, are available for sale to the public.

These required percentages of affordable units apply only to the housing development without any density bonus units, not the entire housing development. For example, assume that a 100-unit housing development is entitled to a 20 percent density bonus, giving a total of 120 units. To qualify for the 20 percent density bonus, the housing development needs to provide five units



affordable to Very Low-Income households (5% of 100) or ten units affordable to Lower-Income households (10% of 100).

ii. Density Bonus for Senior Citizen Housing and Mobile Home Park

Senior citizen housing or a mobile home park are eligible for a 20 percent density bonus even if none of the units are affordable. The density bonus for a senior citizen housing development or a mobile home park shall be permitted in geographic areas of the housing development other than the areas where the qualifying resident or mobile home units are located.

iii. Density Bonus for Donations of Land

The City shall grant a density bonus to an applicant for a tentative subdivision map, parcel map, or other residential development approval who donates land to the City, provided the parcel is large enough to accommodate at least ten percent of the market rate units at densities suitable for housing affordable to Very Low-Income households. For example, a 500-unit market rate housing development is eligible to receive a density bonus by donating land zoned at densities that can accommodate, and are suitable for, 50 units of housing affordable to Very Low-Income households.

The transferred land must be at least one acre in size or sufficient size to permit development of at least forty units. The land must also have the appropriate zoning and General Plan designation, be or will be served by adequate public facilities and infrastructure, and be within the boundary of the proposed development or, if the City agrees, within one-quarter mile of the boundary. Furthermore, the land being transferred must have all permits and approvals, and be transferred to the City or to a housing developer approved by the City. The transferred land and the affordable units shall be subject to a density bonus housing agreement ensuring continued affordability of the affordable units.

iv. Density Bonus for Condominium Conversions

Condominium conversions are eligible for a 25 percent density bonus over the number of apartments to be provided within the existing structure or structures proposed for conversion so long as the condominium conversion includes either 33 percent of the units affordable to Moderate Income households or 15 percent of the units affordable to Lower Income households. Qualifying condominium conversions are also eligible for other incentives of equivalent financial value. An applicant shall be ineligible for a density bonus if the dwelling units proposed for conversion received a density bonus or other incentives and concessions when originally constructed.

v. Density Bonus for Child Care Facilities

A housing development is eligible for an additional density bonus if it includes a child care facility. When an applicant proposes to construct such a housing development, the City shall grant an additional density bonus that is an amount of square feet of residential space equal to or greater than the amount of square footage in the child care facility. The City can also grant an additional



concession or incentive that contributes significantly to the economic feasibility of the child care facility.

As a condition of approving a housing development that includes a child care facility, the City requires that the child care facility remain in operation for a period of time that is as long or longer than the period of time during which the affordable units are required to remain affordable. The City also requires that of the children who attend the child care facility, the children of Very Low-, Low- or Moderate-Income households shall equal a percentage that is equal to or greater than the percentage of affordable units required in the housing development for these income categories. For example, if the housing development qualified for a density bonus because 10 percent of the units were affordable to Moderate-Income households, then 10 percent of the children at the child care facility must come from Moderate-Income households.

Table H-55 summarizes the calculation of density bonus by development category.

Table H-55
Calculation of Density Bonus

Affordable Units or Category	Minimum % Units in Category	Bonus Granted	Additional Bonus for Each 1% Increase in Affordable Units in Category	% Units in Category Required for Maximum 35% Bonus
Very Low-Income	5%	20%	2.5%	11%
Lower-Income	10%	20%	1.5%	20%
Moderate-Income (ownership only)	10%	5%	1%	40%
Senior citizen housing development or mobile home park (No affordable units required)	Entire development	20%	No sliding scale provided	--
Land donation for Very Low-Income housing	10% of market rate units	15%	1%	30%
Condominium conversion-Moderate-Income	33%	25%	--	--
Condominium conversion – Lower-Income	15%	25%	--	--
Child care facility	--	Sq. ft. in day care center	--	--

Source: City of Orange, Municipal Code Chapter 17.15

vi. Development Incentives and Concessions

An applicant for a density bonus may submit to the City a proposal for one to three development incentives or concessions depending on the percentage of affordable units provided in the housing development. Incentives and concessions may be requested only if an application is also made for a density bonus, and may be selected from only one category (Very Low-, Low- or Moderate-Income). Condominium conversions and childcare facilities may have one concession or a density



bonus, but not both. No incentives or concessions are available for land donation, market rate senior citizen housing, or mobile home parks.

As outlined in Chapter 4.3 Section 65915 et. seq. of the California Government Code, an incentive or concession includes any of the following:

- A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed minimum building standards.
- Approval of mixed-use zoning in conjunction with the housing project.
- Other regulatory incentives or concessions proposed by the developer or the City that result in identifiable, financially sufficient, and actual cost reductions.

Table H-56 lists the maximum incentives and concessions by level of affordability.

Table H-56
Maximum Incentives/Concessions by Level of Affordability

Level of Affordability	Percentage of Affordable Units	Number of Development Incentives
Very Low-Income	5%	1
	10%	2
	15%	3
Lower-Income	10%	1
	20%	2
	30%	3
Moderate-Income (ownership units only)	10%	1
	20%	2
	30%	3

Source: City of Orange, Municipal Code Chapter 17.15

vii. Development Waivers and Reductions

In addition to requesting incentives and concessions, an applicant for a density bonus may submit to the City a proposal for the waiver or reduction of an unlimited number of development and zoning standards. Applicants are required to show to the satisfaction of the City that the waiver or reduction is necessary to make the housing development economically feasible.

viii. Reduced Parking Standards

In addition to development incentives and concessions, and development waivers and reductions, projects qualifying for a density bonus are also eligible for reduced parking standards. Upon the request of an applicant for a housing development that qualifies for a density bonus because it is a



senior citizen housing development or provides affordable units, the City must reduce the required parking for the entire development, including market rate units. The development may provide on-site parking through tandem parking or uncovered parking, but not through on-street parking. These reductions are provided in Table H-57.

Table H-57
Reduction of Parking Requirements

Unit Size	Number of On-Site Parking Spaces
Zero to one bedroom	1
Two to three bedrooms	2
Four or more bedrooms	2.5

Source: City of Orange, Municipal Code Chapter 17.15

c. Senior Housing

Senior citizen housing is permitted by-right in all mixed-use zones. The Zoning Code allows the development of senior citizen housing in all multi-family zones with a Conditional Use Permit. Additionally, senior citizen housing is permitted, subject to a Conditional Use Permit, in all commercial zoning districts except in the CR (Commercial Recreation) district. Congregate care and assisted living facilities are permitted by-right in the NMU-24 and UMU zones.

Since elderly persons require different dwelling characteristics, housing developments for seniors are subject to specific requirements outlined in Chapter 17.14 of the City's Municipal Code. All senior citizen housing developments shall be designed and located in a manner compatible with existing and planned land uses in the area in terms of density, scale, type of use, traffic circulation, and other considerations. Developments will also be reviewed for proximity to necessary services such as retail stores, banks, medical facilities and transit stops.

Senior citizen housing developments are eligible for a density bonus of 20 percent and reduced parking requirements outlined in the City's Density Bonus Ordinance.

d. Emergency Shelters, Transitional Housing and Single-Room Occupancy Units

State Housing Law (SB 2) requires that cities identify sites that are adequately zoned for emergency shelters. In addition, SB 2 requires that cities ensure transitional and supportive housing are subject to the same standards and requirements as similar residential uses within the same zoning district. Additionally, cities must not unduly discourage or deter these uses. Definitions for emergency shelters, supportive housing, and transitional housing are included in Appendix D Glossary. Table H-58 provides a summary of emergency shelters and transitional housing in the City of Orange.



Table H-58
Homeless Facilities and Transitional Housing in Orange

Facility Name	Type of Facility	Target Population	Number of Shelter Beds
Bethany House	Transitional	Single Women	11
Casa Teresa	Transitional	Families with children	53
Eli Home	Transitional	Families with children	21
House of Hope	Transitional	Families with children	45
YWCA of Central Orange County (Beverly's House)	Transitional	Single Females	11

Source: Orange County HMIS, OC Partnership, 2012

The City of Orange permits homeless shelters by-right in the Light Industrial (M1) and Industrial Manufacturing (M2) zones (OMC Section 17.20.030). The Municipal Code includes the following requirements for homeless shelters:

- Homeless shelters shall be located at least 500 feet from any residential use or residentially-zoned property, public or private park, or public or private kindergarten through 12th grade curriculum school, as measured from the closest property line. In addition, homeless shelters shall be located at least 300 feet from any other homeless shelter, as measured from the closest property line. Homeless shelters shall be located within ½-mile of a transit stop.
- Overnight occupancy shall be limited to one bed per 70 square feet of sleeping area and shall be in accordance with Building Code requirements. Maximum occupancy per facility shall be limited to 100 beds or less.
- Services and facilities shall be provided for homeless shelters as follows:
 - A client intake and waiting area shall be provided and shall be adequately sized to accommodate waiting clients. The intake area may be indoors or outdoors. If outdoors, the location shall not be adjacent to the public right-of-way, shall be visually screened, and shall provide protection from the sun/rain.
 - The facility shall provide a sleeping area, and separate restrooms and showers for males and females. A minimum of one restroom and one shower for every twenty (20) clients shall be provided, and shall comply with Building Code requirements.
- Other on-site services that are permitted include:
 - Laundry facilities.
 - Kitchen, food preparation, and dining areas.
 - Storage areas to secure client belongings.



- o A private area for providing referral services to assist shelter clients in entering programs aimed at obtaining permanent shelter and income. Referral services refers to the initial assessment of a homeless client to identify the areas in which assistance is needed, and connecting clients with appropriate off-site programs and services depending on their need.
 - o Other similar services for homeless clients, as determined by the Community Development Director.
- Other services may be permitted, conditionally permitted or not permitted based on OMC Table 17.20.030. For uses that are not listed in OMC Table 17.20.030, the Community Development Director has the authority to make the determination per OMC Section 17.20.040. All services shall be provided within the shelter building.

Transitional and Supportive Housing

Transitional and supportive housing for six or fewer persons is permitted by-right in all of the residential zones and the OTMU zones. Transitional and supportive housing for seven or more persons is permitted subject to a conditional use permit in the R-3 and R-4 zones. Transitional and supportive housing is also permitted by-right in the Public Institution (PI) zone as an accessory use, ancillary to an institutional use such as a church or hospital. For supportive or transitional housing for six or fewer persons, one on-site manager is allowed in addition to the residents. Transitional and supportive housing may also request alternative parking standards. The request is considered by the Zoning Administrator and is based on the specific operational characteristics of the use.

Single Room Occupancy (SRO) Units

Single Room Occupancy (SRO) residences are small, one-room units occupied by a single individual, and may either have a shared or private kitchen and bathroom facilities. SROs are rented on a monthly basis typically without rental deposit, and can provide an entry point into the housing market for Extremely Low-Income individuals, formerly homeless and disabled persons. The City has included Policy 19 in the Policy Program of this Housing Element to update the Zoning Code to include single-room occupancy units in 2014.

e. Second Dwelling Units

Second dwelling units provide additional opportunities to provide housing for people of all ages and economic levels, while preserving the integrity and character of existing residential neighborhoods. The City of Orange permits second units in all its residential districts except in the MH zone, provided certain requirements are met (OMC Section 17.14.050 A).

Requirements for a second accessory housing unit include:

- Accessory second housing units shall be permitted only on lots which contain one existing permanent single-family dwelling unit, but in no case shall be permitted where there is an



- existing guest house, granny housing unit, maid's quarters or similar facility. Lots containing a tent, trailer or other temporary structure shall not be considered for development of accessory second unit housing.
- The accessory second housing unit or the contiguous land area surrounding the unit shall not be sold separately from the existing (principal) dwelling unit.
 - The floor area of the accessory second unit shall not exceed 640 square feet, and the unit shall contain a minimum floor area of 450 square feet.
 - The accessory second housing unit may be attached or detached but if detached, shall comply with the provisions of the Municipal Code pertaining to distance between dwellings and other principal structures.
 - All construction shall conform to municipal code requirements of height, setback, lot coverage, local building architectural compatibility standards, fees, charges, and other zoning requirements applicable to residential construction in the applicable zone.
 - One unenclosed parking space in excess of the Municipal Code's parking requirement for the existing (principal) residential use shall be required. Required parking shall not be permitted within the front yard setback.
 - If a private sewage disposal system is being used, approval by the local health officer shall be obtained prior to issuance of a building permit.
 - The accessory secondary housing unit shall not be allowed in any portion of the City defined by City Council resolution as being significantly impacted by insufficient capacity for traffic circulation, parking, public utilities, or similar infrastructure needs.

f. Housing for Persons with Disabilities

The U.S. Census Bureau defines persons with disabilities as those with a long-lasting physical, mental or emotional condition. This condition can make it difficult for a person to perform certain activities such as seeing, hearing, talking, walking, climbing stairs, lifting or carrying, or difficulty with certain social functions. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.

i. Reasonable Accommodation Procedures

Cities required to analyze potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities, and demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities. Cities are required to include programs that remove constraints and provide reasonable accommodations for housing designed for persons with disabilities. The City of Orange adopted a reasonable accommodation ordinance with specific administrative procedures in September 2009 (OMC Section 17.10.045).



ii. Zoning and Other Land Use Regulations

The City has not identified any zoning or other land-use regulatory practices that could discriminate against persons with disabilities and impede the availability of such housing for these individuals. Examples of the ways in which the City facilitates housing for persons with disabilities through its regulatory and permitting procedures are:

- The City of Orange allows, by right, residential care facilities for six or fewer persons in all residential zones. Community care facilities for seven or more persons are permitted subject to a Conditional Use Permit in multi-family residential districts (R-3 and R-4).
- The City defines family as “One or more persons related by blood or legal status or persons not so related who are functioning as a family or single-housekeeping unit, meaning that they have established ties and familiarity with each other, jointly use common areas, interact with each other, share meals, household activities, expenses and responsibilities, membership in the family is fairly stable as opposed to transient and members have some control over who becomes a member of the family.” Therefore, the definition of “family” is not an impediment to residential and community care facilities.
- The City allows some variation from the application of its parking standards. Section 17.34.070 of the Municipal Code titled “Parking Requirements for Uses not Specified” allows the Community Development Director to determine parking requirements for housing types that are not specifically addressed in the Zoning Code.

iii. Housing for Persons with Developmental Disabilities

There are a number of housing types and opportunities appropriate for people living with a developmental disability, including rent subsidized homes, licensed and unlicensed single-family homes, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. SB 962 homes are licensed residential facilities for adults with developmental disabilities who are medically fragile and require around the clock licensed nursing support. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities are some of the considerations that are important in serving this group. Incorporating ‘barrier-free’ design in all, new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In order to assist in the housing needs for persons with developmental disabilities, the City will implement programs to coordinate with the Regional Center of Orange County to promote opportunities for supportive living services and support efforts to eliminate barriers for housing for persons with developmental disabilities.

g. Building Codes and Code Compliance

Building and safety codes are adopted to preserve public health and safety, and ensure the construction of safe and decent housing. These codes and standards also have the potential to increase the cost of housing construction or maintenance.

***i. Building Codes***

The City of Orange has adopted the 2010 California Residential Code, which establishes construction standards for all residential buildings. These codes are designed to protect the public health, safety, and welfare of the City's residents. The City amends the code as needed to further define requirements based on the unique local conditions. Code enforcement in the City is generally performed on a complaint basis, but also proactively on a focused limited basis and encompasses broad issues.

Local amendments to the California Residential Code include:

- Modified R105.4 Expiration to read: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one extension of time, for periods not more than 180 days. The extension shall be requested in writing and justifiable cause demonstrated. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.
- Modified R110.1 Use and occupancy to read: No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefore as provide herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Certificate presuming to give authority to violate or cancel the provision of this code or other ordinances of jurisdiction shall not be valid.

Exceptions:

- Certificates of occupancy are not required for work exempt from permits under Section R105.2.
- Accessory buildings or structures.
- Group R-3 and Group U Occupancies as defined in the California Building Code.
- Section R403.1.3 is modified by deleting the exception for masonry stem walls: In Seismic Design Categories D0, D 1 and D 2 masonry stem walls without solid grout and vertical reinforcing are not permitted.
- Section R405.1 is modified to read as follows: . . . at least one sieve size larger than the tile joint opening or perforation and covered with not less than 6 inches of the same material.
- Table R301.2(l) Climatic and Geographic Design Criteria is modified to address local conditions.
- Section R902.1 is amended by revising it to allow only class A roofs as follows: Roofing covering materials. Roofs shall be covered with materials as set forth in Sections R904 and R905. Minimum Class A roofing shall be installed in areas designated by this section.



Classes A roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E 108.

Exceptions:

1. Class A roof assemblies include those with coverings of brick, masonry and exposed concrete roof deck.
 2. Class A roof assemblies also include ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile, or slate installed on noncombustible decks.
- Section R902.1.3 is amended by revising it to require a minimum Class A roof as follows: Roof coverings within all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any three year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class A.
 - Section R902.2, first paragraph is amended by revising it to allow only Class A treated wood roofs as follows: Fire-retardant-treated shingles and shakes. Fire-retardant-treated wood shakes and shingles are wood shakes and shingles complying with UBC Standard 15-3 or 15-4 which are impregnated by the full-cell vacuum-pressure process with fire-retardant chemicals, and which have been qualified by UBC Standard 15-2 for use on Class A roofs.

The local amendments modify the California Residential Code to address issues unique to the local area. The City has found that the amendments do not unduly influence the cost, availability and conservation of housing.

ii. Fair Housing and Americans with Disabilities Act

The Federal Fair Housing Act of 1998 (FFHA) and the Americans with Disabilities Act (ADA) are Federal laws intended to assist in providing safe and accessible housing. Compliance with these regulations may increase the cost of housing construction, as well as the cost of rehabilitating older units, which may be required to comply with current codes. However, the enforcement of ADA and FFHA requirements are not at the discretion of the City, but is mandated by Federal law.

h. Development Fees

Various development and permit fees are charged by the City and other agencies to cover administrative processing costs associated with development. These fees ensure quality development and the provision of adequate services. Often times, development fees are passed through to renters and homeowners in the price/rent of housing, thus affecting the affordability of housing.

The City of Orange charges the majority of environmental, planning and engineering fees on an hourly basis applied against an application deposit. This ensures the fees are sufficient enough to cover costs incurred by the City for processing development applications, while not burdening developers with unnecessary fees.



Table H-59 compares the fees charged by the City of Orange for both single-family and multi-family developments with three nearby jurisdictions: Anaheim, Yorba Linda and Brea. Table H-60 illustrates the typical development fees for single-family and multi-family housing applications.

Table H-59
Comparative Fee Summary 2013

Fee Charges Planning Fees	Orange	Anaheim	Yorba Linda	Brea
Planning				
Minor Site Plan Review, (Staff Review Committee)	FB Hourly Rate ¹ (\$500 deposit)	--	--	--
Major Site Plan Review (Planning Commission)	FB Hourly Rate ¹ (\$3,000 deposit)	--	--	Plan Review-Hourly Rate ² (\$2,000 deposit)
CUP/Variance Application (Zoning Administrator)	FB Hourly Rate ¹ (\$500 deposit)	\$181.10/hour (\$5,000-\$10,000 deposit)	\$108/hour (\$500- \$1,000/hour deposit) ³	Hourly Rate ² (\$2,000 deposit)
CUP/Variance Application (Planning Commission)	FB Hourly Rate ¹ (\$1,000 deposit)			
Zone Change Applications	FB Hourly Rate ¹ (\$1,000 deposit)	\$181.10/hour (deposit determined by Planning Director)	\$108/hour (\$3,000 deposit) ³	Hourly Rate ² (\$2,000 deposit)
General Plan Amendment	FB Hourly Rate ¹ (\$3,000 deposit)	\$181.10/hour (\$12,000 deposit)	\$108/hour (\$4,000 deposit)	Hourly Rate ² (\$2,000 deposit)
Administrative Adjustments (Zoning Administrator)	FB Hourly Rate ¹ (\$500 deposit)	--	\$108 set fee	--
Zone Clearance (Over the Counter Review)	\$30.00	--	--	--
Pre-Application Review (Staff Review Committee)	FB Hourly Rate ¹ (\$500 deposit)	--	--	--
Design Review Committee Application	FB Hourly Rate ¹ (\$500 deposit)	--	\$108/hour (\$500 deposit) ³	--
Tentative Tract Map (Planning Commission)	FB Hourly Rate ¹ (\$1,000 deposit)	\$181.10/hour (\$10,700 deposit)	\$108/hour (\$2,500 deposit)	Hourly Rate ² (\$2,000 deposit)
Negative Declaration	FB Hourly Rate ¹ (\$1,000 deposit)	Cost to be determined by project	\$108/hour (application deposit)	Hourly Rate ² (deposit varies)
Environmental Impact Report	FB Hourly Rate ¹ (\$3,000 deposit)	\$181.10/hour (\$12,000 deposit)	\$108/hour (application deposit)	Hourly Rate ² (deposit varies)
Building				
Plan Check Fee	Based on valuation	Based on square footage	75% of permit fee when valuation exceeds \$500	Hourly Rate ² (deposit based on size of project)



Table H-59 (cont')
Comparative Fee Summary 2013

Fee Charges Planning Fees	Orange	Anaheim	Yorba Linda	Brea
Plan Check Fee for a plan that is standardized	Based on valuation	Based on square footage	First building- 75% of permit fee, additional buildings at 45% of permit fee	Hourly Rate ² (deposit based on size of project)
Issuance Fee	\$15.00 per UBC	--	\$40.00	\$16 processing fee, plus additional fees based on valuation
Electrical				
Square Footage (new or re-wire residence only)	\$40.00 minimum; plus \$0.04 per sq. ft.	\$15.96/100 sq. ft., \$0.16/sq. ft. for multi-family; \$18.24/100 sq. ft., \$0.18/sq. ft. for single family	\$0.07/sq. ft. for multi-family, \$0.08/sq. ft. for single-family	--
Service or Panel (Up to 200 amp)	\$100.00	\$102.60	\$36.00	--
Service or Panel (over 200 amp up to 1,000 amp)	\$110.00	\$136.73-\$205.20	\$75.00	--
Service or Panel (1,000 amp or more)	\$120.00	\$410.40-\$684.00	\$150.00	--
Self-contained Appliances	\$20.00	\$34.20 each up to 5 appliances; \$22.80 each additional	\$16.00	\$16 first appliance. \$8 each additional
Outlets	\$2.00 per item	First 20: \$2.28 per item; additional \$1.14 per item	First 20: \$1.25 per item; additional \$0.80 per item	--
Lights	\$2.00 per item	First 20: \$2.28 per item; additional \$1.14 per item	First 20: \$1.25 per item; additional \$0.87 per item	--
Switches	\$2.00 per item	First 20: \$2.28 per item; additional \$1.14 per item	First 20: \$1.25 per item; additional \$0.87 per item	--
Issuance Fee	\$15.00 per UBC	--	\$40.00	--
Plan Review	FB Hourly Rate; ½ hour minimum	--	75% of permit fee	--
Plumbing	\$15.00 per fixture	\$34.20 per fixture	\$11.00 per fixture	--
Issuance Fee	\$15.00 per UBC	Minimum permit fee: \$136.73	\$40.00	--
Plan Review	FB Hourly Rate; ½ hour minimum		75% of permit fee	--



Table H-59 (cont')
Comparative Fee Summary 2013

Fee Charges Planning Fees	Orange	Anaheim	Yorba Linda	Brea
Mechanical				
Heater (100,000 BTU or less)	\$45.00	\$68.40	\$34.00	--
Heater (over 100,000 BTU)	\$55.00		\$41.00	--
Air Conditioner (100,000 BTU or less)	\$25.00	--	\$21.00	--
Air Conditioner (over 100,000 BTU up to 500,000 BTU)	\$30.00	--	\$21.00	--
Air Conditioner (over 500,000 BTU up to 1,000,000 BTU)	\$40.00	--	\$21.00	--
Air Conditioner (over 1,000,000 BTU up to 1,750,000 BTU)	\$45.00	--	\$21.00	--
Air Conditioner (over 1,750,000 BTU)	\$55.00	--	\$21.00	--
Issuance Fee	\$15.00 per UBC	Minimum permit fee: \$136.73	\$40.00	--
Plan Review	FB Hourly Rate ¹ ; ½ hour minimum		75% of permit fee	--

Notes:

FB Hourly Rate= Fully Burdened Hourly Rate represents current billable rate

¹Hourly rates for City of Orange: Management Staff (ranging from Planning Manager or Building Official to the Community Development Director) - \$126-\$156; Planning Staff (ranging from Planning Aide to Principal Planner) - \$57 to \$104. Building/Plancheck Staff- ranging from Permit Tech to Senior Plancheck Engineer- \$55 to \$91.

² Hourly rates for City of Brea: Management Staff- \$126/hour; Technical Staff- \$94/hour; Inspection Staff-\$88/hour; Consultant Staff-varies based on project

Source: City of Orange, City of Anaheim, City of Yorba Linda, City of Brea



Table H-60
Typical Development Fees²
City of Orange

Development Fee	New Single Family (per unit)	New Multi-family (per unit)
Transportation System Improvement Program (TSIP)	\$804.00-\$1,445.00	\$564.00-\$1,015.00
Eastern Foothill Transportation Corridor Fee ¹	\$3,700.00	\$2,156.00
Police Facility Fee	\$354.89	--
Fire Facility Fee	\$1,200	\$601.00
Park Dedication and In-Lieu Fee (Quimby)	\$7,994.00-\$10,546.00	\$7,994.00-\$10,546.00
Park and Recreational Facilities Development Impact Fee (Infill Fee)	\$7,994.00-\$10,546.00	\$7,994.00-\$10,546.00
Library Facilities Development Impact Fee	\$642.71-\$769.30	\$642.71-\$769.30
Capital Facilities Fee	\$2,124.00-\$4,766.00	\$1,101.00-\$3,706.00

Notes:

¹ Only applicable to dwelling units located within Zone B (Hwy 55 to Weir Canyon Rd.)

² The following fees, if applicable, will be collected by the Building Division at the time of building permit plan check or issuance

Source: City of Orange

Table H-61 summarizes the total typical fees charged for subdivisions and new residential construction.

Table H-61
Typical Total Fees

	Single Family ²	Multi-family ³	Subdivision ⁴
Typical Total Fees ¹	Planning: \$500 deposit Building and Development Fees: \$18,000	Planning and Environmental: \$8,500 deposit Building and Development Fees: \$17,000 per unit for small project (<20 units); \$15,700 per unit for larger project (≥20 units)	Planning and Environmental: \$8,500 deposit Building and Development Fees: \$21,000 per unit

Notes:

¹ The total typical fees assume that the parcel has a General Plan and zoning designation for the proposed residential development, such that a General Plan Amendment or Zone Change is not necessary. In addition, it assumes that the project design meets code requirements and a variance or administrative adjustment is not necessary

² These estimates are based on a 3 bedroom, 2 bath, 2,000 square foot single family residence project located on a vacant parcel with a construction valuation of \$215,000. Does not include plumbing, mechanical or electrical fees. Not within Zone B and not assessed the Eastern Foothill Transportation Corridor Fee

³ These estimates are based on a smaller, 18 unit multi-family project located on a vacant parcel with a valuation of \$2,135,000 and a larger 532 unit multi-family (apartment) project with a valuation of \$52,000,000. Does not include plumbing, mechanical or electrical fees. Not within Zone B and not assessed the Eastern Foothill Transportation Corridor Fee. Planning costs may be greater for more complex projects

⁴ These estimates are based on a 6 unit single family residential subdivision on unimproved land with a \$526,000 construction valuation per dwelling unit. Does not include plumbing, mechanical or electrical fees. Not within Zone B and not assessed the Eastern Foothill Transportation Corridor Fee. Planning costs may be greater for larger and more complex subdivisions

Impact Report may be required to comply with CEQA.

Source: City of Orange

Typical total fees for a single family dwelling unit are approximately \$18,500. The estimated fees in Table H-59 for a single family dwelling unit are based on a 2,000 square foot house with a construction valuation of \$215,000. The development cost for this typical unit is estimated to be approximately \$215,000 for construction in addition to land cost of approximately \$360,000, assuming land cost is

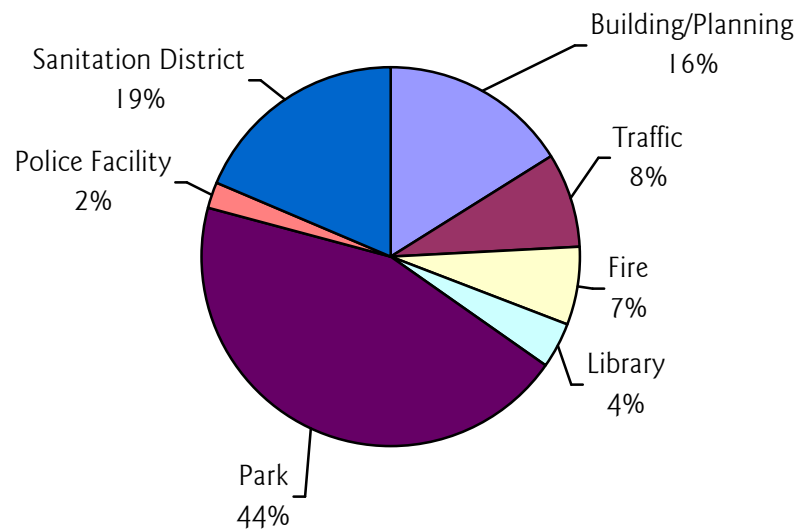


approximately \$60 per square foot and the parcel size is 6,000 square feet. The fees are approximately 3.2 percent of the total development cost.

Total fees for a typical multifamily dwelling unit are approximately \$25,500 (based on a typical 18 unit project). The total fees per dwelling units in a multifamily project typically decrease as the number of units increase. RealFacts reports that the average multifamily unit size in Orange is 953 square feet. The development cost including construction and land costs is approximately \$200 per square foot for multifamily units in Orange (see Appendix B, Table B-22). The total development cost for a typical multifamily unit in Orange is approximately \$190,600. The fees are approximately 13.4 percent of the total development cost which is comparable to other cities.

Figure H-2 illustrates the distribution of fees charged for a typical residential project. The fees collected for Building and Planning include permit issuance fees, plan check fees, microfilming and records fees. The City's building and planning fees account for approximately 16 percent of the overall fees. The majority of the fees are impact fees which are necessary to provide infrastructure, facilities and services that support new housing units.

Figure H-2
Distribution of Fees



Local Processing and Permit Procedures

Considerable holding costs are associated with delays in processing development applications and plans. The City of Orange's development process is designed to accommodate applications of varying levels of complexity based on project scope and entitlements requested. Various decision-making bodies govern the review process in the City of Orange.

***i. Site Plan Review***

For residential additions or construction of fewer than six units on a single parcel, a complete application undergoes Minor Site Review and moves to the Community Development Director for approval. Residential projects with six or more units require Major Site Plan Review. Projects requiring Major Site Plan Review moves to the Design Review Committee for a recommendation and to the City's Planning Commission for a final decision.

Site Plan Review Criteria

In addition to project review for compliance with the development standards of the underlying zoning district and other applicable ordinance provisions, site plan review includes review development qualities which are not subject to precise definition in the regulations of each zone (OMC Section 17.10.060). The following criteria are listed to illustrate the issues to be considered by the Community Development Director and/or Planning Commission in project review and determination:

1. Compatibility of the Project with Surrounding Development and Neighborhoods.
 - a. The development shall be consistent in size and scale with surrounding development.
 - b. The building design and materials shall be compatible with the character of the surrounding area.
 - c. The building design shall consider and respect the privacy of adjacent residents.
 - d. Building and site design shall be consistent with any applicable design guidelines.
 - e. Development shall have adequate buffering to screen exterior trash, loading and storage areas from view of adjacent streets and structures, and to minimize impacts of noise and lighting.
 - f. Projects in historic districts shall comply with applicable design standards.
2. Building/Site Planning Issues.
 - a. Building setting and grading shall consider the existing topography, and grading shall blend contours with those of adjacent properties, consistent with City landform grading guidelines.
 - b. Building bulk and massing shall consider the size, shape and location of the site.
 - c. Mechanical equipment shall be screened from view of adjacent streets and structures, in a manner which is architecturally compatible with the building design and materials.
 - d. All signage shall be integrated with building design.
3. Circulation/Traffic Safety, On and Off-Site.
 - a. Site access points shall be located so as to promote safe site access and egress, and cause minimal disruption to public street traffic flow. The following guidelines should be used in locating access drives:
 - i. Minimize the number of driveways/access points serving a single site.
 - ii. Provide for reciprocal access between adjacent parcels where possible.
 - iii. Provide adequate sight distance for drivers at all entrances, exits, drive aisles and roadways, per City Standard Plan 126.



- iv. Locate site access points a safe distance from street intersections, and from other street/driveway intersections.
 - (a) Specific characteristics of the abutting public streets, including street width, capacity, traffic volume, curvature, gradient, design speed, and intersection characteristics;
 - (b) Specific characteristics of the proposed site and development plan, including site size, shape, topography, and traffic generation potential;
 - (c) Characteristics of the surrounding land uses, including existing and potential traffic generation rates, peak hour usage, and potential for reciprocal access.
 - b. interior site drive aisles shall align in a manner which promotes ease of circulation, and minimizes traffic and pedestrian/vehicular conflicts.
4. City Services.
 - a. Projects shall employ concepts of crime prevention through environmental design, and shall provide for site access to accommodate emergency services (police, fire).
 - b. Trash receptacles shall be placed throughout the site in locations and numbers adequate for usage and accessible for pickup.
 5. Environmental Protection. All projects shall be evaluated in accordance with the provisions of the California Environmental Quality Act.
 - a. Projects shall minimize the disruption of existing natural features such as vegetation, topography and ground features.
 - b. All streambed modification proposals shall identify compliance with California Department of Fish and Game requirements.
 - c. Projects shall make every attempt to preserve historic properties and landmarks.

Conditions of Approval

The Community Development Director may recommend or require reasonable conditions of approval which may include, but not be limited to those items listed below. The Design Review Committee and/or Planning Commission may recommend conditions of approval for major site plan review.

1. A revised site plan;
2. Modifications of building height, bulk, mass or scale;
3. Increased setbacks;
4. Division or sound walls;
5. Mitigation of potential project related environmental impacts;
6. Increased open space;
7. Screening of parking areas, trash receptacles, mechanical equipment, storage areas;
8. Increased landscaping;
9. Relocation of buildings;
10. Revised interior circulation or parking area design;
11. Off-site improvements;
12. Revised grading plan; or



13. Any other changes or additions the Director, Committee or Commission feels are necessary to further the goals of the site plan review process.

Findings Required

Findings shall be made as follows in conjunction with any project approval.

1. That the project design is compatible with surrounding development and neighborhoods;
2. That the project conforms to City development standards and any applicable special design guidelines or specific plan requirements;
3. That the project provides for safe and adequate vehicular and pedestrian circulation, both on- and off-site;
4. That City services are available and adequate to serve the project;
5. That the project has been designed to fully mitigate or substantially minimize adverse environmental effects.

The Staff Review Committee, comprised of multiple City departments, meets on a regular basis to review and advise on development applications, allowing for a coordinated effort. Applications for Major Site Plan Review, Old Towne Demolition Permits, and certain Conditional Use Permits and Variances require review by the Design Review Committee. These applications are reviewed and decided upon by the Planning Commission. Zone Changes, General Plan Amendments and Tentative Tract Maps are reviewed by the Planning Commission and decided upon by the City Council. The Zoning Administrator reviews and decides on Administrative Adjustments, Temporary Use Permits, and certain Conditional Use Permits and Variances.

The City of Orange has established a design review process to provide a means of reviewing development projects to ensure their compatibility with community aesthetics, including architectural design, massing and scale, context, color palette, signage and landscaping. The design review process serves a primary role in the implementation of adopted design standards. For small projects, Design Review is conducted and is approved by the Community Development Director. Design Review for larger projects is conducted and approved by the Design Review Committee.

Presently, the City of Orange does not have a specific policy to expedite the development process of affordable housing projects. Tables H-62 and 63 illustrates the typical timeline for housing project applications.



Table H-62
Approximate Development Timeline

Final Approving Body	Duration
Initial staff review (all)	30 days
Community Development Director (Minor Site Plans)	30 days
Zoning Administrator ¹ (CUPs, Variances and Administrative Adjustments)	60 days
Design Review Committee (Design Review)	120 days
Planning Commission ¹ (Major Site Plans, Old Towne Demolition Permits, CUPs and Variances)	120-180 days (180-270 days if ND or MND is required)
City Council (Zone Changes, General Plan Amendments and Tentative Tract Maps)	150-210 days (210-300 days if ND or MND is required; 365 days if an EIR is required)

Notes:

ND= Negative Declaration

MND= Mitigated Negative Declaration

EIR= Environmental Impact Report

¹ Less complicated CUPs and variances may be approved by the Zoning Administrator. More complicated CUPs and variances are approved by the Planning Commission

Source: City of Orange

Table H-63
Typical Processing Procedures by Project Type

	Single-Family Unit ¹	Subdivisions ²	Multi-Family ³
Typical Approval Requirements	Design Review (Design Review Committee)	Major Site Plan Review (Planning Commission)	Major Site Plan Review (Planning Commission)
		Tentative Tract Map (Planning Commission and City Council)	Tentative Tract Map (Planning Commission and City Council)
		Design Review (Design Review Committee)	Design Review (Design Review Committee)
		Negative Declaration/EIR (Planning Commission and City Council)	Negative Declaration/EIR (Planning Commission)
Estimated Total Processing Time	0-120 days	210-365 days	210-365 days

Notes:

This table assumes that the parcel is zoned and General Planned for the proposed residential development such that a General Plan Amendment or Zone Change is not necessary. In addition, it assumes that the project design meets code requirements and a variance or administrative adjustment is not necessary

1. These estimates are based on a single family residence project located on a vacant parcel. The DRC reviews single-family residence projects within the Old Towne Orange Historic District. The Community Development Director reviews single-family residence projects outside of the Old Towne Orange Historic District. Accessory units are not reviewed by the DRC, unless the proposed project is within the Old Towne Orange Historic District



Table H-63
Typical Processing Procedures by Project Type

	Single-Family Unit ¹	Subdivisions ²	Multi-Family ³
Typical Approval Requirements	Design Review (Design Review Committee)	Major Site Plan Review (Planning Commission)	Major Site Plan Review (Planning Commission)
		Tentative Tract Map (Planning Commission and City Council)	Tentative Tract Map (Planning Commission and City Council)
		Design Review (Design Review Committee)	Design Review (Design Review Committee)
		Negative Declaration/EIR (Planning Commission and City Council)	Negative Declaration/EIR (Planning Commission)
Estimated Total Processing Time	0-120 days	210-365 days	210-365 days

Source: City of Orange

j. Environmental and Infrastructure Constraints

i. Environmental Constraints

Environmental hazards affecting housing units include geologic and seismic conditions, which provide the greatest threat to the built environment. The following hazards may impact future residential development in the City of Orange. (Source: City of Orange 2010 General Plan)

Flooding

Four facilities have the potential to flood the City. Failure of the Prado Dam in Corona (in Riverside County) could result in extensive flooding along the Santa Ana River. However, ongoing efforts by the Army Corps of Engineers to improve the Prado facility reduce the risk of dam failure to a very low level. Santiago Dam/Irvine Lake was not originally intended nor designed to function as a flood control facility. Villa Park Dam/Villa Park Reservoir was designed to function as a flood control facility. Should either of these facilities fail, properties along Santiago Creek and a large section of Old Towne could be flooded. Flood flows would move at rates which would allow persons to be evacuated, but significant property damage could result. However, like Prado Dam, these facilities are maintained and safety-inspected to ensure that risks are minimized. Olive Hills Reservoir is a water tank, which sits on a hilltop in Anaheim above residential development in Orange. Reservoir failure would result in the flooding of canyons and residential tracts below the reservoir.

Hillsides

Topography in portions of the City, particularly in the east Orange area, contain slopes that may be too steep to accommodate development. The potential for slope failure may increase due to grading practices prior to construction and over-watering once developments have been completed. In addition, earthquakes can cause landslides.

***Geologic Hazards***

The City of Orange is located within a seismically active region that has been subject to major earthquakes in the past. The San Andreas Fault, Whittier-Elsinore Fault, Newport-Inglewood Fault and San Jacinto Fault are active faults located within 30 miles of Orange. Other major faults may be buried under alluvium, or fault traces may have been obliterated due to natural weathering. Two of the most destructive earthquakes that occurred in California in recent years, the Coalinga and Whittier earthquakes, originated from previously unknown faults. A number of smaller fault traces are located in the northern and eastern portions of the City. The El Modena Fault traverses the base of the Peralta Hills, and the Peralta Hills Fault is located just north of the El Modena Fault.

Wildland Fires

The greatest potential for wildfire is in the undeveloped areas located in the northern and eastern portions of the planning area. The risk to homes from wildfire will increase as development spreads in the chaparral covered hillside areas in East Orange.

Noise

Noise generated from mobile sources such as traffic (particularly from freeways), trains, and aircraft will continue to have the greatest potential impact on land use. The City's General Plan discourages the placement of noise sensitive land uses in areas that are subject to high noise levels.

Environmental Constraints

Figure PS- I of the City's General Plan Public Safety Element provides a composite map of known environmental hazards including faults, concentration of industrial uses, liquefaction hazard areas, landslide hazard areas, 100-year flood areas and wildland fire hazard areas in the City.

Projects constructed in areas with known environmental hazards would be required to include mitigation measures to ensure safety. There are no known environmental hazards that would impede development on residential opportunity sites identified in the Housing Element.

In addition to infill development within the urbanized portion of the City, a large portion of the City's new development is anticipated to occur in the East Orange/Santiago Hills II area (which is currently undeveloped, but entitled for residential development). This area is in a wildland fire hazard area and is in close proximity to significant biological resources. Portions of this area are in liquefaction hazard areas, landslide hazard areas and 100-year flood areas.

ii. Infrastructure Constraints***Circulation System Capacity***

Lack of available right-of-way and limited access across natural or man-made barriers may limit intensity of development in certain areas of the City. The City's land use policies call for continuing evaluation of land development impacts on circulation. All development proposals are evaluated against the circulation system capacity.



Water

According to the City of Orange 2010 Urban Water Management Plan, the City's water system currently provides reliable water service to a population of over 142,000 within the service area and is currently comprised of 15 active groundwater wells, 8 connections to the imported water supply, 16 water storage reservoirs with a total storage capacity of over 40 million gallons, 16 pumping stations, 450 miles of pipelines, and over 35,000 service connections. The City's main source of water supply is the groundwater pumped from wells within the Orange County Groundwater Basin, which is managed by the Orange County Water District. Groundwater provides approximately 62 percent total supply. Imported water from Metropolitan Water District of Southern California (MWD) through Municipal Water District of Orange County (MWDOC) is the other significant source of City supplies. The City has also purchased local water from the Serrano Water District (SWD).

The 2010 Urban Water Management Plan Update states that the City is capable of providing its residents with adequate water supplies in single and multiple-dry years through 2030, based on a projected population of 173,212 in 2035. In 2012, DOF reported the City had an average of 3.028 persons per household. Based on the average persons per household, the City would be capable of providing adequate water supplies to approximately 57,203 households through 2035. DOF reports 43,486 households in the City as of 2012. The number of households accommodated through the Urban Water Management Plan exceeds the City's existing housing stock plus the 2014-2021 RHNA allocation of 363 housing units, therefore the City has the capacity to meet the water supply demands during the 2014-2021 Planning Period.

Sewer

According to the City of Orange Sewer Collection System Master Plan Update (August 2012), the City's existing sewer collection is primarily a gravity flow system that discharges into Orange County Sanitation District trunk sewers for eventual treatment and disposal. In addition to the gravity collection system, the City also operates two small lift stations. Total average daily flows generated from the areas within the City limits of the City of Orange only are estimated to be about 15.1 MGD. The Sewer Collection System Master Plan projects ultimate average daily flows of 18.49 MGD within the City limits based on the buildout assumptions in the 2010 General Plan. The residential buildout assumed in the 2010 General Plan exceeds the City's existing housing stock plus the 2014-2021 RHNA allocation of 363 housing units.

Undeveloped areas of the City would require construction of adequate sewer systems before residential development can occur. The City has identified areas where the sewer system is undeveloped or there are no connections. Based on the analysis shown in the Sewer Collection System Master Plan, approximately 43,000 linear feet of existing sewer pipe is considered hydraulically deficient under existing and ultimate flow conditions. Approximately 40,100 linear feet of sewer pipe is recommended to either be replaced with an upsized diameter or parallel pipe constructed. A significant number of these pipelines are in Walnut Avenue, Batavia, California Street, Cambridge Street, Palmyra Avenue, Glassell Street, and Katella Avenue. The Master Plan identifies the sewer improvements needed to accommodate demand, and corresponds the improvements to the City's Capital Improvements Program (CIP). These identified improvements planned through the CIP would allow the City to accommodate new development consistent with the 2010 General Plan buildout assumptions, including accommodating the 2014-2021 RHNA



allocation. Information specific to land available for residential development is contained within the adequate sites analysis in Appendix B.

k. Community Development Block Grant and HOME Program

Community Development Block Grant (CDBG) and HOME Program funds are the largest sources of Federal funding for housing and housing related activities in the City of Orange. Table H-64 lists the CDBG funded activities for the 2012-2013 fiscal year.

Table H-64
CDBG Activity Allocations for FY 2012-2013

Activity	Description	Allocation
Administration & Planning		
CDBG Administration	Overall program management/ monitoring/ evaluation	\$203,158
Fair Housing	Provided fair housing services through the Fair Housing Council of Orange County	\$24,522
Public Facilities/Improvements/Rehabilitation		\$869,958
Public Services		\$190,760
Total¹		\$1,288,398

Notes:

¹Total includes \$1,138,398 grant funds and \$150,000 of rebudgeted funds

Source: City of Orange FY 2012-2013 Action Plan

Table H-65 lists the HOME Program activities and their allocations for the 2012-2013 fiscal year.

Table H-65
HOME Program Activities for FY 2012-2013

Activity	Description	Allocation
Administration	Management, monitoring, reporting and planning activities	\$30,452
Community Development Housing Organizations	Funding for nonprofit organizations (CHDO's) to acquire and rehabilitate or develop affordable housing	\$45,677
Capital Developer Projects	Funding for housing developers to acquire and rehabilitate or develop affordable housing	\$228,387
Total		\$304,516

Source: City of Orange FY 2012-2013 Action Plan



2. Non-Governmental Constraints

a. Vacant and Underutilized Land

A thorough analysis of vacant and underutilized land within the City of Orange is provided in Appendix B. The City of Orange has minimal areas of vacant land. The majority of vacant land is within the East Orange Planning Area. Santiago Hills II and East Orange have entitlements to develop residential units. The remaining vacant land is scattered throughout the City and has the potential for infill development. Underutilized land is primarily located in five of the City's General Plan Focus Areas: Katella Avenue Corridor, South Main Street Corridor, West Chapman Avenue/Uptown Orange, Old Towne and Santa Fe Depot, and Lemon Street Corridor. Parcels within these Focus Areas have the potential to redevelop with increased density and/or develop residential units on land previously used for industrial and commercial uses.

b. Land Prices

Land costs directly influence the cost of housing. Land prices are determined by a number of factors, most important of which are land availability and permitted development density. As land becomes less available and the number of units permitted on each lot increases, the price of land increases. In Orange County, undeveloped land is limited, and combined with a rapidly growing population land prices have increased. The City of Orange Economic Development Department estimates that land in the City costs \$40-\$60 per square foot.

c. Construction Costs

Construction costs are primarily determined by the costs of materials and labor. They are also influenced by market demands and market-based changes in the cost of materials.

Construction costs depend on the type of unit being built and the quality of the product being produced. Table H-66 summarizes the estimated construction costs based on type of development in the City of Orange.

Table H-66
Construction Cost Estimates (2013)

Development Type	Cost per Square Foot
Single-Family Residential	\$100-\$125
Townhomes/Condominiums	\$150-\$180
Multi-family (1-3 stories)	\$145
Multi-family (4-7 stories)	\$164

Source: RBF, RSMeans Online, February 2013

**d. Financing**

Mortgage interest rates have a large influence over the affordability of housing. Higher interest rates increase a homebuyer's monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in a lower cost and lower monthly payments for the homebuyer.

When interest rates rise, the market typically compensates by decreasing housing prices. Similarly, when interest rates decrease, housing prices begin to rise. There is often a lag in the market, causing housing prices to remain high when interest rates rise until the market catches up. Lower-Income households often find it most difficult to purchase a home during this time period.

As shown in Table H-67 the number of loan applications was the highest in the Above Moderate-Income category. The number of loan applications was the lowest and the percentage of persons denied for a home loan in Orange County was highest for the Very Low-Income (less than 50 percent of the MFI) category with 24.7 percent.

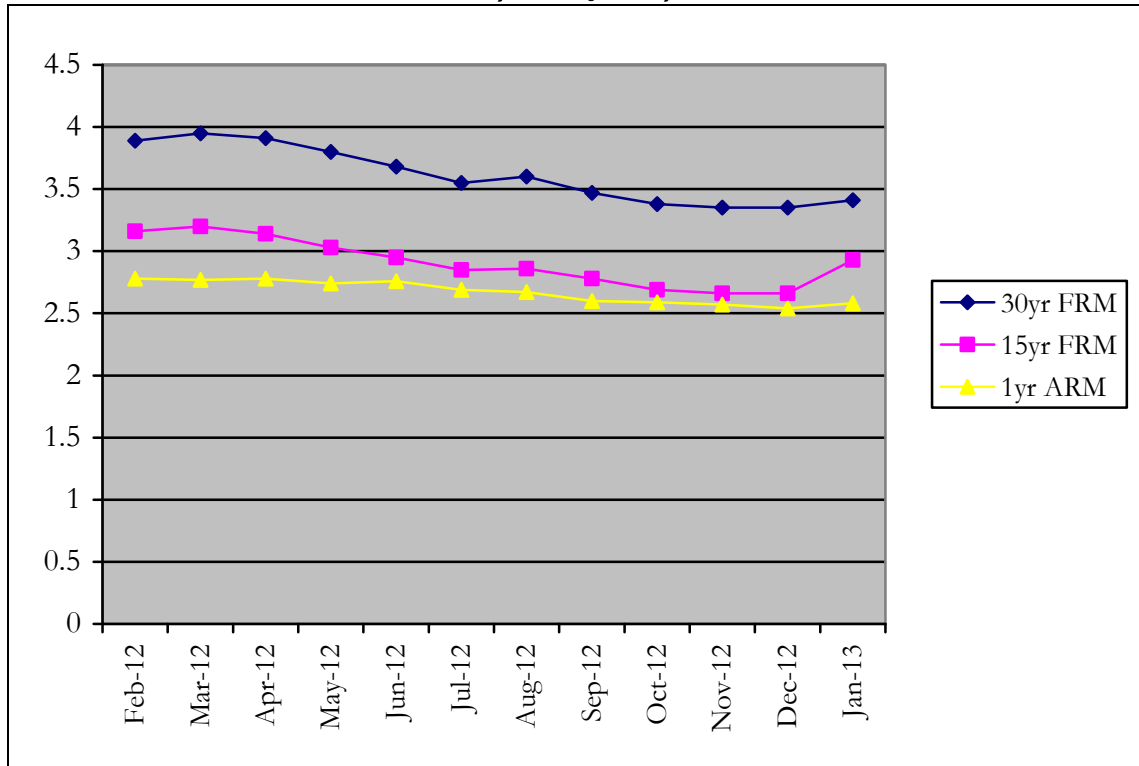
Table H-67
Mortgage Lending Rates-2011
Santa Ana-Anaheim-Irvine Metropolitan Division

Income Group	Total Applications	Loans Originated	Applications Denied	Percentage Denied
<50% MFI	324	153	80	24.7%
50-79% MFI	1,681	1,037	278	16.5%
80-99% MFI	1,428	960	185	13.0%
110-119% MFI	1,126	772	136	12.1%
≥ 120% MFI	3,240	2,269	375	11.6%
Total	7,799	5,191	1,054	13.5%

Source: Federal Financial Institutions Examination Council, Home Mortgage Disclosure Act Data, 2011



Figure H-3
Average Interest Rates
February 2012-January 2013



Source: Freddie Mac Primary Mortgage Market Survey

Figure H-3 shows the average interest rates between February 2012 and January 2013. The interest rates have generally decreased in the past year. Interest rates are determined by national policies and economic conditions and there is little that a local government can do to affect these rates. Government insured loan programs may be available to reduce mortgage down payment requirements. Funding for these programs may be provided by the State on a competitive basis.

Nation-wide there has been a large increase in the number of delinquencies and foreclosures on residential loans in the last five years. As a result, lenders have more stringent qualifications for home loans and Lower-Income households may find it more difficult to qualify.

a. Energy Conservation

The City of Orange continues to promote energy conservation efforts in the construction of new housing and the rehabilitation of older units. Energy conservation serves to reduce energy costs, and therefore overall housing costs. The City's Building Division reviews construction drawings for compliance with Title 24. Compliance with Title 24 of the California Code of Regulations on the use of energy efficient appliances and insulation has reduced energy demand stemming from new residential development. Included in Title 24 is the California Green Buildings Standards Code (Cal Green).



The City's Orange Goes Green! Program provides information on green building and sustainable practices to community members, as well as highlights the green/sustainable practices the City is undertaking as well. To encourage others to "build green", in July 2009, the City began offering "Priority Processing" for planning entitlement and building permits for new third-party certified green buildings in Orange, and for eligible "green upgrades" to existing buildings. The City is also offering a Local Recognition Program whereby "green" projects will be recognized and promoted by the City as an example of environmentally responsible development in Orange. In 2009, the City held the Orange Code Academy focusing on training and education regarding the new energy and green building standards that are included in the Cal Green Code.

Southern California Edison, which provides electricity service in the City of Orange, offers public information and technical assistance to developers and homeowners regarding energy conservation. Southern California Edison also provides incentives for energy efficient new construction and home improvements. Additional incentive programs include EnergyStar rebates and state and federal tax credit programs.

The City of Orange (in cooperation with MWDOC) offers rebates and incentive programs for water conservation upgrades. The City also offers free outdoor water audits and a tiered water rate usage fee, which encourages Orange residents to conserve water by offering lower water rates to households that use less.

One of the more recent strategies in building energy-efficient homes is the use and adoption of green building guidelines and programs by Cities and Developers. Some of the more popular programs within the housing industry include:

- U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) green building programs,
- Build it Green's Green Point Rated program,
- National Association of Home Builders Model Green Home Building program,
- U.S. Environmental Protection Agency's Energy Star® for Homes program, and
- Building Industry Institute's California Green Builder program.

Many of these programs have been designed to reduce the impacts associated with the construction and operation of residential buildings through reductions in energy and water use, use of innovative technologies, reduced maintenance costs, and improved occupant satisfaction. The LEED for New Construction program has been applied to numerous multi-family residential projects nationwide. The LEED for Homes includes standards for new single-family and multi-family home construction. These programs and other programs similar to these have been applied to numerous single and multi-family residential projects throughout California and nationwide.

3. Conclusions

An analysis of resources available to Orange and potential constraints to residential development provides the background to develop policies to ensure the City is maximizing its opportunities.

HOUSING



- Orange is almost “built-out.” East Orange and Santiago Hills II are the only remaining large areas of vacant land available for residential development. The City must rely largely on infill and redevelopment opportunities to accommodate future growth. The City’s 2010 General Plan provides opportunities for mixed-use and higher density residential development necessary to accommodate growth.
- The City’s development standards and procedures do not create unnecessary constraints in general comparison to other jurisdictions. The City has adopted building codes and density bonus standards and incentives consistent with State Law. The City charges development application processing fees on an hourly basis to ensure developers are not charged excessive fees. The City coordinates efforts through its Staff Review Committee and tiered levels of review to ensure applications are reviewed and processed in a timely manner.
- Orange has limited access to funding sources to increase and improve housing in the City. The City receives CDBG funds on a formula basis. Additional resources that the City can potentially pursue include grant funding opportunities and partnerships with non-profit and private sector organizations.



D. HOUSING POLICY PROGRAM

The City of Orange strives to meet the housing needs of its diverse population through housing production, conservation, preservation, rehabilitation and equal housing opportunities. The City encourages a variety of housing types and living environments, while maintaining the character of the different residential areas in the City. The City strives to build upon its existing assets to create a living, active and diverse environment that complements all lifestyles and enhances neighborhoods, without compromising the community character and valued resources that make Orange unique.

The City recognizes the importance of providing suitable housing that is affordable for its current residents and workforce. The large employment centers, including medical, educational, institutional, and professional services, create a demand for local housing affordable to workers. In addition, Orange strives to keep housing affordable to retain future generations of residents, as they are a valued resource to the community.

The City strives to maintain and improve the quality of life for all residents by providing residential, commercial, industrial and public uses that exist in harmony with the surrounding urban and natural environments.

Housing programs are intended to further detail the City of Orange's commitment to assure continued maintenance, improvement and development of housing within the City through a "good faith, diligent effort" as required by State Housing Law (Government Code Section 65583(c)). This section provides specific policies and actions that will assist in the implementation of the City's housing programs. A description is provided for each implementation measure.

1. Statewide Housing Goals

The City of Orange supports and endorses the Statewide housing goal "...of a decent home and a satisfying environment for every Californian..." In addition, the City supports and endorses the five goals incorporated in present State Law pertaining to the manner in which the actions of the City of Orange must be directed so that there is adequate provision for the housing needs of all economic segments. These Statewide goals are summarized below:

- Goal 1:** Conserve and improve the condition of the existing standard affordable housing stock.
- Goal 2:** Assist in the development of adequate housing to meet the needs of Low-and Moderate-Income households.
- Goal 3:** Identify adequate housing sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income groups.



- Goal 4:** Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement and development of housing.
- Goal 5:** Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color.

2. City of Orange Housing Policy Program

The City of Orange Housing Policy Program is organized into four Policy Theme Areas, including:

- Production
- Rehabilitation
- Equal Housing
- Conservation/Preservation

For each of these policy theme areas, specific objectives and policy actions are described in detail. Each Policy Action is described in the following detail:

- Brief statement of action, including specific City responsibilities for implementation
- City Agency or department responsible for action implementation
- Targeted financing or funding source
- Quantified objectives (where applicable)
- Schedule for implementation

Production Objectives

Policy Action 1: 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.

Objective:	Annexation of East Orange Area
Responsible Agency:	Community Development
Financing Source:	General Fund
Time Frame:	Ongoing

**Policy Action 2: Annual Review of Housing Element**

Pursuant to HCD Requirements, the City will continue to conduct an annual implementation review of the Housing Element. The review includes 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.

Objective:	Annual Housing Element Review
Responsible Agency:	Community Development
Financing Source:	General Fund
Time Frame:	Annually to HCD

Policy Action 3: 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 such as density bonuses.

Objective:	Support and encourage the development of 42 Extremely-Low Income Housing Units, 41 Very Low-Income Housing Units, 59 Low-Income Housing Units
Responsible Agency:	Community Development
Financing Source:	General Fund
Time Frame:	2021

Policy Action 4: Support and Outreach for Affordable Housing Production

Continue to promote the development of new 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 continue to outreach to the development community, seek partnerships and provide in-kind assistance in developing new affordable housing.

Objective:	Support and outreach for development of affordable housing units
Responsible Agency:	Community Development
Financing Source:	General Fund
Time Frame:	Ongoing



Policy Action 5: Development of Housing for Large Families

Continue to encourage and support through outreach to private and non-profit housing developers, the development of rental and for-sale housing for larger (5 or more persons) families. Encourage developers/builders to incorporate larger bedroom counts (3 or more bedrooms) to accommodate the needs of larger families and reduce incidents of overcrowding in the existing housing stock. The City will evaluate providing regulatory incentives such as density bonuses that encourage and support the development of housing for large families on a project-by-project basis.

Objective:	Support and encourage the development of New Housing Units for Large Families
Responsible Agency:	Community Development
Financing Source:	General Fund
Time Frame:	Ongoing

Policy Action 6: Provision of Senior Housing Opportunities

The City recognizes the unique needs of its elderly residents. Seniors typically have fixed incomes and unique housing needs such as physical limitations requiring accessibility features that are not typically included in market rate housing. The City shall continue to encourage through regulatory incentives the development of senior housing that offers a wide range of housing choices from independent living to assisted living with on-site services. The City currently has special incentives for senior housing, as provided in Section 17.15 of the Zoning Code.

To further encourage development of housing for seniors, the City shall evaluate the existing provisions in the Zoning Code for additional opportunities for regulatory relief on a project-by-project basis.

Objective:	Senior Housing Development
Responsible Agency:	Community Development
Financing Source:	General Fund
Time Frame:	Ongoing

Policy Action 7: Facilitate Infill Construction

The City has a 2014-2021 RHNA need of 363 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 encourage infill development within feasible development sites for homeownership and rental units affordable to Extremely Low-, Very Low-, Low- and Moderate-Income households. The City will continue to facilitate infill development through implementation of its General Plan and Zoning Code, which allows for higher density housing in appropriate areas of the City where potential exists for site redevelopment. In addition, the City will encourage compatible residential development integrated into existing neighborhoods and districts where appropriate.



To further encourage infill housing development, the City shall evaluate the existing provisions in the Zoning Code for feasibility of providing additional regulatory relief (i.e., streamlined review, reduced development standards, lot consolidation, 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.

Objective:	Support and facilitate the development of 363 infill housing units
Responsible Agency:	Community Development
Financing Source:	General Fund, HOME
Time Frame:	Identify/inventory sites by 2014 Ongoing outreach Review/evaluate Zoning Code by 2015 and revise as appropriate

Policy Action 8: Explore Alternative Funding and Financing Sources

The City of Orange currently has limited funding and financing sources to incentivize new affordable housing development. Previously, the City utilized Redevelopment funds and Federal HOME funds to assist in the development of new housing. In order to maximize the opportunities for new housing development, the City will continue to use HOME funds, and explore alternative funding and financing sources such as public-private partnerships.

Objective:	Funding and Financing for Housing Development
Responsible Agency:	Community Development
Financing Source:	General Fund
Time Frame:	Ongoing

Policy Action 9: Support Community Housing Development Organization New Construction Projects

Provide funding for qualified CHDO's to develop affordable housing. (Currently the City's only qualified CHDO is the Orange Housing Development Coordination.) The City will continue to seek 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.

Objective:	CHDO Support
Responsible Agency:	Community Development
Financing Source:	HOME
Time Frame:	Ongoing, based on funding availability.



Policy Action 10: Monitoring Adequate Sites for Housing Development

The City has a 2014-2021 RHNA need of 363 housing units for Extremely Low-, Very Low-, and Low-Income households. To ensure the availability of adequate sites within the Urban Mixed Use zoning districts to accommodate the remaining RHNA need for Lower-Income households, the City of Orange shall continue to require non-residential and mixed use projects in the Urban Mixed Use (UMU) zoning districts only be approved when a finding can be made that the project will not reduce UMU-zoned land available for residential development such that the City can no longer accommodate its remaining RHNA need. The City will continue to track the availability of UMU-zoned sites greater than one half-acre in size through its RHNA Housing Sites Monitoring System to ensure a minimum of 12.1 acres of UMU-zoned land is available for residential development. The monitoring system will adjust the acreage needed based upon the City's remaining need for Lower-Income housing units 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.

Objective:	Adequate Sites for Housing
Responsible Agency:	Community Development
Financing Source:	General Fund
Time Frame:	Ongoing Monitoring

Policy Action 11: 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 City shall evaluate modifications and/or revisions that further increase the feasibility of residential development while maintaining safety and quality of life standards. Amendments and modifications to the existing Zoning Code may address mixed-use development standards, infill development standards, and multi-family and single-family development standards.

Objective:	Review and Revise Zoning Code
Responsible Agency:	Community Development
Financing Source:	General Fund
Time Frame:	Review Zoning Code by 2015 and Revise as Appropriate

Policy Action 12: Affordable Housing Resource "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 sources intended to educate and inform. The “toolkit” will be an internet-based resource, allowing for easy update, and contain information such as an inventory of housing opportunity sites, a contact list, and links to affordable housing resources.

Objective:	Affordable Housing Resource “Toolkit”
Responsible Agency:	Community Development
Financing Sources:	General Fund
Time Frame:	Implement Toolkit by 2015

Policy Action 13: Balance Housing with Needs of Local Employees

The City shall explore the housing needs of people currently working in Orange to maximize the potential for residents to live and work in the City. The City shall coordinate with the Chamber of Commerce, local business 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 strategy to be used as a guidance tool for future partnerships and policy and regulatory revisions to facilitate housing local employees.

Objective:	Workforce Housing Strategy
Responsible Agency:	Community Development, Economic Development
Financing Source:	General Fund
Time Frame:	Coordinate with Stakeholders 2014 Develop Strategy by 2015-2016

Policy Action 14: Coordinate with Chapman University to Address Student Housing

The City will coordinate with Chapman University to respond to the housing needs of the growing student population and challenges relating to integration of student-oriented housing in existing residential neighborhoods. The City will work with the University to undertake activities that may include, but are not limited to, surveying students to understand off-campus housing needs, identifying appropriate locations for and types of off-campus student housing, and establishing policies and procedures to address any issues with neighborhood integration.

Objective:	Address Student Housing within Orange Neighborhoods
Responsible Agency:	Community Development
Financing Source:	General Fund
Time Frame:	Initiate Discussions with Chapman University by 2014

Rehabilitation Objectives

Policy Action 15: Acquisition/Rehabilitation of Multi-Family Residential Development



Subject to available 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 rehabilitation/acquisition of multi-family properties for affordable housing. Ensure affordability is maintained long-term through restriction and/or covenants. Prioritize and target those buildings exhibiting the highest levels of deferred maintenance.

Objective:	4 units annually
Responsible Agency:	Community Development
Financing Sources:	Federal (HOME) and State Funds
Time Frame:	Annually

Equal Housing Objectives

Policy Action 16: Homeless Services

Continue to support local and inter-jurisdictional efforts to reduce temporary and chronic homelessness. The City of Orange shall continue to promote a comprehensive approach to addressing homelessness consistent with the Continuum of Care model. The City shall coordinate with 2-1-1 Orange County, 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.

Objective:	Coordination/Referral
Responsible Agency:	Community Development
Financing Sources:	Federal (CDBG and grants under the HEARTH Act including ESG), State and County Funding
Time Frame:	Ongoing

Policy Action 17: Support Fair Housing Services

The City of Orange currently contracts with the Fair Housing Foundation which 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 Foundation 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 and amelioration or removal of identified impediments. The City will work with the Fair Housing



Foundation to provide community education on fair housing throughout the year. The City will continue to contract with the Fair Housing Foundation or a similar agency for these services.

Objective:	Coordination/Referral
Responsible Agency:	Community Development
Financing Sources:	CDBG
Time Frame:	Ongoing/Annually

Policy Action 18: 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 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, and persons with disabilities over the Housing Element planning period. The City of Orange will continue to provide referral services and information to the City's residents.

Quantified Objective:	483 households/year
Responsible Agency:	Community Development, Orange County Housing Authority
Financing Source:	HUD
Time Frame:	Annually

Policy Action 19: Support for Persons with Developmental Disabilities

Support the ability of persons with developmental disabilities to live in integrated community settings. The City will work with the Regional Center of Orange County to identify the housing needs of persons served by the Center, promote opportunities for supportive living services and support efforts to eliminate barriers to housing for persons with developmental disabilities.

Quantified Objective:	Housing for Persons with Developmental Disabilities
Responsible Agency:	Community Development
Financing Source:	General Fund
Time Frame:	Ongoing



Policy Action 20: Single Room Occupancy Units

The City recognizes the opportunity for Single Room Occupancy (SRO) units to meet housing needs of the community, especially Extremely-Low, Very-Low and Low-Income households. The City shall develop and implement a SRO ordinance that amends the Zoning Code to include definitions and development standards for the use.

Quantified Objective:	Implement SRO Ordinance
Responsible Agency:	Community Development
Financing Source:	General Fund
Time Frame:	2014

Policy Action 21: Revise Zoning Ordinance to Comply with State Law Regarding Transitional and Supportive Housing

To accommodate transitional and supportive housing, the City will amend its zoning ordinance in accordance with Government Code Section 65583(a)(5) to consider transitional housing and supportive housing as a residential use of property, subject only to those development standards that apply to other residential dwellings of the same type in the same zone.

In addition, definitions for “transitional housing” and “supportive housing” will be revised consistent with Government Code Section 65582.

Objective:	To accommodate the development of transitional and supportive housing in compliance with State law
Responsible Agency:	Community Development
Financing Source:	General Fund
Time Frame:	Within one year of adoption of the Housing Element

Conservation/ Preservation Objectives

Policy Action 22: Monitoring and Preservation of “At-Risk” units

The City currently has 97 units that are at risk of converting from affordable, deed-restricted units to market-rate units during the planning period. 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, the City will provide technical assistance for owners of these units seeking funding and other opportunities to extend and/or renew deed restrictions and/or covenants.

Objective:	Monitor and preserve 97 at-risk units
Responsible Agency:	Community Development
Financing Source:	General Fund
Time Frame:	Ongoing Monitoring of Units Conservation/Replacement Strategies as Needed



Policy Action 23: 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.

Objective:	Technical Assistance
Responsible Agency:	Community Development
Financing Source:	General Fund
Time Frame:	Ongoing

Policy Action 24: Proactive Code Compliance for Private Property

Continue to address code violations and deferred maintenance and encourage continued maintenance of existing neighborhoods.

Objective:	Monitor Neighborhoods and Address Code Violations
Responsible Agency:	Community Development, Police Department
Financing Source:	General Fund
Time Frame:	Ongoing

Policy Action 25: 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.

Quantified Objective:	As Needed
Responsible Agency:	Public Works, Community Services
Financing Source:	General Fund
Time Frame:	As Needed

Policy Action 26: 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 Cultural Resources and Historic Preservation Element of the General Plan and the Historic Preservation Design Standards for Old Towne to ensure the continued quality of the City's historic residential resources and maintenance of the City's existing housing stock. In addition, the City will continue to promote the Mills Act Program and develop public information and outreach materials.



Objective:

Preserve historic residential structures

Responsible Agency:

Community Development

Financing Source:

General Fund

Time Frame:

Ongoing

3. Quantified Objectives

Table H-68 summarizes the City's quantified objectives for construction, rehabilitation and conservation/preservation of housing for the 2014-2021 Planning Period.

Table H-68
Quantified Objective Summary
2014-2021 Planning Period

Income Category	New Construction	Rehabilitation ²	Conservation/ Preservation
Extremely Low-Income	42 ¹	8	0
Very Low-Income	83	8	0
Low-Income	59	8	97 ³
Moderate-Income	66	8	0
Above Moderate-Income	155	0	0
Total	363	32	97

Notes:

¹ Subset of Very Low-Income units, not included in total

² Includes 4 multi-family rehabilitation units per year

³ Citrus Village and Triangle Terrace



APPENDIX A

COMMUNITY OUTREACH

A. INTRODUCTION

In early 2013, the City of Orange conducted community outreach activities to ensure the Housing Element update reflected the issues and opportunities identified by the community and stakeholders.

The City hosted two community informational booths at the following farmers markets:

- Old Towne Farmers Market – January 26, 2013
- Village at Orange Farmers Market – January 31, 2013.

At the booths, community members had the opportunity to pick up informational flyers about the Housing Element update, ask questions of the project team, and provide comments in response to two questions: “What are the housing challenges in Orange?” and “What are your ideas for improving housing in Orange?”

In addition, a Stakeholder Meeting was held on February 27, 2013. Stakeholder groups such as affordable housing developers, community groups and housing advocacy groups were invited to participate. During the Stakeholder Meeting, participants were provided with an overview of the Housing Element Update content, a summary of key findings and a summary of input gathered from the previous outreach activities. Participants then identified and discussed challenges, opportunities and resources related to housing in Orange.

From the input received at the stakeholder meetings and community information, a number of overarching themes emerged. The following section summarizes those themes. The actual comments received are provided verbatim at the end of this appendix.

B. SUMMARY OF COMMUNITY/STAKEHOLDER INPUT

1. Funding and Financing

The loss of Redevelopment funds was identified as one of the largest challenges that Orange faces related to housing. Other challenges included the ability of potential buyers to qualify for loans and the cost of building permits affecting the cost of housing. Opportunities to address funding



and financing challenges included partnerships with non-profit organizations and looking to additional federal and State programs.

2. Affordability and Availability of Housing

The availability of affordable housing that meets the needs of current and future Orange residents was identified as a challenge by both residents and stakeholders. Types of housing desired by community members include housing for single-person households, senior ownership housing, and housing to meet the needs of persons with disabilities, including persons with developmental disabilities. Addressing changes to housing needs in relation to demographic changes in the City is going to be important moving forward. Increasing the amount of housing and density of housing in appropriate places was identified as a potential opportunity to address new housing needs, in addition to rental assistance programs to assist with increasing costs of housing.

3. Neighborhood Quality and Community Character

Preserving the quality and character of Orange's neighborhoods was important to participants. Challenges include parking congestion, overcrowding, crime and integration of the Chapman University student population into existing neighborhoods. Integrating new housing in established neighborhoods while preserving the existing community character was also identified as a challenge. Opportunities for improvement include providing guidance on infill development, improving the quality of rental units, integrating parks or open space into neighborhoods, and addressing deferred maintenance.

4. Availability of Land

Limited availability of land for future residential growth was acknowledged by both residents and stakeholders. Infill development was identified as the likely future of most residential growth in the City. Some participants noted that surplus school sites may provide opportunities for new housing growth.

5. External Resources and Collaboration

Many of the participants in the Stakeholder Meeting identified potential external resources that the City can evaluate using for housing development and rehabilitation. They also identified a number of potential partners in the community.



Community Information Booths January 26 and 31, 2013

Post It Comments

(All comments are provided verbatim.)

What are the housing challenges in Orange?

- Cost of permits.
- Rebuilding historic homes after damage (i.e. fire).
- Parking.
- Please – No High Density Apartment Complex at the Peralta school site. It would destroy the neighborhood with 700 to 900 additional cars and potential increase in crime in the area.
- High density, low income housing.
- More buyers than sellers.
- Student loan debt qualifying for loans debt ratio back end qualification.
- Lots of people, multiple renters in homes.
- Consistency in allowing changes in Old Town.
- Town/gown relationship and neighborhood quality.
- Pay attention to community concerns notification for new projects.
- Appraisals of historic properties value vs. appraisal.
- Investment without RDA.
- Crime and real estate.
- Parking availability in neighborhoods (i.e., Old Town).
- Student population growth.
- Cost of Housing in Orange. How can people afford to buy.
- Parking on-street.
- Chapman buying houses.
- Absentee landlords.
- Overcrowding in certain areas.
- Parking in Old Town neighborhoods.
- Infill guidelines need input for new development in existing neighborhood.

What are your ideas for improving housing in Orange?

- IDEA: SCE – Quick graffiti response more proactive to preserve neighborhood quality.
- Allow vegetable gardens in yard.
- Senior places – like Del Web.
- Single family's identity in Old Towne-preserve but need rental units in mix.
- Quality/Affordable housing.
- Within Downtown Old Towne/Depot-Area opportunities for lofts plus more multi-family need more parking.
- Rental Assistance Programs (mobile homes).

HOUSING



- Increase density/supply.
- Increase density in the right place is okay.
- Look at parking requirements.
- Police take care of business.
- Guidelines for remodeling in Old Towne.
- More open space or parks in north Orange.
- Higher quality rental units. Housing for singles.
- Infill needs with City /OUSD sites.
- Work with School Districts more.
- Increase in educational needs – see resources meet needs.
- No more medium or high density housing in north Orange i.e. north of Taft Avenue.



**Stakeholder Meeting
February 27, 2013**

Post-it Note Exercise

(All comments are provided verbatim.)

CHALLENGES

Process Timing

- Length (time) of planning – entitlement

Loss of RDA

- Loss of housing funds (i.e., RDA)
- Funding of affordable housing – loss of redevelopment activity

Affordability vs. Demographics

- Affordability in relation to income trends
- Number of available units to match demographics

Developmental Disabilities

- Creating housing for folks with developmental disabilities, safe and near transportation

Available Land

- Adequate sites to develop
- Available land
- Available vacant land
- Access to School Sites and Disposition of Property
- Central repository for housing stock needed

Low Density Standards

- Low density number of units/acre

Community Support

- Garnering support for affordable housing; residents not educated on quality affordable homes

Other

- Aging population that still have disabled adult children and want them to live in familiar environment with circle of support when parents can no longer take care of them. (currently 69 over the age of 55).



OPPORTUNITIES

Opportunity for People with Developmental Disabilities

- People with developmental disabilities have similar needs as seniors. Even though they may be younger than 55. Regional Center can provide services and support if Orange can allow occupancy.
- Review mobile home locations – if people with developmental disabilities can afford to move in, can upgrade priorities with staff that Regional Center funds.
- Building for folks with developmental disabilities would help the parking problem. Most do not drive.
- Housing for folks with developmental disabilities come with services included for residences.

Address Parking

Increase Density to Reduce Cost

- Higher density for quality housing

Policy

- Create a housing plan (i.e., Anaheim) that commits to a specified number of homes to be constructed at lower income levels.
- Provide HUD certificates in Plan
- Creating a mixed-income policy that set-aside a # of homes affordable to lower income families.
- Strengthening/creating specific policies and programs that encourages/prioritizes the development of homes affordable to lower income homes.

Seniors Disabilities

- Create housing that includes seniors and folks with disabilities.

Historic

- Historic District – Rules - \$\$, Regulate ongoing maintenance

Match Affordability with Demographic

Infill and Reuse

- Identifying infill/underutilized properties for development of homes affordable to lower income families
- RDA use of existing sites for reuse

Collaboration

- Outreach to affordable housing developers/special needs community to understand what the constraints are to developing affordable homes in Orange.
- Collaboration with neighboring cities, Anaheim/Santa Ana
- Have City elected leadership participate in County homeless efforts
- Encourage City housing non-profits to collaborate with City efforts
- Apply to OC housing to secure more HUD cert. for seniors and folks with developmental disabilities.



RESOURCES

Community Foundation of Orange Opportunities

City Properties

- Development/partnership on City owned land – excess property

School sites

- Process of disposition of sites

Private/Non-Profits

- Local developers willing to work with a non-profit to provide housing
- Private investors interested in rehab/gentrification?

Federal \$\$

- Funding sources: CDBG, HUD, SB391 (Homes and Jobs Act) ...maybe?
- Limited HOME funding for rehab or new construction of affordable housing.

Other Partners

- Identify companies, employees, etc.
- Collaboration with County Resources
- Although unable to provide funding for housing, Regional Center of Orange County can provide support to the 829 people already residing in Orange to help them succeed, address any issues, and help get HUD certificates.

Other

- Annex County Island?
- MHSA Funds
- LISC



Stakeholder Meeting February 27, 2013 Invitee List

The following organizations were invited to participate in the Stakeholder Meeting on February 27, 2013. The City also emailed these organizations when the draft Housing Element was available online for review.

- Abode Communities
- Bettencourt and Associates
- Casa Teresa
- County of Orange
- Covenant Presbyterian Church
- Eli Home
- First Presbyterian Church of Orange
- Foothills Sentry
- Friendly Center
- Home Aid Orange County
- Irvine Company
- Kennedy Commission
- Living Opportunities Management Company (LOMCO)
- Mercy House
- North Orange Christian Church
- Orange Chamber of Commerce
- Orange County Health Care Agency
- Orange County Social Services Agency
- Orange Housing Development Corporation
- Project Hope Alliance
- Public Law Center
- Regional Center of Orange County
- Simpson Housing
- St. John's Lutheran Church
- Talley Associates



APPENDIX B

RESIDENTIAL LAND RESOURCES

A. ADEQUATE SITES ANALYSIS

State Housing Element Law mandates that a city shows it has adequate sites available through appropriate zoning and development standards and with the required public services and facilities for a variety of housing types and incomes. This evaluation of adequate sites represents planning goals and not goals for actual production of housing within the planning period. The City must demonstrate that it has capacity or adequate sites to accommodate the projected need for housing. Actual housing production over the planning period depends on a number of factors including market demand and financing availability.

The State DOF is responsible for developing the total Statewide housing demand projection. With the State HCD, this demand is apportioned to each of the State's regions. The demand represents the number of additional units needed to accommodate the anticipated growth in the number of households, to replace expected demolitions and conversions of housing units to non-residential uses and to allow for a future vacancy rate conducive to healthy functioning of the housing market.

SCAG, the Council of Governments (COG) representing the region, in cooperation with local jurisdictions is responsible for allocating the region's projected new housing demand in each jurisdiction. This process is known as the Regional Housing Needs Assessment (RHNA) and the goals are referred to as the RHNA goals or the "regional share" goals for new housing construction. The allocation takes into account factors such as market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, type and tenure of housing need and others. In determining a jurisdiction's share of new housing needs by income category, the allocation is adjusted to avoid an over-concentration of Lower Income households in any one jurisdiction. The allocation is divided into four income categories:

- Very Low-Income- 0 to 50 percent of the median income;
- Low-Income- 51 to 80 percent of the median income;
- Moderate-Income- 81 to 120 percent of the median income; and,
- Above Moderate-Income- more than 120 percent of the median income.

The RHNA prepared by SCAG for the planning period of January 1, 2014 through October 15, 2021 identifies the City of Orange's share of the region's housing needs as 363 new housing units. The City of Orange's share of the region's housing needs for 2014-2021, as determined by SCAG, is the projected need for housing used in this evaluation.



1. RHNA Allocations

Table B-1 summarizes the City's RHNA allocations by income category.

Table B-1
City of Orange 2014-2021 RHNA Allocations

Income Category	Dwelling Units
Very Low ¹	83
Low	59
Moderate	66
Above Moderate	155
Total	363

Notes:

¹ 50% of the Very Low-Income need is assumed be Extremely Low-Income

Source: SCAG, 2012

2. Capacity to Meet Regional Share Goals

To enable the City of Orange to meet RHNA goals, the City must evaluate its capacity to meet this need with existing development capacities.

a. Vacant Land Resources

The City of Orange has minimal areas of vacant land. The majority of vacant land is within the East Orange Planning Area. Santiago Hills II and the East Orange Area have entitlements to develop residential units. These units are shown under Current Projects. The remaining vacant land is scattered throughout the City and has the potential for infill development. Table B-2 summarizes the vacant lands within the City of Orange. Maps showing the location of these parcels can be found in Appendix B-1. Many of the vacant parcels are remnant pieces too small for construction to be feasible. It is assumed that the potential of 75 dwelling units on the 7 vacant parcels remaining will be comprised of market-rate residential units. In addition to the available vacant land, there are number of infill and redevelopment opportunities with the potential to produce housing units to meet the RHNA allocation.



Table B-2
Vacant Land Permitting Residential Construction

APN	Zoning	2010 General Plan	Acres	Permitted Density	Projected Units	Sewer/ Water Deficiency	Notes
085-551-66	A-1	OS	11.37	1 du/ 5 ac	0		Required common open space.
383-071-06	A-1	MDR	0.30	1 du/ 5 ac	0		No access from street.
383-071-38	A-1	MDR	0.01	1 du/ 5 ac	0		Construction not feasible due to lot size.
383-181-12	A-1	LMDR	0.56	1 du/ 5 ac	0		No access from street.
383-071-40	A-1	LMDR	0.04	1 du/ 5 ac	0		Construction not feasible due to lot size.
383-071-27	M-H	LMDR	0.02	10 du/ ac	0		Construction not feasible due to lot size.
393-293-12	R-1-20	ESTR	1.38	1 du/ 20,000 sq. ft.	0		Required common open space.
093-160-50	R-1-40	ESTR	19.37	1 du/ 40, 000 sq. ft.	21	Sewer undeveloped ¹	Subdivision of lots required.
379-172-21	R-1-40	ESTR	7.81	1 du/ 40, 000 sq. ft.	8		Subdivision of lots required.
379-441-01	R-1-40	ESTR	1.22	1 du/ 40, 000 sq. ft.	1	Sewer undeveloped ¹	
379-461-21	R-1-40	ESTR	0.21	1 du/ 40, 000 sq. ft.	0		Owned by Orange County Flood Control District.
361-541-14	R-1-6	LDR	0.65	1 du/ 6,000 sq. ft.	0		Lot configuration and site constraints.
375-205-21	R-1-6	LDR	0.38	1 du/ 6,000 sq. ft.	2		Subdivision of lots required.
093-010-53	R-1-7	PFI	1.34	1 du/ 7,000 sq. ft.	0		Owned by Orange County Flood Control District
378-303-30	R-1-8	OS	2.93	1 du/ 8,000 sq. ft.	0		Owned and used by utility company.
039-141-07	R-2-6 (SP)	LDR	0.15	2 du/ 6, 000 sq. ft.	2		
039-142-12	R-2-6	LDR	0.15	2 du/ 6, 000 sq. ft.	1		General Plan/Zoning consistency required.
374-463-25	R-2-6	LMDR	2.80	2 du/ 6, 000 sq. ft.	0		Utilized for school parking and athletic facility.
383-181-28	R-3	LMDR	0.29	6-15 du/ac	0		No access from street.



Table B-2
Vacant Land Permitting Residential Construction

APN	Zoning	2010 General Plan	Acres	Permitted Density	Projected Units	Sewer/ Water Deficiency	Notes
383-193-62	R-3	LMDR	0.01	6-15 du/ac	0		Construction not feasible due to lot size.
383-193-65	R-3	LMDR	0.67	6-15 du/ac	0		No access from street currently. Potential for access if the Walnut Road extension is pursued, however this is unlikely to occur during the planning period.
094-503-02	R-3 (A)	LMDR	1.32	6-15 du/ac	40	Sewer undeveloped ¹	
094-503-04	R-3 (A)	LMDR	2.63	6-15 du/ac			
390-021-03	R-1-6/R-2-6	OS/LDR	11.70	2 du/ 6, 000 sq. ft.	0		Owned by the City of Orange. Portions of the parcel are currently utilized by Santiago Creek, City-owned trail or habitat enhancement area. Capacity is assumed to be 0 units based on current City use of the site.
Total					75 dwelling units		

Notes:

¹ Sewer connection undeveloped.

Source: City of Orange Community Development Department, 2013



b. Current Projects

The City of Orange has a number of projects under construction, entitled or in the entitlement process. These “projects-in-the-pipeline” are shown in Table B-3. A total of 3,662 units are under construction, entitled, or in the entitlement process.

**Table B-3
Residential Projects “In the Pipeline”**

Project Name/Location	Anticipated Units ¹					Status
	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total	
Orange Packinghouse (426 W. Almond Ave.)				20	20	In entitlement process
Larson House (1450 Nicky Way/ APN: 379-461-29)				1	1	Building permits issued
AMLI Residential (3537 the City Way/APN: 213-061-37)		180	154		334	Building permits issued
Kent Residences (1040 W. Almond Ave.)				1	1	In entitlement process
Glos Barn Relocation/Accessory Second Unit (816 E. Culver Avenue)			1		1	Entitled
Micha – Accessory Unit (545 E. Jefferson)			1		1	In entitlement process
Vasquez Residence (Lot Adjacent to 503 South Prospect)			1	1	2	In entitlement process
Ridgeline Equestrian Estates (1051 Meads Ave.)				39	39	Entitled
Serrano Woods (1820 E. Meats)	45 ^{2,3}	17 ³		1	63	Building permits issued/under construction
Harvard House Duplex Infill (468 N. Olive Street)				1	1	In entitlement process
Kaulard Residence and Garage/Accessory Second Unit (394 S. Orange Street)			1		1	In entitlement process
GAH – Palm Avenue Housing/Rick Fox/Second Unit (730 W. Palm)			1		1	In entitlement process
Darius Apartments (1213 and 1221 W. Palmyra Street)				8	8	In entitlement process
Santa Ines Apartments (184 N. Prospect Street)	32 ^{3,4}	10 ³			42	Entitled
Rio Santiago (6118 E. Santiago Canyon Road)				395 ⁵	130 single family + 265 senior units	In entitlement process



Table B-3
Residential Projects “In the Pipeline”

Project Name/Location	Anticipated Units ¹					Status
	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total	
Val Verde Estates (446 S. Tustin Street)			57 ⁶	36	93	In entitlement process
Rodriguez Residence (4224 E. Washington Avenue)				1	1	Building permits issued/under construction
Yaghi Accessory 2nd unit and addition to SFR (812 E. Washington Avenue)			1		1	In entitlement process
East Orange Area I				1,019	1,019	Entitled
Santiago Hills II	128 ³		523	987	1,638	Entitled
Total	205	207	740	2,510	3,662	

¹ Unless otherwise noted, expected affordability levels of anticipated units are based on actual sales prices of comparable housing units. Anticipated units for which comparable housing units are not available are assumed to be Above Moderate Income

² Includes 7 Extremely-Low Income units

³ Income-restricted units

⁴ Includes 5 Extremely-Low Income units

⁵ Unit sizes not determined at this time. Therefore units are assumed to be affordable to Above-Moderate Income households

⁶ Assumes a sales price of \$299 per square foot based on current median sales price for single family homes in Orange reported by Zillow.com on May 31, 2013

Source: City of Orange Community Development Department

c. General Plan Focus Areas Residential Capacity

The City of Orange updated its General Plan in 2010, which increased capacity for residential development in five Focus Areas: Katella Avenue Corridor, South Main Street Corridor, West Chapman Avenue/Uptown Orange, Old Towne and Santa Fe Depot, and Lemon Street Corridor. These “focus areas” are areas of the City where redevelopment and future growth is envisioned to occur. Within these areas, mixed use land use designations were applied to accommodate higher-density residential and a broader range of commercial uses than were previously allowed. The General Plan includes five mixed-use land use designations: Neighborhood Mixed Use- Katella Avenue, Neighborhood Mixed Use- South Main Street, Old Towne Mixed Use- Santa Fe Depot Specific Plan area, Old Towne Mixed Use- Outside Santa Fe Depot area, and Urban Mixed Use. Each Mixed Use designation is described in Section C, Table H-44. The 2010 General Plan allows for redevelopment of parcels to increase density and/or develop residential units on land previously designated for industrial or commercial uses. In order to implement the new mixed use land use designations included in the 2010 General Plan, in 2011 the City established five mixed use districts in the Zoning Code, OTMU-15, OTMU-15S, OTMU-24, NMU-24, and UMU.

State Government Code Section 65583.2(c)(3)(B)(iv) allows jurisdictions in metropolitan counties, such as Orange, to include sites with a minimum density of 30 units per acre as appropriate sites



to accommodate the jurisdictions' Lower Income households. It is assumed that the market can create affordable units at this density. Of the City's zoning districts, the UMU zoning district is the only district with a minimum density of 30 dwelling units per acre or greater. Therefore, land within this zoning district is particularly important for future affordable housing opportunities. Approximately 426 acres in the City are General Planned UMU. Of those, 291 acres have been zoned UMU. (Note: The remaining acreage is located in the Katella Avenue focus area. A zone change to UMU for this area is currently in process; therefore, for the purposes of the adequate sites analysis, land within the Katella Avenue focus area has not been included). In addition to the Mixed Use designations, the General Plan also includes a Public Facilities designation which allows for residential development in conjunction with the facilities and institutions in these areas. It is anticipated that these areas will accommodate specialized housing (i.e. temporary housing for medical center out-patients, employee housing, skilled care and assisted living) to meet the needs associated with the facilities and institutions in Orange.

Within the City of Orange, there are a number of areas that already exhibit mixed use land patterns. For example, vertical mixed use (residential units over office or retail units) also occurs in the Old Towne area. Also in the Old Towne area, the commercial corridors along Glassell Street and Chapman Avenue are adjacent to low and medium density residential development. Horizontal mixed use also occurs along Chapman Avenue and Main Street where commercial uses are along the high-traffic areas and residential development is located behind the commercial corridors. The changes included in the General Plan update were designed to capitalize on the market trend towards both horizontal and vertical mixed use occurring in northern Orange County. The demand for increased residential units within urbanized areas created by growing employment opportunities has also produced projects that redevelop commercial and industrial uses to integrate both residential and commercial uses at higher densities than seen previously.

In the past few years, a number of projects have redeveloped underutilized commercial or industrial uses into multi-family residential development. These projects have been located close to transit opportunities and retail and service areas. For example, AMLI Residential, a new rental housing development approved in March 2013, is replacing a large parking lot in an area adjacent to commercial, entertainment, tourist and medical uses.

Methodology for Determining Opportunity Sites and Capacity

Within the General Plan Focus Areas, the City has identified opportunity sites that are likely to be redeveloped with residential uses. The opportunity sites are those listed with an "Existing Development/Redevelopment Capacity" in Appendix B2. Parcels with existing residential units are assumed to have limited potential to redevelop to accommodate more units. Large employment and revenue-generating centers and parcels with recent construction are also assumed to have limited potential to redevelop in the planning period. The City determined that the opportunity sites are likely to be redeveloped with residential uses based on:

- Developer interest and/or proposals to redevelop the site with residential uses;
- Availability of infrastructure including sewer, water and roads;
- Parcel Size;



- Compatibility of surrounding uses (i.e. existing residential development); and
- Other site features.

In each of the following focus areas, the potential capacity of vacant land and existing development sites were analyzed based on the net (or expected) density under the General Plan. Only those parcels that have mixed use zoning consistent with their General Plan land use designation are included in this analysis. The net density is based on development standards and site constraints that may reduce the maximum development density. The net density also considers market factors and past development trends (average FAR of existing developments in each zone), leading to a more realistic capacity than allowed by the maximum density standards. For each parcel, development will be allowed up to the maximum density permitted in each zone, as shown in Table H-51. Appendix B2 further provides detailed information on the existing land uses, age of existing buildings and potential capacity in each focus area.

i. South Main Street Corridor

The South Main Street Corridor includes the Children's Hospital of Orange County and St. Joseph Hospital as well as various commercial and office uses. Adjacent to these uses are multi-family residential apartments located west of Main Street and south of Chapman Avenue. The high activity areas of the medical centers are located to the east of Main Street. Strip commercial and small office buildings line both sides of Main Street. The Town & Country area (located along the southern end of the focus area) contains major employment centers and office uses. The South Main Street Focus Area is adjacent to Santa Ana's Main Place shopping center and has easy access to the 22 Freeway and OCTA's bus service. The focus area is also near Santa Ana's Santiago Park and the Santiago Creek bike trail. The General Plan designates this area Neighborhood Mixed Use along Main Street and Urban Mixed Use at the southern end of the focus area along Town & Country. In addition, the medical centers within the focus area are designated Public Facilities. The Public Facilities designation allows for the development of ancillary housing. Table B-4 summarizes the potential development yield and Table B-5 identifies larger sites within the Focus Area that provide opportunities for residential developments with at least 100 units. The Site ID corresponds to the numerical identifier in Exhibit B2-1. Appendix B2, Exhibit B2-1 shows the location of the South Main Street Focus Area. Appendix B2, Table B2-1 details the Mixed Use parcels within the focus area.

Table B-4
South Main Street Corridor
Potential Development Yield

General Plan Designation	Potential Capacity of Vacant Land	Potential Capacity of Existing Development Sites	Total Potential Capacity
Urban Mixed Use	0	784	784
Neighborhood Mixed Use-South Main Street	5	69	74
Total			858



Table B-5
South Main Street Corridor
Larger Opportunity Sites

Site ID ¹	APN	Address	Allowable Density	Acres	Realistic Unit Capacity	Existing Use
11	041-213-05	702 W. Town and Country	30-60 du/ac	11.29	485	Finance/ Insurance/ Real Estate
14	390-611-08	N/A	30-60 du/ac	3.32	142	Business Services
15	390-621-02	1100 W. Town and Country	30-60 du/ac	5.77	124 ²	Finance/ Insurance/ Real Estate

Notes:

¹Corresponds to Site IDs in Appendix B-2

² Realistic unit capacity for Site 15 is based on redeveloping 2.89 acres of the site which are currently vacant

Developer Interest

The General Plan allows mixed-use development in the whole focus area; and the surrounding public services will support residential development. In the past few years, developers have shown interest in redevelopment opportunities in this focus area. In addition to projects with the City boundaries, a number of parcels have been redeveloped in the adjacent area within the boundaries of the City of Santa Ana. These projects include mixed use and residential developments and are examples of private market-initiated redevelopment of the surrounding area.

ii. West Chapman Avenue/Uptown Orange

The West Chapman/Uptown Orange Focus Area consists mainly of commercial, institutional, government, medical properties, high-rise office and low-rise multifamily residential uses. The University of California Irvine (UCI) medical center as well as various County facilities are located here. The Outlets at Orange, an entertainment retail center, is also located here. Table B-6 summarizes the potential development yield and Table B-7 identifies larger sites within the Focus Area that provide opportunity for residential projects with over 100 units. The Site ID corresponds to the numerical identifier in Exhibit B2-2. The General Plan land use designation is Urban Mixed Use in the majority of the focus area. Appendix B2, Exhibit B2-2 shows the location of the West Chapman/Uptown Orange Focus Area. Appendix B2, Table B2-2 details the proposed Mixed Use parcels within the focus area.

Table B-6
West Chapman/Uptown Orange
Potential Development Yield

General Plan Designation	Potential Capacity of Vacant Land	Potential Capacity of Existing Development Sites	Total Potential Capacity
Urban Mixed Use	0	988	988
Total Units			988



**Table B-7
West Chapman/Uptown Corridor
Larger Opportunity Sites**

Site ID ¹	APN	Address	Allowable Density	Acres	Realistic Unit Capacity	Existing Use
I	231-061-37	n/a	30-60 du/ac	5.38	334 ²	Parking Lot
6	231-083-06	601 S. Lewis St.	30-60 du/ac	7.28	313	Finance/ Insurance/ Real Estate
7	231-131-32	n/a (The Block at Orange)	30-60 du/ac	5.10	219	Parking Lot
10	232-062-02	n/a	30-60 du/ac	3.25	139	Business Services
Notes: ¹ Corresponds to Site IDs in Appendix B-2 ² Project has recently been approved for 334 units and is shown in the Projects in the Pipeline as AMLI Residential.						

Developer Interest

In recent years, there has been a high level of interest in redeveloping properties in this area. Three large multi-family developments (Archstone, BRE/Renaissance and Trammell Crow/ Allure) were constructed in the mid- to late-2000's. The AMLI development has been recently entitled to provide 334 additional units in this area. This area has high accessibility to the freeway, bus services, retail and entertainment destinations, and employment opportunities. Uptown Orange is the most urban of the General Plan focus areas. It adjoins Anaheim, Garden Grove and Santa Ana, where substantial higher-density development is occurring.

iii. Old Towne and Santa Fe Depot

Existing uses in the Old Towne and Santa Fe Depot area include commercial retail, restaurants, service, office, industrial and warehousing, local government offices, the Metrolink Station/OCTA Transit Center and portions of Chapman University. Numerous single-family and multi-family residential units are located adjacent to the main streets of Chapman Avenue and Glassell Street. The General Plan designates this area Old Towne Mixed Use which allows for development of residential units in the previously commercial and industrial area. In 2012 the City adopted an update to the Santa Fe Depot Specific Plan and associated zoning to be consistent with the 2010 General Plan. Appendix B2, Exhibit B2-3 shows the location of the Old Towne/Santa Fe Depot Focus Area. Appendix B2, Table B2-3 details the proposed Mixed Use and proposed Low and Medium Density Residential parcels within the focus area. Table B-8 summarizes the potential development yield. The Site ID corresponds to the numerical identifier in Exhibit B2-3. There are no large opportunity sites (capacity greater than 100 dwelling units) in the Old Towne and Santa Fe Depot area given the small parcel sizes in this area. In addition to the potential development yield shown in Table B-8, there are a number of existing buildings in the four-block area around the Chapman Avenue and Glassell Street intersection in the Old Towne Plaza area with existing residential uses located in the floors above retail uses. There are additional opportunities for upper floors to be converted from non-residential uses to provide more housing units. Development in



this area will be in accordance with the Santa Fe Depot Specific Plan and the Old Towne Design Standards.

**Table B-8
Old Towne and Santa Fe Depot
Potential Development Yield**

General Plan Designation	Potential Capacity of Vacant Land	Potential Capacity of Existing Development Sites	Total Potential Capacity
Low Density Residential	0	2	2
Old Towne Mixed Use	0	76	76
Total			78

Developer Interest

This Focus Area is the most sensitive of all of the Focus Areas due to its status as a National Register and locally-listed historic district. Opportunities for introducing transit oriented housing and adaptive reuse of historic industrial and commercial buildings exist. There is potential to redevelop the underutilized industrial properties into mixed use including residential units. Depot Walk, an ownership housing development, was constructed adjacent to the Santa Fe Depot in an area that was primarily industrial. In addition, the City recently received an application for a mixed use project involving adaptive re-use of a vacant historic packinghouse in this area. The project is listed as the “Orange Packinghouse” project in the Projects in the Pipeline table. These are examples of private market initiated redevelopment occurring in the area.

iv. Lemon Street Corridor

The Lemon Street corridor currently includes industrial and office uses and vacant lots. The corridor represents an opportunity to establish a medium density residential buffer between industrial uses to the south and west and single-family and multi-family residential uses to the east. Table B-9 summarizes the potential development yield within the Focus Area. The Site ID corresponds to the numerical identifier in Exhibit B2-4. Appendix B2, Exhibit B2-4 shows the location of the Lemon Street Corridor Focus Area. Appendix B2, Table B2-4 details the Medium Density Residential parcels within the focus area. There are no large opportunity sites (capacity greater than 100 dwelling units) in the Lemon Street corridor given the small parcel sizes in this area.



**Table B-9
Lemon Street Corridor
Potential Development Yield**

General Plan Designation	Potential Capacity of Vacant Land	Potential Capacity of Existing Development Sites	Total Potential Capacity
Medium Density Residential	0	41	41
Total			41

Developer Interest

Since adoption of the 2010 General Plan, developers have shown interest in developing residential uses within the Lemon Street corridor. The objective of this focus area is to establish a corridor of well-insulated, higher density residential uses, gradually transitioning into a single-family area from west to east. The plan features a Medium Density Residential designation throughout the focus area.

An affordable residential development, called Citrus Grove, was constructed in 2010 in this Focus Area and was assisted through Redevelopment Housing Set-Aside funds and HOME funds. The project consisted of 57 units, all affordable to Lower-Income households.

v. Focus Areas Summary

The potential development yield in all of the General Plan Focus Areas is 1,965 dwelling units. Of these dwelling units, 1,772 have potential to be developed at a density of 30 du/ac or greater with a minimum of 16 dwelling units per site. State Government Code Section 65583.2(c)(3)(B)(iv) allows jurisdictions in metropolitan counties, such as Orange, to include sites with a minimum density of 30 units per acre and large enough to accommodate a minimum of 16 dwelling units per site as appropriate sites to accommodate the jurisdictions' Lower Income households. Table B-10 summarizes the Focus Areas and their total potential capacity.



Table B-10
Focus Areas Summary
Potential Development Yield

Focus Area	Potential Capacity for Very Low- and Low-Income Units (≥ 30 du/ac and ≥ 16 units/site)	Potential Capacity for Moderate- and Above Moderate-Income Units (< 30 du/ac and/or < 16 units/site)	Total Potential Capacity
South Main Street Corridor	784	74	858
West Chapman/ Uptown Orange	988	0	988
Old Towne and Santa Fe Depot	0	78	78
Lemon Street Corridor	0	41	41
Total	1,772	193	1,965

vi. Public Facilities General Plan Designation

The General Plan update changed the land use designation for St. John's Church, Immanuel Lutheran Church, a portion of the Chapman University Master Plan area, and the Chapman Medical Center to Public Facilities. In addition, there are several other educational and medical uses (such as St. Joseph Hospital, Children's Hospital of Orange County, and Chapman University) that are currently designated Public Facilities. This designation allows residential development ancillary to public facilities, medical facilities, and colleges and universities. Housing types permitted include employee housing, dormitories, assisted living, convalescent homes and skilled nursing facilities. The properties designated Public Facilities are shown in Appendix B2, Exhibit B2-5. Chapman Medical Center and Chapman University have expressed interest in developing residential uses adjacent to their current facilities to serve their specific housing needs.

e. Sites Summary

Table B-11 summarizes the projects in the pipeline, vacant land capacity and potential development yield in the General Plan focus areas, to meet the RHNA goals. The City is able to meet the RHNA goal through the projects in the pipeline alone. Vacant land and parcels with potential to be redeveloped with residential units within the General Plan Focus Areas provide additional opportunities for new housing units in Orange.



**Table B-11
Sites Summary**

Income Category	Dwelling Units				
	2014-2021 RHNA Need	Projects in the Pipeline	Vacant Land Capacity	General Plan Focus Areas Potential Development Yield	Total Capacity
Very Low-	83	205	--	1,772 ¹	2,184
Low-	59	207	--		
Moderate-	66	740	--	193 ²	3,518
Above Moderate-	155	2,510	75		
Total	363	3,662	75	1,965 ³	5,702

Notes:

¹ Potential development yield in the proposed Urban Mixed Use designation with a density of at least 30 du/ac and a minimum of 16 dwelling units per site can be used to fulfill Lower-Income RHNA need

² Potential development yield in proposed General Plan designations allowing densities less than 30 du/ac or less than 16 dwelling units per site are assumed to meet the Moderate and Above-Moderate Income need only

³ Additional potential for development exists in the Old Towne and Santa Fe Depot Focus Area due to potential second story conversions in the Plaza area, and on properties with the Public Facilities designation due to ancillary housing. This potential could not be quantified and is not included in this total

B. ASSISTED UNITS “AT-RISK” OF CONVERSION

Jurisdictions are required by State Housing Element Law to analyze government-assisted housing that is eligible to convert from Lower Income to market rate housing over the next 10 years. State law identifies housing assistance as a rental subsidy, mortgage subsidy or mortgage insurance to an assisted housing development. Government assisted housing might convert to market rate housing for a number of reasons including expiring subsidies, mortgage repayments or expiration of affordability restrictions.

This section will address:

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



1. Inventory of At-Risk Units

Each city is required to include in its Housing Element an analysis of at-risk housing units including: an inventory of at-risk units, assessment of conversion risk, cost of replacement versus preservation, list of entities qualified to preserve at-risk apartments, and financing and subsidy resources available for preservation. Programs utilized by these units include HUD Section 8 funds, Section 202 funds and Redevelopment Housing Set-Aside funds. Table B-12 summarizes the units “at-risk” from 2013 through 2018. Table B-13 summarizes the units “at-risk” from 2019 through 2023.

The units at Casa Ramon, Friendly Center, Casas del Rio and Triangle Terrace remain affordable through the Section 8 Annual Renewal program. The owners apply for Section 8 renewals from HUD on an annual basis, and intend to continue the affordability of the project provided that the Section 8 contract is renewed.

**Table B-12
Units At-Risk of Conversion
2013-2018**

Project	Address	Type of Units	Program	Earliest Conversion Date	Total Units	Assisted Units
Casa Ramon	840 W. Walnut	Family ¹	LMSA, Section 8	2015	75	75
Citrus Village	548-564 N. Citrus St.	Family ²	Redevelopment Housing Set-Aside	2015	47	22
Friendly Center	451-453 N. Lemon St.	Family/Elderly/Disabled ³	Section 221(d)(3) Section 8	Annual Renewal	8	8
Casas del Rio	1740 E. La Veta Ave.	Elderly ⁴	Section 811 Section 8	Annual Renewal	40	40
Triangle Terrace	555 S. Shaffer St.	Elderly ⁵	Section 202 Section 8	Annual Renewal	75	75
Total						220

Notes: ¹ Includes 26 one-bedroom units, 41 two-bedroom units, 8 three-bedroom units

² Includes 11 one-bedroom units, 11 two-bedroom units

³ Includes 3 one-bedroom units, 4 two-bedroom units, 1 three-bedroom unit

⁴ Includes 20 studio units, 15 one-bedroom units, 5 two-bedroom units

⁵ Includes 19 studio units and 56 one-bedroom units.

Source: City of Orange; SCAG Existing Housing Needs Data Report, 2012



Table B-13
Units At-Risk of Conversion
2019-2023

Project	Address	Type of Units	Program	Earliest Conversion Date	Total Units	Assisted Units
Community Garden Tower ¹	3919 W. Garden Grove Blvd.	Elderly	Section 236 (j) (1) Section 8	2022	210	210 (170 Section 8)
Garden Tower West	4001 W. Garden Grove Blvd.	Elderly	Section 202 Section 8	2022	122	122
					Total	332

Note: ¹ Community Garden Tower was initially eligible to convert to market-rate units in 2002 and 2017. However, the Section 8 contract was extended for 20 years in 2002. The earliest date the project could convert to market rate is 2022

2. Cost of Preservation Versus Replacement

The five projects shown in Table B-12 are at-risk of converting to market rate between 2013 and 2018. Within these projects, 39 units are studio units, 111 are one-bedroom units, 61 are two-bedroom units and 9 are three-bedroom units. Generally, the cost of preserving existing units is more cost effective than replacing units through new construction. Another option is to replace these units by acquiring and rehabilitating market-rate units and placing affordability covenants on the rehabilitated units.

a. Preservation Strategies

The options to preserve units include providing financial incentives to project owners to extend Lower Income use restrictions, purchasing affordable housing units by a non-profit or public agency or providing local subsidies to offset the difference between the affordable and market rate units. Scenarios for preservation will depend on the type of project at-risk.

b. Local Rental Subsidy

One strategy for preserving the units at-risk during the planning period is to provide a local rental subsidy to residents. Rent subsidies can be utilized to provide assistance to residents when their affordable units convert to market rate. To determine the subsidy needed, Fair Market Rents were compared to market rate rents. Table B-14 provides a summary of Fair Market Rents for Orange County and Table B-15 provides an estimate of the required subsidy by unit type.



Table B-14
2013 Fair Market Rents

Size of Unit	Fair Market Rent
0 Bedroom (Studio)	\$1,126
1 Bedroom	\$1,294
2 Bedroom	\$1,621
3 Bedroom	\$2,268
4 Bedroom	\$2,525

Source: HUD Office of Policy Development and Research, HUD User website, 2013

Table B-15
Estimated Monthly Subsidy to Preserve “At-Risk” Units

Unit Size	Rents		Number of Units	Difference	Monthly Subsidy	Annual Subsidy
	Fair Market Rents ¹	Market Rate ²				
Studio	\$1,126	\$1,159	39	\$33	\$1,287	\$15,444
1 bedroom	\$1,294	\$1,429	111	\$135	\$14,985	\$179,820
2 bedroom	\$1,621	\$1,632	61	\$7	\$427	\$5,124
3 bedroom	\$2,268	\$1,842	9	(\$426)	(\$3,834)	(\$46,008)
total						\$154,380

Source: ¹HUD Fair Market Rents 2013, ²RealFacts, 3rd quarter 2012

c. Replacement Cost

The City of Orange can also consider the cost of replacing the units with new construction. Construction cost estimates include all hard and soft costs associated with construction in addition to per unit land costs. The analysis assumes the replacement units are garden style apartments with parking provided on-site. Square footage estimates are based on the minimum lot area allowed by the OMC, assuming housing units are developed on multi-family zoned properties. Land costs have been determined on a per unit basis. Tables B-16 and B-17 summarize the estimated replacement costs per unit.



Table B-16
Replacement Costs by Unit Type¹

Unit Size	Cost per Square Foot	Average Square Foot/Unit ²	Replacement Cost per Unit ³
Studio	\$200	450 square feet	\$90,000
1-bedroom	\$200	734 square feet	\$145,800
2-bedroom	\$200	1,044 square feet	\$208,800
3-bedroom	\$200	1,293 square feet	\$358,600

Notes:

¹ Based on prevailing market conditions. Units assumed to be garden apartments with on-site parking

² Based on current average apartment size by bedroom count as reported by RealFacts, 3rd quarter 2012

³ Includes construction costs, financing and land acquisition costs of \$25,000 per unit

Source: RBF Consulting, 2013

Table B-17
Replacement Costs of "At-Risk" Units¹

Unit Size	Replacement Costs Per Unit	Number of Units	Total Replacement Costs
Studio	\$900,000	39	\$35,100,000
1-bedroom	\$145,800	111	\$16,183,800
2-bedroom	\$208,800	61	\$12,736,800
3-bedroom	\$358,600	9	\$3,227,400

Notes:

¹ Based on prevailing market conditions. Units assumed to be garden apartments with on-site parking. Includes construction costs, financing and land acquisition costs of \$25,000 per unit

Source: RBF Consulting, 2013

d. Resources for Preservation

A variety of programs exist to assist cities to acquire, replace or subsidize at-risk affordable housing units. The following summarizes financial resources available.

i. Federal Programs

- **Community Development Block Grant (CDBG)** - CDBG funds are awarded to cities on a formula basis for housing activities. The City qualifies as an Entitlement City for CDBG funds. The primary objective of the CDBG program is the development of viable communities through the provision of decent housing, a suitable living environment and economic opportunity for



principally Low- and Moderate-Income persons. Eligible activities include administration, fair housing, public facilities and improvements and public services. The City of Orange's allocation for FY 2012-2013 is \$1,288,398.

- **HOME Investment Partnerships-** The City of Orange qualifies as a Participating Jurisdiction for HOME funds. The City receives funds by formula from HUD to increase the supply of decent, safe, sanitary and affordable housing to Lower-Income households. Eligible activities include housing acquisition, rehabilitation, and development; homebuyer assistance; and rental assistance. Orange's HOME allocation for FY 2012-2013 is \$304,516. The City plans to provide these funds to increase the supply of affordable housing for Low and Moderate-Income renter households through the rehabilitation of rental housing.
- **Section 8 Rental Assistance Program-** The Section 8 Rental Assistance program provides rental assistance payments to owners of private, market rate units on behalf of Very Low-Income tenants. Rental assistance is provided through the Orange County Housing Authority. There are approximately 483 households within the City of Orange who are assisted through the Section 8 program.
- **Section 811/202 Program-** Non-profit and consumer cooperatives can receive no-interest capital advances from HUD under the Section 202 program for the construction of Very Low-Income rental housing for seniors and persons with disabilities. These funds can be used in conjunction with Section 811, which can be used to develop group homes, independent living facilities and immediate care facilities. Eligible activities include acquisition, rehabilitation, new construction and rental assistance.

ii. State Programs

- **California Housing Finance Agency (CalHFA) Multifamily Programs-** CalHFA's Multifamily Programs provide permanent financing for the acquisition, rehabilitation, and preservation or new construction of rental housing that includes affordable rents for Low- and Moderate Income families and individuals. One of the programs is the Preservation Acquisition Finance Program which is designed to facilitate the acquisition of at-risk affordable housing developments by providing low-cost funding to preserve affordability.
- **Low-Income Housing Tax Credit (LIHTC) -** This program provides tax credits to individuals and corporations that invest in Low-Income rental housing. Tax credits are sold to those with high tax liability and proceeds are used to create housing. Eligible activities include new construction, rehabilitation and acquisition of properties.
- **California Community Reinvestment Corporation (CCRC) -** The California Community Reinvestment Corporation is a multifamily affordable housing lender whose mission is to increase the availability of affordable housing for Low-Income families, seniors and residents with special needs by facilitating private capital flow from its investors for debt and equity to developers of affordable housing. Eligible activities include new construction, rehabilitation and acquisition of properties.



e. **Programs Efforts to Preserve At-Risk Units**

The City of Orange has developed the following programs to assist in the preservation of Lower Income units eligible to convert to market-rate housing.

- **Monitoring At-Risk Units** – The City monitors the eligibility of affordable housing to convert to market rate housing.
- **In-Kind Technical Assistance** – The City provides in-kind technical assistance to property owners of at-risk units who are seeking assistance or funding to preserve their properties. The City provides referrals to outside agencies and provides City records and information as needed.

f. **Quantified Objectives**

Housing Element law requires that cities establish the maximum number of units that can be preserved over the planning period. One assisted project with a total of 97 units is at-risk of converting to market rate housing within the planning period. The City of Orange's objective is to preserve 97 affordable housing units.

g. **Qualified Entities to Preserve At-Risk Units**

The following non-profit corporations have experience in preserving at-risk units:

- BRIDGE Housing Corporation (San Francisco)
- Jamboree Housing Corporation (Irvine)
- Mercy Housing California (San Francisco)
- Orange Housing Development Corporation (Orange)

The City of Orange has partnered with the Orange Housing Development Corporation on a number of acquisition and rehabilitation projects including Rose Avenue Apartments, Villa Modena, Lemon Street Apartments, West Hoover Apartments, Esplanade Street Apartments, Wilson Avenue Apartments and Adams Avenue Triplexes.



APPENDIX B1

VACANT LAND RESOURCES

The location of vacant land in Orange as listed in Table B-2 is shown in the following exhibits. An index map on each exhibit shows the location of the map area in relation to the overall City. Each parcel is identified by its Assessor's Parcel Number (APN) which corresponds to the APN listed in Table B-2.



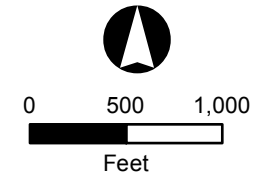
This page is intentionally left blank.



Orange Housing Needs Assessment



 Vacant Residential Parcels
 City Boundaries



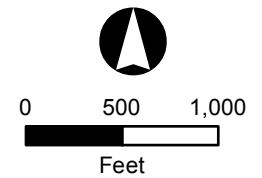
		1	2	3	4	5
	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25

Vacant Land
B1 - 10

Orange Housing Needs Assessment



 Vacant Residential Parcels
 City Boundaries



		1	2	3	4	5
	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25

Vacant Land
B1 - 14

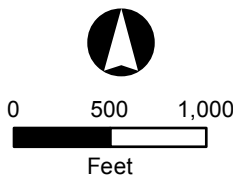




Orange Housing Needs Assessment

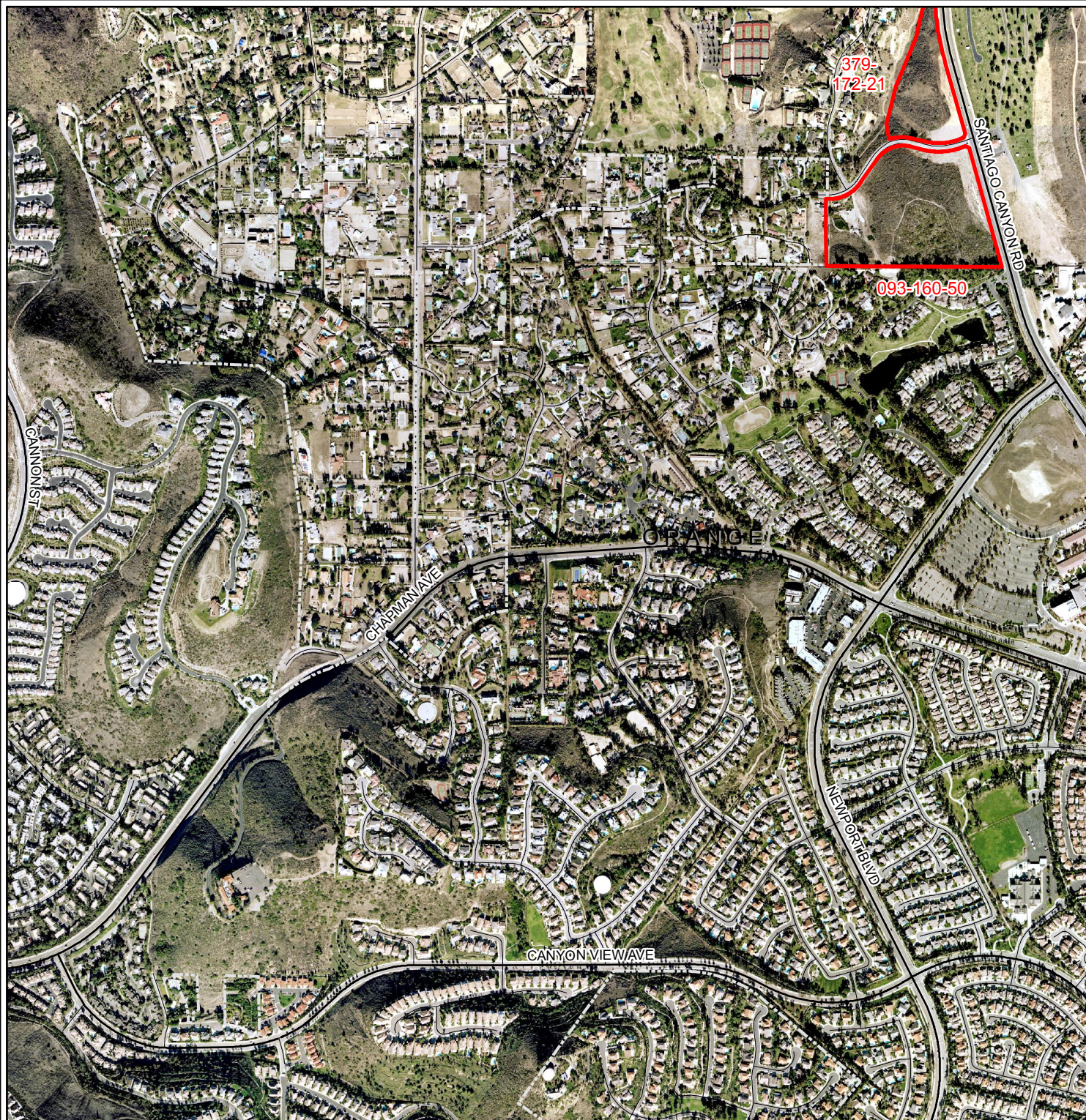


 Vacant Residential Parcels
 City Boundaries



		1	2	3	4	5
	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25

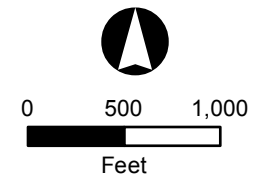
Vacant Land
B1 - 16



Orange Housing Needs Assessment



 Vacant Residential Parcels
 City Boundaries



		1	2	3	4	5
	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25

Vacant Land

B1 - 17



APPENDIX B2

GENERAL PLAN FOCUS AREAS

The following tables and exhibits detail the parcels in the General Plan focus areas that have the potential for redevelopment with housing units:

- South Main Street Corridor Focus Area: Table B2-1, Exhibit B2-1
- West Chapman Avenue/Uptown Orange Focus Area: Table B2-2, Exhibit B2-2
- Old Towne and Santa Fe Depot Focus Area: Table B2-3, Exhibit B2-3
- Lemon Street Corridor: Table B2-4, Exhibit B2-4

The tables for each Focus Area list all parcels with a Mixed Use or Residential land use designation resulting from the General Plan update. The tables provide information on existing use, site size, existing zoning and General Plan designations, permitted density, existing structures and infrastructure constraints. The net density and development capacity of each site was determined utilizing methodology described in Appendix B, Subsection 2(c).

The location of parcels with development potential are shown in Exhibits B2-1 through B2-4. The sites are identified with an ID number corresponding to the ID number in the Focus Area tables.

Exhibit B2-5 shows the location of areas with a Public Facilities designation resulting from the General Plan update, as described in Appendix B, Subsection 2(c)(vi).



This page is intentionally left blank.

Table B2-1: South Main Street Corridor Focus Area

ID	APN	Existing Use ¹	Acre	Zoning	General Plan	Permitted Density	Net Density ²	Year Built ¹	Non-Residential Existing Square Footage ¹	Infrastructure Constraints ¹	Vacant Land Potential Capacity (dwelling units) ³	Existing Development Redevelopment Capacity (dwelling units) ³
1	041-053-38	Vacant Land	0.22	NMU-24	NMIX24	24 du/ac max.	16 du/ac	--	0		3	
2	041-053-39	Vacant Land	0.15	NMU-24	NMIX24	24 du/ac max.	16 du/ac	--	0		2	
3	041-051-20	Business Services	0.16	NMU-24	NMIX24	24 du/ac max.	16 du/ac	1956	1,200			2
4	041-051-23	Professional Services	0.15	NMU-24	NMIX24	24 du/ac max.	16 du/ac	1924	1,322			2
5	041-052-20	Health Services	0.16	NMU-24	NMIX24	24 du/ac max.	16 du/ac	1983	10,680			2
6	041-052-21	Hotel/Motel	0.36	NMU-24	NMIX24	24 du/ac max.	16 du/ac	1986	15,464			5
7	041-053-15	Retail Store	0.09	NMU-24	NMIX24	24 du/ac max.	16 du/ac	1925	668			1
8	041-053-41	Industrial	0.10	NMU-24	NMIX24	24 du/ac max.	16 du/ac	1955	2,344			1
9	041-053-42	Retail Store	0.12	NMU-24	NMIX24	24 du/ac max.	16 du/ac	1927	112			1
10	041-213-01	Parking	0.78	UMU	UMIX	30-60 du/ac	43 du/ac	1975	0			33
11	041-213-05	Finance/ Insurance/ Real Estate	11.29	UMU	UMIX	30-60 du/ac	43 du/ac	1974	184,332			485
12	390-264-22	Civic/Business Organization	0.38	NMU-24	NMIX24	24 du/ac max.	16 du/ac	1961	4,800			6
13	390-274-05	Restaurant	2.00	NMU-24	NMIX24	24 du/ac max.	16 du/ac	1955	29,648			32
14	390-611-08	Business Services	3.32	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	94,440			142
15	390-621-02	Finance/ Insurance/ Real Estate	5.77	UMU	UMIX	30-60 du/ac	43 du/ac	1988	360,000			124
16	390-681-06	Hotel/Motel	0.17	NMU-24	NMIX24	24 du/ac max.	16 du/ac	1948	3,779			2
17	390-681-11	Hospital	0.74	NMU-24	NMIX24	24 du/ac max.	16 du/ac	N/A	N/A			11
18	390-683-03	Finance/ Insurance/ Real Estate	0.30	NMU-24	NMIX24	24 du/ac max.	16 du/ac	1970	2,484			4
Total Units											5	853
	041-051-27	Professional Services	1.08	NMU-24	NMIX24	24 du/ac max.	16 du/ac	1924	1,400			0
	041-052-10	Single Family Residence	0.15	NMU-24	NMIX24	24 du/ac max.	16 du/ac	1922	0			0
	041-053-15	Retail Store	0.09	NMU-24	NMIX24	24 du/ac max.	16 du/ac	1925	668			0
	041-214-04	Professional Services	3.04	UMU	UMIX	30-60 du/ac	43 du/ac		124,555			0
	041-214-05	Professional Services	5.98	UMU	UMIX	30-60 du/ac	43 du/ac	1976	97,792			0

Table B3-2: South Main Street Corridor Focus Area (continued)

ID	APN	Existing Use ¹	Acre	Zoning	General Plan	Permitted Density	Net Density ²	Year Built ¹	Non-Residential Existing Square Footage ¹	Infrastructure Constraints ¹	Vacant Land Potential Capacity (dwelling units) ³	Existing Development Redevelopment Capacity (dwelling units) ³
	390-262-01	Multi-family Residential	0.35	NMU-24	NMIX24	24 du/ac max.	16 du/ac	1957	0			0
	390-262-02	Multi-family Residential	0.18	NMU-24	NMIX24	24 du/ac max.	16 du/ac	1957	0			0
	390-262-03	Multi-family Residential	0.18	NMU-24	NMIX24	24 du/ac max.	16 du/ac	1957	0			0
	390-262-04	Multi-family Residential	0.36	NMU-24	NMIX24	24 du/ac max.	16 du/ac	1957	0			0
	390-262-05	Multi-family Residential	0.18	NMU-24	NMIX24	24 du/ac max.	16 du/ac	1957	0			0
	390-263-01	Multi-family Residential	0.35	NMU-24	NMIX24	24 du/ac max.	16 du/ac	1957	0			0
	390-263-02	Multi-family Residential	0.18	NMU-24	NMIX24	24 du/ac max.	16 du/ac	1957	0			0
	390-263-03	Multi-family Residential	0.18	NMU-24	NMIX24	24 du/ac max.	16 du/ac	1957	0			0
	390-263-04	Multi-family Residential	0.36	NMU-24	NMIX24	24 du/ac max.	16 du/ac	1957	0			0
	390-263-05	Multi-family Residential	0.18	NMU-24	NMIX24	24 du/ac max.	16 du/ac	1957	0			0
	390-264-12	Multi-family Residential	0.30	NMU-24	NMIX24	24 du/ac max.	16 du/ac	1978	0			0
	390-264-13	Multi-family Residential	0.29	NMU-24	NMIX24	24 du/ac max.	16 du/ac	1957	0			0
	390-264-14	Multi-family Residential	0.30	NMU-24	NMIX24	24 du/ac max.	16 du/ac	1957	0			0
	390-264-15	Multi-family Residential	0.57	NMU-24	NMIX24	24 du/ac max.	16 du/ac	1967	0			0

Table B3-2: South Main Street Corridor Focus Area (continued)

ID	APN	Existing Use ¹	Acre	Zoning	General Plan	Permitted Density	Net Density ²	Year Built ¹	Non-Residential Existing Square Footage ¹	Infrastructure Constraints ¹	Vacant Land Potential Capacity (dwelling units) ³	Existing Development Redevelopment Capacity (dwelling units) ³
	390-264-16	Multi-family Residential	0.57	NMU-24	NMIX24	24 du/ac max.	16 du/ac	1964	0			0
	390-264-18	Grocery Store	0.08	NMU-24	NMIX24	24 du/ac max.	16 du/ac	N/A	N/A			0
	390-264-19	Grocery Store	0.32	NMU-24	NMIX24	24 du/ac max.	16 du/ac	1978	2,400			0
	390-264-23	Restaurant	1.01	NMU-24	NMIX24	24 du/ac max.	16 du/ac	1960	4,832			0
	390-264-25	Parking	1.66	NMU-24	NMIX24	24 du/ac max.	16 du/ac	--	0			0
	390-264-26	Auto Dealer	0.83	NMU-24	NMIX24	24 du/ac max.	16 du/ac	N/A	24,730			0
	390-264-27	Personal Services	0.79	NMU-24	NMIX24	24 du/ac max.	16 du/ac	N/A	N/A			0
	390-274-01	Multi-family Residential	1.53	NMU-24	NMIX24	24 du/ac max.	16 du/ac	1961	0			0
	390-274-03	Multi-family Residential	1.54	NMU-24	NMIX24	24 du/ac max.	16 du/ac	1964	0			0
	390-274-06	Restaurant	0.44	NMU-24	NMIX24	24 du/ac max.	16 du/ac	1956	3,867			0
	390-274-08	Personal Services	0.27	NMU-24	NMIX24	24 du/ac max.	16 du/ac	1980	2,480			0
	390-274-09	Restaurant	0.67	NMU-24	NMIX24	24 du/ac max.	16 du/ac	1979	2,349			0
	390-274-10	Personal Services	0.57	NMU-24	NMIX24	24 du/ac max.	16 du/ac	1979	5,672			0
	390-274-11	Restaurant	0.59	NMU-24	NMIX24	24 du/ac max.	16 du/ac	1979	5,672			0
	390-285-32	Restaurant	0.69	NMU-24	NMIX24	24 du/ac max.	16 du/ac	N/A	3,153			0
	390-285-33	Parking	0.42	NMU-24	NMIX24	24 du/ac max.	16 du/ac		0			0
	390-285-34	Restaurant	0.83	NMU-24	NMIX24	24 du/ac max.	16 du/ac	N/A	N/A			0
	390-285-35	Restaurant	0.57	NMU-24	NMIX24	24 du/ac max.	16 du/ac	N/A	15,925			0
	390-285-36	Restaurant	0.60	NMU-24	NMIX24	24 du/ac max.	16 du/ac	N/A	9,669			0
	390-285-37	Retail Store	1.13	NMU-24	NMIX24	24 du/ac max.	16 du/ac	N/A	13,104			0
	390-611-09	Multi-family Residential	4.96	UMU	UMIX	30-60 du/ac	43 du/ac	1963	0			0
	390-611-10	Personal Services	0.63	UMU	UMIX	30-60 du/ac	43 du/ac	1963	3,866			0
	390-611-11	Restaurant	0.98	UMU	UMIX	30-60 du/ac	43 du/ac	1965	4,225			0
	390-621-03	Retail Store	1.18	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	107,979			0
	390-621-04	Retail Store	5.83	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	107,979			0
	390-621-05	Retail Store	1.22	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	107,979			0

Table B3-2: South Main Street Corridor Focus Area (continued)												
ID	APN	Existing Use ¹	Acre	Zoning	General Plan	Permitted Density	Net Density ²	Year Built ¹	Non-Residential Existing Square Footage ¹	Infrastructure Constraints ¹	Vacant Land Potential Capacity (dwelling units) ³	Existing Development Redevelopment Capacity (dwelling units) ³
	390-683-02	Personal Services	0.66	NMU-24	NMIX24	24 du/ac max.	16 du/ac	1929	15,605			0
	390-691-01	Utilities	0.23	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	N/A			0
	390-691-02	Professional Services	0.59	UMU	UMIX	30-60 du/ac	43 du/ac	1984	303,575			0

Notes:

1 City of Orange Land Use Database, 2004

2 Expected Density, General Plan Land Use Designations Table

3 Potential capacity based on net density, evaluation of existing land uses, infrastructure capacity and other site characteristics.

N/A= Information not available

Unknown sewer=existence of sewer connection undetermined by City

Zoning:

NMU-24= Neighborhood Mixed Use (24 du/ac)

UMU= Urban Mixed Use

General Plan:

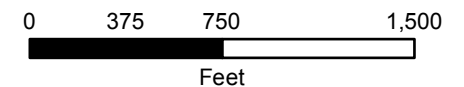
UMIX=Urban Mixed Use

NMIX24= Neighborhood Mixed Use (South Main Street Avenue)

Orange Housing Needs Assessment



-  South Main Street
-  Focus Areas
-  City Boundaries



Focus Areas/Capacity

South Main Street

Exhibit B2-1



Table B2-2: West Chapman/ Uptown Orange Focus Area

ID	APN	Existing Use ¹	Acre	Zoning	General Plan	Permitted Density	Net Density ²	Year Built ¹	Non-Residential Existing Square Footage ¹	Infrastructure Constraints ¹	Existing Development Redevelopment Capacity (dwelling units) ^{3, 4}
1	231-061-37	Parking Lot	5.38	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	N/A		Note 5
2	231-061-49	Parking Lot	0.90	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	N/A		38
3	231-061-52	Parking Lot	1.73	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	204,730		74
4	231-061-53	Restaurant	1.32	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	42,259		56
5	231-081-33	Parking Lot	0.92	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	N/A		39
6	231-083-06	Finance/Insurance/Real Estate	7.28	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	19,706		313
7	231-131-32	Parking Lot	5.10	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	722,421		219
8	231-261-13	Retail Store	1.08	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	30,000		46
9	231-303-18	Business Services	1.50	UMU	UMIX	30-60 du/ac	43 du/ac	1978	30,412		64
10	232-062-02	Business Services	3.25	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	42,308		139
Total Units											988
	000-000-00	Open Space	0.42	UMU	UMIX	30-60 du/ac	43 du/ac	--	0		0
	000-000-00	Open Space	0.22	UMU	UMIX	30-60 du/ac	43 du/ac	--	0		0
	000-000-00	Open Space	0.63	UMU	UMIX	30-60 du/ac	43 du/ac	--	0		0
	000-000-00	Open Space	0.19	UMU	UMIX	30-60 du/ac	43 du/ac	--	0		0
	083-271-23	Multi-family Residential	3.57	UMU	UMIX	30-60 du/ac	43 du/ac	1971	12,474		0

Table B3-3: West Chapman/ Uptown Orange Focus Area (continued)

ID	APN	Existing Use ¹	Acre	Zoning	General Plan	Permitted Density	Net Density ²	Year Built ¹	Non-Residential Existing Square Footage ¹	Infrastructure Constraints ¹	Existing Development Redevelopment Capacity (dwelling units) ^{3,4}
	083-312-40	Private Street	3.60	UMU	UMIX	30-60 du/ac	43 du/ac	--	0		0
	083-312-43	Unknown	0.30	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	N/A		0
	083-323-11	Private Street	0.26	UMU	UMIX	30-60 du/ac	43 du/ac	--	0		0
	083-323-12	Private Street	0.36	UMU	UMIX	30-60 du/ac	43 du/ac	--	0		0
	083-323-13	Private Street	0.25	UMU	UMIX	30-60 du/ac	43 du/ac	--	0		0
	083-323-14	Private Street	0.50	UMU	UMIX	30-60 du/ac	43 du/ac	--	0		0
	083-323-51	Private Street	0.16	UMU	UMIX	30-60 du/ac	43 du/ac	--	0		0
	083-323-60	Private Street	0.29	UMU	UMIX	30-60 du/ac	43 du/ac	--	0		0
	083-323-61	Unknown	0.11	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	N/A		0
	083-323-63	Unknown	0.07	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	N/A		0
	083-323-75	Private Street	0.02	UMU	UMIX	30-60 du/ac	43 du/ac	--	0		0
	083-323-76	Private Street	0.26	UMU	UMIX	30-60 du/ac	43 du/ac	--	0		0
	083-323-77	Unknown	0.06	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	N/A		0
	083-323-78	Private Street	0.01	UMU	UMIX	30-60 du/ac	43 du/ac	--	0		0
	083-323-80	Private Street	0.12	UMU	UMIX	30-60 du/ac	43 du/ac	--	0		0
	083-323-82	Private Street	0.02	UMU	UMIX	30-60 du/ac	43 du/ac	--	0		0
	137-463-41	Single Family Residence	0.18	UMU	MDR	15-24 du/ac	16 du/ac	1959	0		0
	137-463-42	Single Family Residence	0.17	UMU	MDR	15-24 du/ac	16 du/ac	1959	0		0
	137-471-06	Private Street	0.13	UMU	UMIX	30-60 du/ac	43 du/ac	--	0		0
	137-471-16	Private Street	0.15	UMU	UMIX	30-60 du/ac	43 du/ac	--	0		0
	137-471-21	Hotel/Motel	3.07	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	53,365		0
	137-471-31	Hotel/Motel	2.93	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	N/A		0
	137-471-32	Hotel/Motel	0.77	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	N/A		0
	137-471-33	Hotel/Motel	0.58	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	N/A		0
	231-061-04	Business Services	0.02	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	204,730		0
	231-061-35	Professional Services	4.20	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	205,025		0
	231-061-38	Hotel/Motel	6.70	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	N/A		0
	231-061-46	Multi-family Residential	1.59	UMU	UMIX	30-60 du/ac	43 du/ac	1924	2,576		0
	231-061-48	Wholesale Trade	16.72	UMU	UMIX	30-60 du/ac	43 du/ac	1970	517,032		0
	231-061-50	Professional Services	5.06	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	450,000		0
	231-061-54	Parking	5.92	UMU	UMIX	30-60 du/ac	43 du/ac	--	0		0

Table B3-3: West Chapman/ Uptown Orange Focus Area (continued)

ID	APN	Existing Use ¹	Acre	Zoning	General Plan	Permitted Density	Net Density ²	Year Built ¹	Non-Residential Existing Square Footage ¹	Infrastructure Constraints ¹	Existing Development Redevelopment Capacity (dwelling units) ^{3,4}
	231-061-56	Private Street	0.49	UMU	UMIX	30-60 du/ac	43 du/ac	--	0		0
	231-071-22	Parking Lot	2.44	UMU	UMIX	30-60 du/ac	43 du/ac	--	0		0
	231-071-23	Private Street	0.28	UMU	UMIX	30-60 du/ac	43 du/ac	--	0		0
	231-071-24	Parking Lot	2.65	UMU	UMIX	30-60 du/ac	43 du/ac	--	0		0
	231-071-26	Parking Lot	1.84	UMU	UMIX	30-60 du/ac	43 du/ac	--	0		0
	231-071-29	Private Street	0.42	UMU	UMIX	30-60 du/ac	43 du/ac	--	0		0
	231-071-30	Restaurant	0.77	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	9,967		0
	231-071-31	Parking Lot	1.50	UMU	UMIX	30-60 du/ac	43 du/ac	--	0		0
	231-071-32	Restaurant	1.01	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	N/A		0
	231-071-33	Parking Lot	1.28	UMU	UMIX	30-60 du/ac	43 du/ac	--	0		0
	231-071-34	Restaurant	0.27	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	10,486		0
	231-071-36	Parking Lot	4.27	UMU	UMIX	30-60 du/ac	43 du/ac	--	0		0
	231-072-02	Vacant Building	1.95	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	N/A		0
	231-081-43	Multi-family Residential	0.97	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	0		0
	231-081-44	Multi-family Residential	1.76	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	0		0
	231-081-46	Multi-family Residential	5.09	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	0		0
	231-081-47	Finance/Insurance/Real Estate	6.33	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	338,243		0
	231-081-49	Parking	1.19	UMU	UMIX	30-60 du/ac	43 du/ac				0
	231-081-55	Personal Services	3.54	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	31,286		0
	231-083-06	Business Services	7.28	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	33,283		0
	231-083-06	Business Services	1.71	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	33,283		0
	231-083-07	Parking	0.66	UMU	UMIX	30-60 du/ac	43 du/ac	--	0		0
	231-084-01	Business Services	0.29	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	N/A	Unknown Sewer	0
	231-092-01	Private Street	1.13	UMU	UMIX	30-60 du/ac	43 du/ac	--	0		0
	231-131-19	Wholesale Trade	0.13	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	N/A		0
	231-131-29	Other Commercial	2.33	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	386,066		0
	231-131-31	Other Commercial	12.03	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	386,066		0
	231-131-34	Wholesale Trade (Block at Orange)	41.06	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	722,421		0
	231-261-08	Hotel/Motel	2.96	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	350,000		0

Table B3-3: West Chapman/ Uptown Orange Focus Area (continued)

ID	APN	Existing Use ¹	Acre	Zoning	General Plan	Permitted Density	Net Density ²	Year Built ¹	Non-Residential Existing Square Footage ¹	Infrastructure Constraints ¹	Existing Development Redevelopment Capacity (dwelling units) ^{3,4}
	231-261-09	Finance/Insurance/Real Estate	4.09	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	250,000		0
	231-261-11	Finance/Insurance/Real Estate	1.37	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	30,000		0
	231-261-15	Professional Services	5.17	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	250,000		0
	231-261-16	Business Services	0.95	UMU	UMIX	30-60 du/ac	43 du/ac	N/A			0
	231-261-17	Professional Services	3.77	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	250,000		0
	231-262-07	Business Services	4.21	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	150,000		0
	231-262-08	Finance/Insurance/Real Estate	3.44	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	150,000		0
	231-641-09	Open Space	0.12	UMU	UMIX	30-60 du/ac	43 du/ac	--	0		0
	231-641-11	Open Space	0.00	UMU	UMIX	30-60 du/ac	43 du/ac	--	0		0
	231-641-12	Hotel/Motel	1.17	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	16,264		0
	231-641-14	Open Space	0.09	UMU	UMIX	30-60 du/ac	43 du/ac	--			0
	232-061-01	Private Street	0.07	UMU	UMIX	30-60 du/ac	43 du/ac	--	0		0
	232-061-06	Hotel/Motel	2.61	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	27,650		0
	232-061-10	Private Street	2.59	UMU	UMIX	30-60 du/ac	43 du/ac	--	0		0
	232-062-14	Multi-family Residential	4.71	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	0		0
	232-062-25	Health Services	0.76	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	4,404		0
	232-062-26	Multi-family Residential	11.57	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	N/A		0
	232-091-01	Amusement/Recreation	0.62	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	N/A		0
	232-091-02	Business Services	0.48	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	N/A		0
	232-091-03	Professional Services	1.09	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	351,780		0
	232-091-04	Other Government Related	0.60	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	45,619		0
	232-091-05	Hotel/Motel	3.01	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	136,894		0

Table B3-3: West Chapman/ Uptown Orange Focus Area (continued)

ID	APN	Existing Use ¹	Acre	Zoning	General Plan	Permitted Density	Net Density ²	Year Built ¹	Non-Residential Existing Square Footage ¹	Infrastructure Constraints ¹	Existing Development Redevelopment Capacity (dwelling units) ^{3,4}
	232-091-06	Parking Structure	6.31	UMU	UMIX	30-60 du/ac	43 du/ac	N/A	289,875		0
	137-471-14	Vacant Land	0.10	UMU	UMIX	30-60 du/ac	43 du/ac	--	0		0
	137-471-15	Vacant Land	1.36	UMU	UMIX	30-60 du/ac	43 du/ac	--	0		0
	231-262-05	Vacant Land	0.15	UMU	UMIX	30-60 du/ac	43 du/ac	--	0		0

Notes:

1 City of Orange Land Use Database, 2004

2 Expected Density, General Plan Land Use Designations Table

3 Potential capacity based on net density, evaluation of existing land uses, infrastructure capacity and other site characteristics.

4 All identified with capacity in the West Chapman/Uptown Orange focus area have allowable densities of at least 30 du/ac and can accommodate at least 16 units per site. Therefore, these sites are assumed to accommodate Very Low- and Low-Income units.

5 This project has recently been approved for 334 units at the maximum allowed density (60 du/ac) and is shown in the Projects in the Pipeline as AMLI Residential. The capacity of this site is not included in the total redevelopment capacity for the West Chapman/Uptown Orange focus area as it is reflected in the Projects in the Pipeline.

* Site capacity is less than 16 units and is not assumed to have the potential for housing affordable to Lower-Income households.

N/A= Information not available

Unknown sewer=existence of sewer connection undetermined by City

Zoning:

UMU= Urban Mixed Use

General Plan:

UMIX=Urban

Mixed Use

Orange Housing Needs Assessment



- West Chapman / Uptown Orange
- Focus Areas
- City Boundaries



0 500 1,000 2,000
Feet



Focus Areas/Capacity

West Chapman / Uptown Orange

Exhibit B3-3

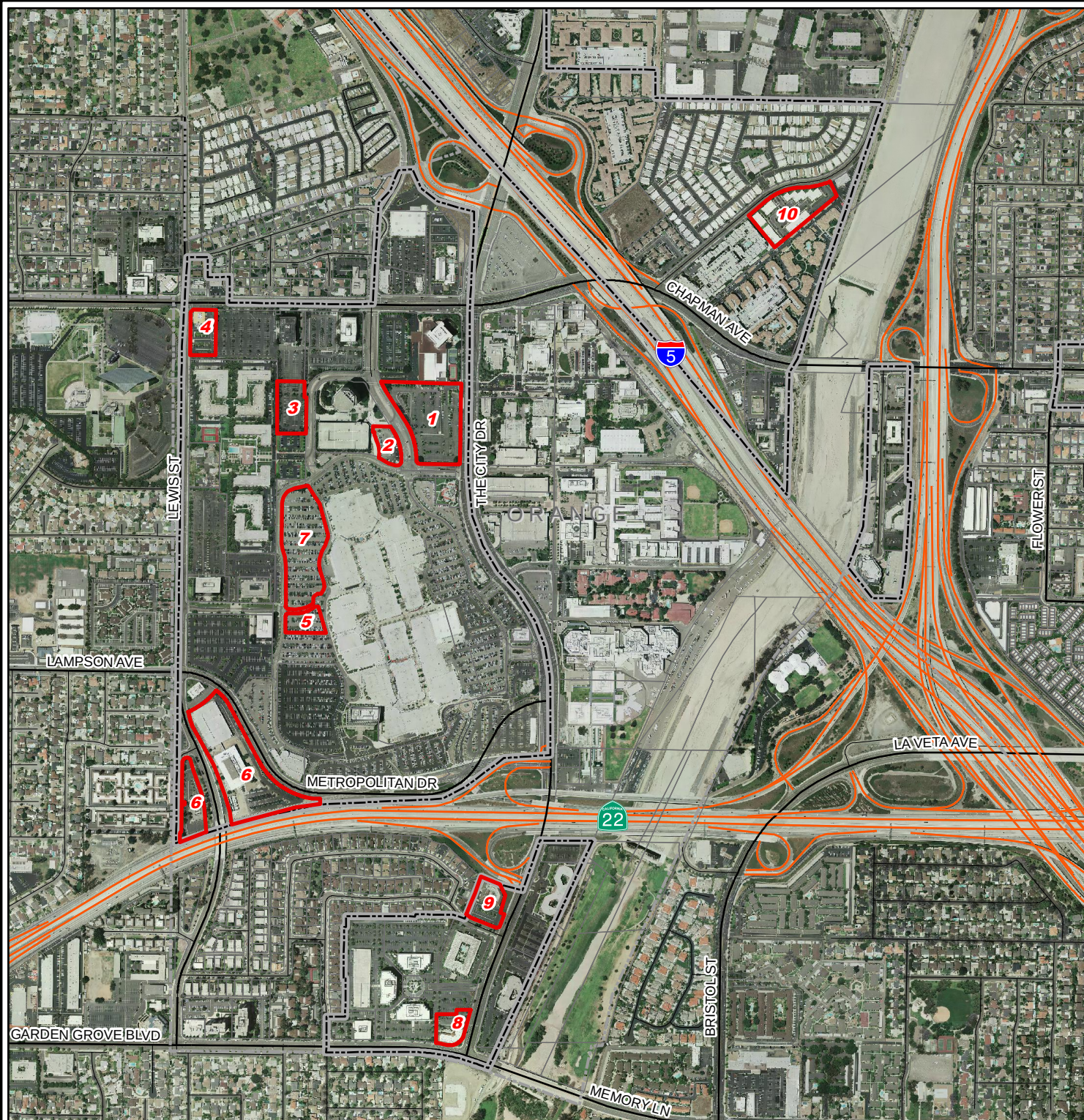


Table B2-3: Old Towne/Santa Fe Depot Focus Area¹

ID	APN	Existing Use ²	Acre	Zoning	General Plan	Permitted Density	Net Density ³	Year Built ²	Non-Residential Existing Square Footage ²	Infrastructure Constraints ²	Existing Development Redevelopment Capacity (dwelling units) ⁴
1	039-141-01	Wholesale Trade	0.70	R-2-6 (SP)	LDR	2-6 du/ac	4 du/ac	1976	8,000		2
2	386-463-03	Construction Services	0.20	OTMU-15 (SP)	OTMIX15	15 du/ac max	9 du/ac	1965	2,840		1
3	386-463-04	Construction Services	0.18	OTMU-15 (SP)	OTMIX15	15 du/ac max	9 du/ac	1916	2,730		1
4	386-463-05	Single Family Residence	0.23	OTMU-15 (SP)	OTMIX15	15 du/ac max	9 du/ac	1908	909		2
5	386-463-06	Construction Services	0.20	OTMU-15 (SP)	OTMIX15	15 du/ac max	9 du/ac	1908	1,430		1
6	386-463-12	Parking	0.10	OTMU-15S (SP)	OTMIX15S	15 du/ac max	9 du/ac	1900	0		1
7	386-463-15	Construction Services	0.70	OTMU-15 (SP)	OTMIX15	15 du/ac max	9 du/ac	--	6,125		6
8	390-651-05	Industrial	0.70	OTMU-15 (SP)	OTMIX15	15 du/ac max	9 du/ac	1924	63,781		6 ⁵
9	390-651-05	Industrial	0.12	OTMU-15 (SP)	OTMIX15	15 du/ac max	9 du/ac	1924	63,781		1 ⁵
10	390-661-02	Professional Services	1.31	OTMU-15 (SP)	OTMIX15	15 du/ac max	9 du/ac	--	35,000		11
11	390-661-05	Civic Organizations	1.14	OTMU-15 (SP)	OTMIX15	15 du/ac max	9 du/ac	1948	18,845		10
12	390-674-05	Industrial (long-term vacancy)	2.01	OTMU-24 (SP)	OTMIX24	24 du/ac max	16 du/ac	1966	31,120		32
13	390-674-07	Industrial (long-term vacancy)	0.54	OTMU-24 (SP)	OTMIX24	24 du/ac max	16 du/ac	--	0		8
14	390-674-08	Auto Repair Services	0.22	OTMU-24 (SP)	OTMIX24	24 du/ac max	16 du/ac	--	4,288		3
Total Units											78

Notes:

- 1 Information provided only for parcels with development capacity due to the extensive number of parcels in the Old Towne/Santa Fe Depot Focus Area. Full list of parcels with proposed residential or mixed use designations can be obtained from the City of Orange.
- 2 City of Orange Land Use Database, 2004
- 3 Expected Density, General Plan Land Use Designations Table
- 4 Potential capacity based on net density, evaluation of existing land uses, infrastructure capacity and other site characteristics.
- 5 This project is in the entitlement process and proposes 10 units. The project is shown in the Projects in the Pipeline as Orange Packinghouse. The capacity of this site is not included in the total redevelopment capacity for the Old Towne/Santa Fe Depot focus area as it is reflected in the Projects in the Pipeline.

N/A= Information not available

Zoning:
SP=Specific Plan District

General Plan:
LDR=Low Density Residential

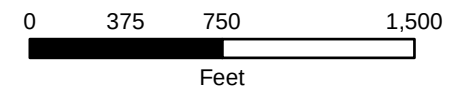
OTMU-15= Old Towne Mixed Use (15 du/ac)
OTMU-24= Old Towne Mixed Use (24 du/ac)
R-2-6= Duplex Residential

OTMIX15=Old Towne Mixed Use
OTMIX24=Old Town Mixed Use
OTMIX15S= Old Town Mixed Use- Spoke Streets

Orange Housing Needs Assessment



- Old Towne Santa Fe
- Focus Areas
- City Boundaries



Focus Areas/Capacity

Old Towne / Santa Fe Depot

Exhibit B3-4

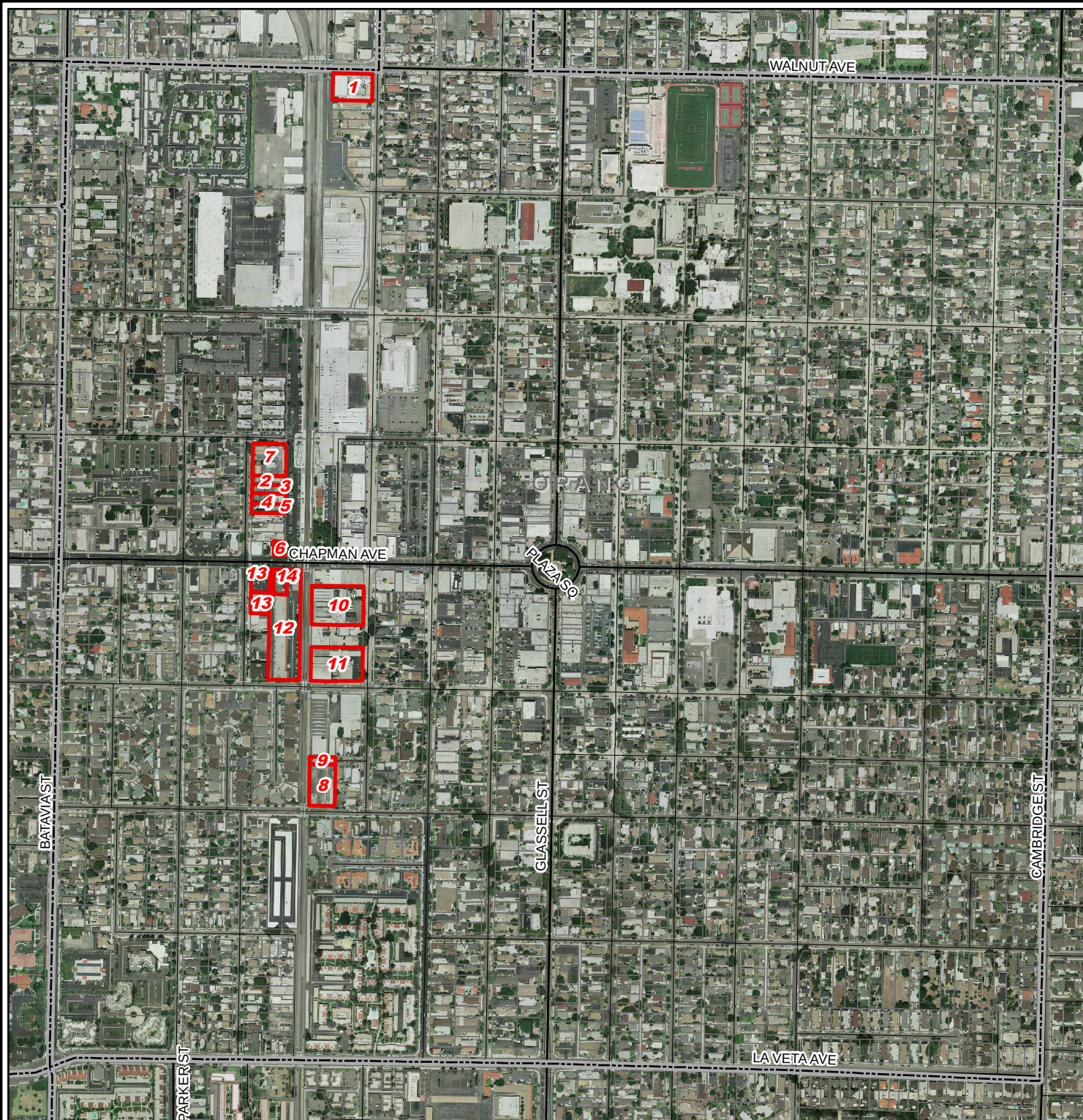


Table B2-4: Lemon Street Corridor Focus Area											
ID	APN	Existing Use ¹	Acre	Zoning	General Plan	Permitted Density	Net Density ²	Year Built ¹	Non-Residential Existing Square Footage ¹	Infrastructure Constraints ¹	Existing Development Redevelopment Capacity (dwelling units) ³
1	375-281-01	Transportation/Trucking	1.21	M-1	MDR	15-24 du/ac	16 du/ac	1965	3,100		19
2	375-281-02	Transportation/Trucking	1.40	M-1	MDR	15-24 du/ac	16 du/ac	1985	34,140		22
Total Units											41

Notes:

1 City of Orange Land Use Database, 2004

2 Expected Density, General Plan Land Use Designations Table

3 Potential capacity based on net density, evaluation of existing land uses, infrastructure capacity and other site characteristics.

N/A= Information not available

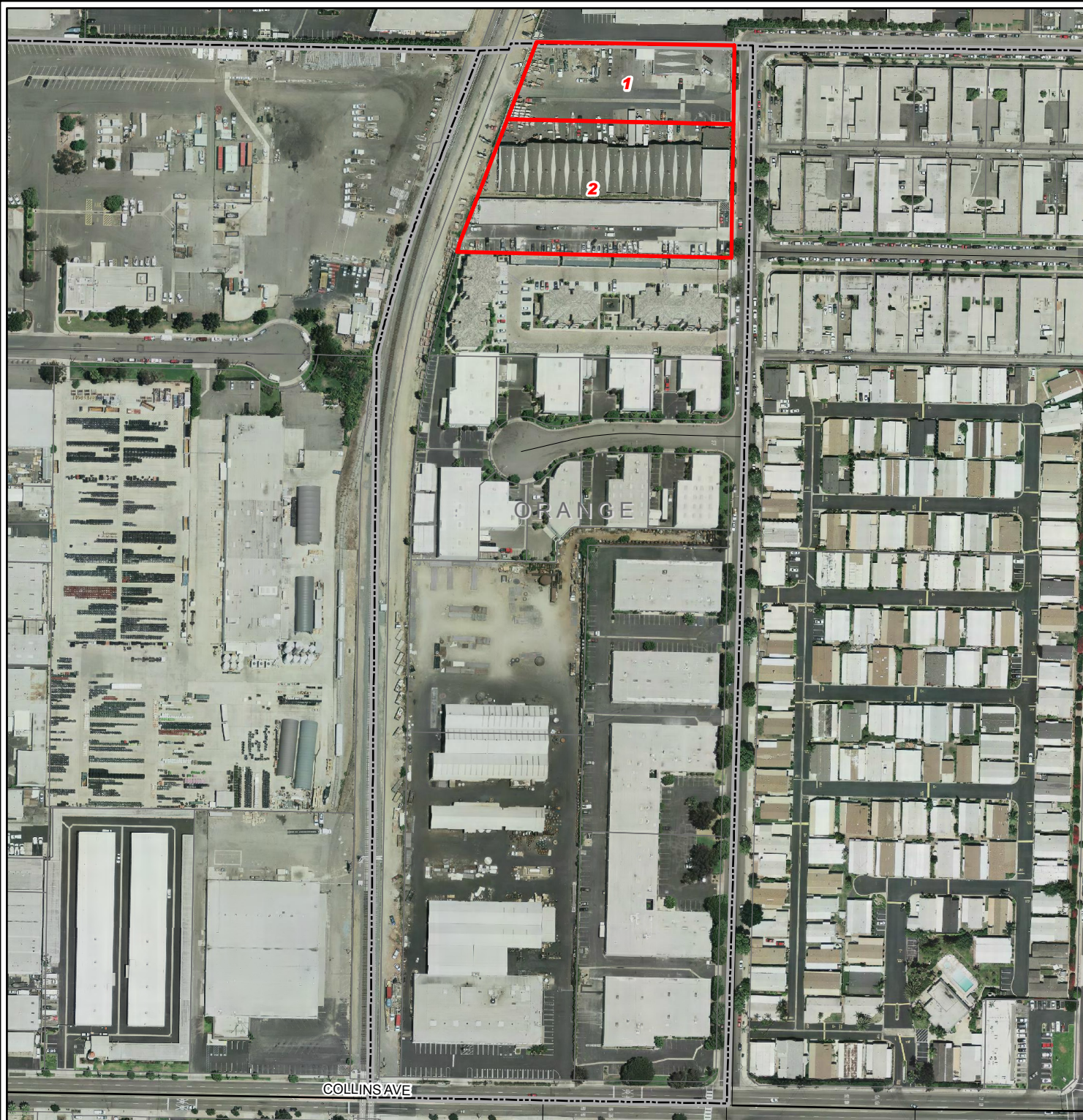
Unknown sewer=existence of sewer connection undetermined by City

Zoning:

M-1=Light Industrial District

General Plan:

MDR=Medium Density



Orange Housing Needs Assessment



-  Lemon Street
-  Focus Areas
-  City Boundaries



0 125 250 500
Feet



Focus Areas/Capacity

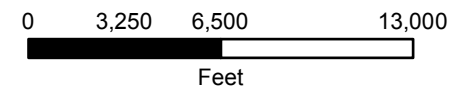
Lemon Street

Exhibit B2-4

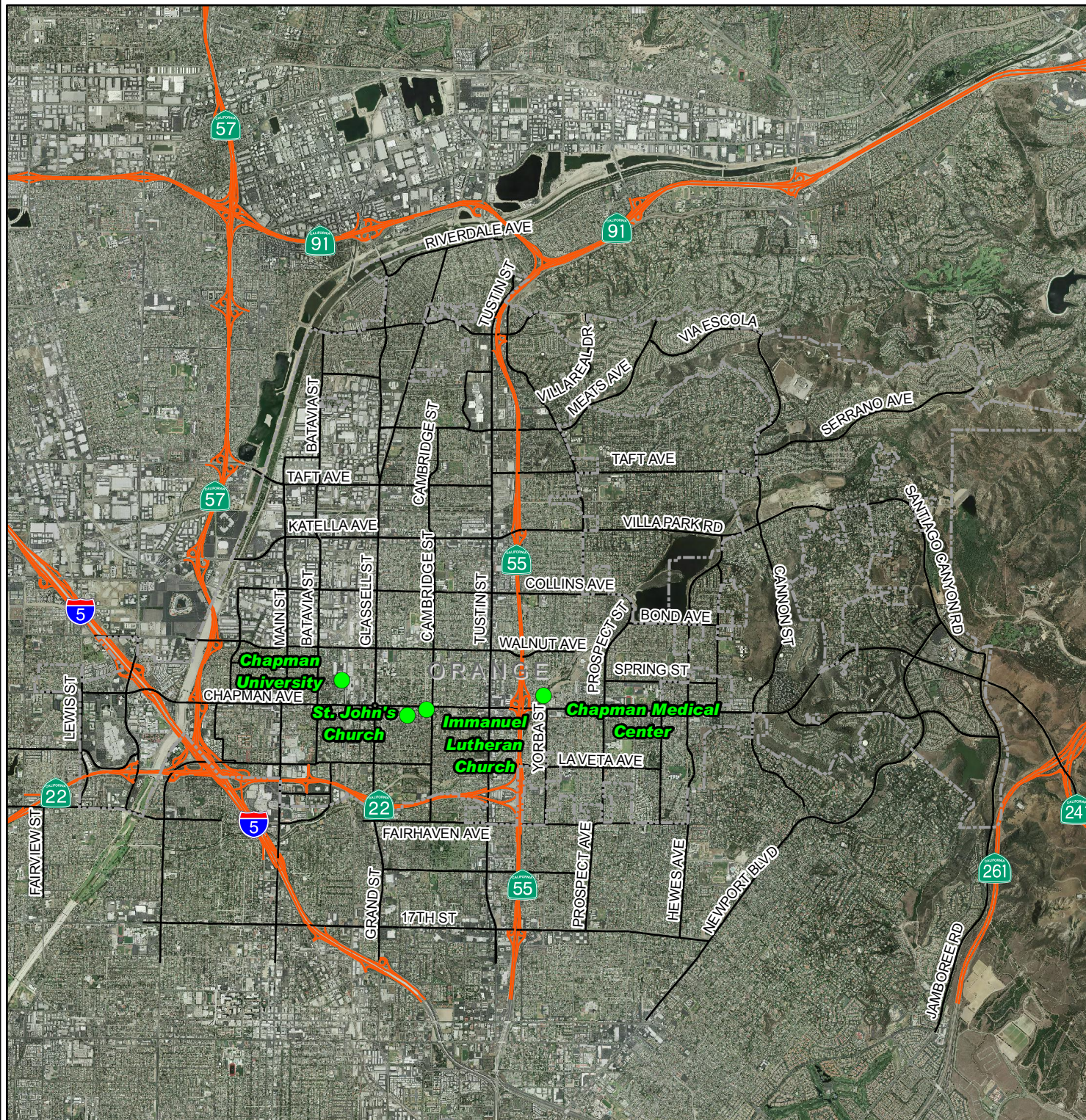
Orange Housing Needs Assessment



- General Plan
- Public Facilities Designation
- ▭ City Boundaries



Public Facilities Exhibit B2-5





APPENDIX C

REVIEW OF 2006-2014 HOUSING ELEMENT PERFORMANCE

Table C-1
Progress in Achieving Quantified Objectives
2006-2014 Planning Period

Income Category	New Construction Objective	New Construction Achievement ³	Rehabilitation Objective ²	Rehabilitation Achievement ⁴	Conservation/ Preservation Objective	Conservation/ Preservation Achievement
Extremely Low-Income	543 ¹		65	11 HIP loans, 22 HIP grants, 9 combination HIP loans/grants, 22 Paint Your Heart Out, 15 Rebuilding Together Orange County	0	
Very Low-Income	1,086	45	65		0	
Low-Income	887	116	65		75	75 (Triangle Terrace)
Moderate-Income	1,004	599	65		0	
Above Moderate-Income	2,102	677	0		0	
Total	5,079	1,437	260	79	75	75

Notes:

¹ Subset of Very Low-Income units, not included in total.

² Includes 20 Home Improvement Program loans/grants per year and 20 multi-family acquisition/rehabilitation units per year.

³ New Construction Achievement based on City records of building permits finalized between January 1, 2006 and December 31, 2012. Information may vary from the City's annual reports due to data corrections occurring after the annual reports were submitted to HCD.

⁴ Rehabilitation Achievements based on grants and loans reported in the CAPERs for FY 2008-2009 through FY 2011-2012.



Table C-2
Review of Housing Element Past Performance

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 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. 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 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 such as density bonuses	543 Extremely Low- Income, 543 Very Low-Income and 887 Low-Income Units	Since the beginning of the RHNA period in 2006, 1,437 new housing units have been constructed in Orange. Of these, 45 were affordable to Very Low-Income households, 116 were affordable to Low-Income households and 599 were affordable to Moderate-Income households. In 2008, 199 new residential units were completed. Of those, 48 units were affordable to Above Moderate-Income households, 146 were affordable to



HOUSING

Policy Action	Objective	Implementation Status
and funding assistance.		Moderate-Income households, and 5 units were affordable to Low-Income households. In 2009, 680 new residential units were constructed in Orange. Of those, 539 units were affordable to Above Moderate-Income households, 125 were affordable to Moderate-Income households, and 16 were affordable to Low-Income households. 164 new residential units were completed in Orange in Year 2010. Of those, three units were affordable to Above Moderate-Income households, 95 units were affordable to Moderate-Income households, 23 units were affordable to Low-Income households, 42 units were affordable to Very Low-Income households. Of the 65 Low- and Very Low-Income units, 56 were deed-restricted (Citrus Grove Apartments, 1120 N. Lemon) via an Affordable Housing Loan Agreement with the Orange Redevelopment Agency (ORA), who provided financial assistance for the project (tax credits, \$1.7 million in HOME funds, and \$6.15 million in Housing Set Aside Funds). The 2006-2014 Housing Element identified Citrus Grove as a "project in the pipeline". 18 new residential units were finalized in Orange in Year 2011. Of those, 1 unit was affordable to Above Moderate-Income households, 13 units were affordable to Moderate-Income households, 3 units were affordable to Low-Income households, and 1 unit was affordable to Very Low-Income households. In 2012, 7 new units were constructed in Orange. Of those, 5 were affordable to Above Moderate-Income households, 1 was affordable to Moderate-Income households and 1 was affordable to Low-Income households. In addition to the affordable units already constructed, in 2011 the City also approved two affordable housing projects: the "Serrano Woods" apartments (2060 North Park Lane – formerly 1820 East Meats Avenue) and the "Santa Ines" apartments (184 North Prospect). "Serrano Woods" was approved on March 8, 2011 and will provide 63 new rental units (62 income-restricted apartments for Extremely Low- to Low-Income families for 55 years; 21 three-bedroom and 41 two-bedroom units). The City Council and ORA Board of Directors committed a total of \$8,514,761 for the development of the 63-unit "Serrano Woods" apartments. Funding is comprised of a City HOME loan of



Policy Action	Objective	Implementation Status
		\$1,369,527 and Redevelopment Agency Housing Set-Aside loan of \$7,145,234. In addition, "Serrano Woods" took advantage of a 6.6% density bonus and three development standard concessions. Construction of "Serrano Woods" has begun and is anticipated to be completed in 2013. The "Santa Ines" project was approved on July 12, 2011 for 42 new rental units (41 income-restricted senior housing units). Of the 42 units, 40 are one-bedroom units and two units are two-bedroom units. "Santa Ines" took advantage of three development standard concessions. The project was anticipated to obtain financial assistance from ORA. However, due to the State's action eliminating Redevelopment Agencies, ORA funding is no longer available. In 2013, the City approved a funding commitment for a HOME loan of \$928,387. The developer has applied for tax credits and Mental Health Services Act funding for the project. Both "Serrano Woods" and "Santa Ines" are listed as projects "in the pipeline". In addition to "Serrano Woods" and "Santa Ines", there are a number of large housing projects "in the pipeline" (entitled or under construction). These include 334 units at AMLI Residential (approved in March 2013), and 1,638 units in Santiago Hills II. A portion of the units in these projects are expected to be affordable to Lower- and Moderate-Income households. With the elimination of redevelopment agencies, Housing Set-Aside funds will no longer be available for the promotion of affordable housing. The City will continue to promote affordable housing through density bonus and other incentives for affordable housing projects.
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	Since 2008, there have been over 580 new rental units constructed in Orange. There are a number of additional rental units that are entitled and under construction. In 2008, there were no new large rental housing developments constructed. In 2009, 532 new rental units were constructed in the Archstone Gateway project. In 2010, 56 deed-restricted apartments were constructed in the Citrus Grove Apartments. This project received funding from ORA. In 2011, the City approved the "Serrano Woods" and "Santa Ines" rental



HOUSING

Policy Action	Objective	Implementation Status
		housing projects (described in Policy 4). (The City Council and ORA Board of Directors committed funding for the “Serrano Woods” project. “Serrano Woods” is now under construction and is expected to be completed in 2013. The “Santa Ines” project was anticipated to obtain financial assistance. However, due to the State’s action eliminating Redevelopment Agencies, ORA funding is no longer available. In 2013, the City approved a funding commitment for a HOME loan of \$928,387. The developer has applied for tax credits and Mental Health Services Act funding for the project. Together these two projects provide for 105 new rental housing units (103 will be income-restricted). Both “Serrano Woods” and “Santa Ines” are listed as projects “in the pipeline”. In 2012, the City continued to process entitlements for several new rental housing projects. The City has received an application for the “Orange Packinghouse” project. This project involves adaptive re-use of a historic packinghouse to provide a mix of commercial uses and rental units. The project is currently in the entitlement process, is included as a project “in the pipeline”, and is located on a “housing opportunity site” identified in the 2006-2014 Housing Element. The City also approved 334 new rental units in March 2013 as part of the AMLI Residential project. The AMLI project is located on a “housing opportunity site” identified in the 2006-2014 Housing Element and is planned at the maximum allowed density (60 du/acre). The City has also received and approved applications for a number of accessory second units throughout Orange that will be rental units upon construction. With the elimination of redevelopment agencies, Housing Set-Aside funds will no longer be available for the promotion of new rental housing. The City will continue to promote affordable rental housing through density bonus and other incentives for affordable housing projects.
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	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. Four second units were constructed in 2010. One second unit was constructed in 2011. Two second units were constructed in 2012.



Policy Action	Objective	Implementation Status
policies for second units through the annual Housing Element implementation reports and implement revisions as deemed appropriate.		There are currently applications for a number of second units throughout Orange that are in the entitlement process.
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 City will encourage developers to include housing for larger families prior to formal application submittal. Information on housing for larger families will be included in the Affordable Housing Resource Toolkit (See Policy Action D.20)	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. In 2010, the Citrus Grove project (described in Policy 4) provided 18 three-bedroom affordable rental units, which could accommodate large families (i.e. five or more persons). In addition, 93 single family homes were constructed with 3 or 4 bedrooms and were affordable to Low-, Moderate- and Above Moderate-Income households. In 2011, 14 of the 18 units constructed in 2011 are for-sale single family residences (constructed as part of the "Riverbend" subdivision) with three or more bedrooms and could also accommodate large families. 13 of these units were sold at a price point that is affordable to Moderate-Income households, with one in the Above Moderate-Income category. In addition, in 2011 the "Serrano Woods" project was approved and includes 21 three-bedroom affordable rental units, which could accommodate large families. "Serrano Woods" is under construction and completion is expected in 2013. In 2012, 5 of the 7 units constructed had four or five bedrooms and would accommodate large families. These units were affordable to Above Moderate-Income households In March 2013, the AMLI Residential project was approved and includes 12 3-bedroom units that are expected to be affordable to Moderate-Income households. With the elimination of redevelopment agencies, Housing Set-Aside funds will no longer be available for the promotion of housing for large families. The City will continue to seek other methods of promoting affordable housing for large families.
Policy Action 8- Provision of Senior Housing Opportunities The City recognizes the unique needs of its elderly residents. Seniors	Senior Housing Development	The City adopted the Orange General Plan (GP) update in March 2010. Refer to Policy I. Mixed Use Zoning was adopted in July 2011. Mixed Use Zoning



HOUSING

Policy Action	Objective	Implementation Status
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.		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. Further, 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 obtain financial assistance from ORA and to move forward with construction in 2012. However, due to the State's decision to dissolve Redevelopment Agencies, ORA funding is no longer available. In 2013, the City approved a funding commitment for a HOME loan of \$928,387. The developer has applied for tax credits and Mental Health Services Act funding for the project. In addition, the City is currently processing entitlements for the "Rio Santiago" project, which proposes 265 senior units. 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 opportunities.
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	The City adopted the Orange GP 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 Encourage the development of mixed income developments where 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	Support achievement of RHNA goals through the Affordable Housing Plan & Ordinance	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 in Orange and to achieve the City's RHNA obligations.		
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	During the planning period, the City continued to work with developers, and offer incentives and funding assistance for affordable housing developments. 199 new units were constructed in 2008. 680 units were constructed in 2009. 162 new units were constructed in 2010. 18 new units were constructed in 2011. 7 units were constructed in 2012. All were infill projects. In addition, the AMLI Residential project (approved in March 2013) will provide 334 new infill units. 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 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 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	Adaptive Reuse of Historic Structures	The City adopted the Orange GP 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 City received an application for the "Orange Packinghouse" project. This project involves adaptive re-use of a historic packinghouse and proposes a mix of residential and commercial



HOUSING

Policy Action	Objective	Implementation Status
incentives and/or financial assistance that further encourage adaptive reuse of historic structures.		uses. The project is currently in the entitlement process and is included as a project “in the pipeline”.
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	In 2011, staff evaluated the Affordable Housing Plan. Staff concluded that the majority of the policies and actions in the 1994 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.



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. With the dissolution of the Orange Redevelopment Agency, the City's housing functions were transferred to the Community Development Department. As such, in the future, the Community Development Department will submit Housing Element reports to State HCD and Annual Action Plans to HUD, further helping to facilitate coordination of housing and planning programs.
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 completed in 2010 (refer to Policy 4 for project details). 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 be completed in 2013.
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. 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 will continue to monitor the effectiveness of the Ordinance, as needed.
Policy Action 17- Provide for Adequate Sites for Housing Development	Adequate Sites for	The City adopted the Orange GP update in March 2010. The 2010 GP includes



HOUSING

Policy Action	Objective	Implementation Status
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 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	Housing- Mixed Use Zoning with Residential Only Overlay	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 non-residential and mixed use projects 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	Objective	Implementation Status
overlay zone, specific findings shall be made by the City of Orange, demonstrating sufficient capacity within the residential overlay zone to accommodate 100 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	Mixed Use zoning was adopted in July 2011. 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 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	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. Further, with the elimination of Redevelopment Agencies state-wide in 2012, opportunities to require affordable housing (or apply affordable housing in lieu fees) for projects within Redevelopment Areas have also been eliminated.



HOUSING

Policy Action	Objective	Implementation Status
of the market.		
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	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 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	Workforce Housing Strategy	As part of the City’s 2010 General Plan Update and through adoption of its mixed use zoning ordinance, the City applied Urban Mixed Use zoning (30-60 dwelling units per acre) along the City’s major activity centers and close to



Policy Action	Objective	Implementation Status
maximize the potential for residents to live and work in the City. The City shall coordinate with the Chamber of Commerce, local business 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.		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 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 that occurred within the Redevelopment Area. In 2010, the only residential construction that occurred within the Redevelopment Area was the Citrus Grove project. Refer to Policy 4. This project is an affordable project and was assisted by ORA. In 2011, there was no residential construction that occurred within the Redevelopment Area. The ORA was dissolved in February 2012, 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 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	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. With the dissolution of the Orange Redevelopment Agency in February 2012, funding was not available to assist these projects. 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 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 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. In FY 2009-2010, 12 households were assisted using Housing Set Aside and CDBG funds. Three households received loans, eight households received grants, and one household received a combination loan/grant. In addition, Home Improvement funds were allocated to the "Paint Your Heart Out" organization, which assisted 6 households with minor rehabilitations. During FY 2010-11, 11 households were assisted through the Program. Six households received loans, two households received grants, and three households received combination loans/grants. Federal CDBG funds from the City and Housing Set-Aside funds from the Redevelopment Agency was expended for the loans and grants. The City also provided a CDBG to Paint Your Heart Out to complete free minor home improvement projects for six Low-Income owner/occupants of single-family homes. During FY 2011-12, 5 households were assisted. One household received a loan, two households received grants, and two households received combination loans/grants. CDBG funds from the City and Housing Set-Aside funds from the Orange Redevelopment Agency was expended for the loans and grants. The City



Policy Action	Objective	Implementation Status
		also provided a CDBG subgrant to Paint Your Heart Out to complete free minor home improvement projects for five Low-Income owner/occupants of single-family homes. With the elimination of redevelopment agencies in February 2012, Housing Set-Aside funds will no longer be available for the 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.
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. With the elimination of ORA in February 2012, 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.
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. In FY 2009-2010, the City allocated CDBG funding to several non-profit organizations working on homeless issues and support services: WTLC (assisted 659 persons this fiscal year); the YWCA of Central Orange County (assisted 13 persons this year); the HOMES, Inc.'s Riley House Rehabilitation



HOUSING

Policy Action	Objective	Implementation Status
		(assisted 7 persons this year) In addition, in FY 2009-2010 the City allocated CDBG funding to several non-profit community service programs including the Assistance League of Orange that served 1,284 persons; the Friendly Center's Emergency Assistance and Supplemental Food Program that served 3,843 persons this year; and the Mariposa Family Program that assisted 143 persons this year. In FY 2010-11, the City allocated CDBG funds to the following nonprofit agencies that addressed homeless issues and provided support services: Helping Our Mentally Ill Experience Success, Inc. - Riley House Rehabilitation (housed and assisted mentally ill adults); Olive Crest - Wheeler House Rehabilitation (housed and assisted six at-risk youth); Women's Transitional Living Center - Independence from Dependence (assisted 743 persons); the YWCA of Central Orange County - First Steps at Beverly's House (housed and assisted 23 persons). 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 1,304 persons); Friendly Center - Emergency Assistance and Supplemental Food Program (assisted 3,496); and the Mariposa Women and Family Center – Family Mental Health Counseling Program (assisted 162 persons). Although not specifically designed to address the needs of the homeless, the intervention programs offered by Friendly Center and Mariposa Women and Family Center often help to prevent homelessness. 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



Policy Action	Objective	Implementation Status
		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.
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. In FY 2009-2010, FHC resolved discrimination allegations for two households in Orange and resolved landlord/tenant disputes in 330 households in Orange. In FY 2010-11, FHC resolved 11 discrimination allegations and 294 landlord/tenant disputes for households in Orange. In FY 2011-2012, FHC resolved 2 discrimination allegations and 280 landlord/tenant disputes for households in Orange. Beginning in FY 13-14, the City will contract with the Fair Housing Foundation for fair housing services.
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	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	Objective	Implementation Status
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.		
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 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	Compliance with SB2	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. The Transitional Housing and Supportive Housing Ordinance was adopted in June 2013. This Ordinance allows for Transitional and Supportive Housing in Residential zones, Old Towne Mixed Use zones, and Public Institution zones, as a "permitted" or "conditionally permitted" use. SRO's will be addressed in a separate Ordinance, expected to be completed in 2013/2014.



Policy Action	Objective	Implementation Status
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 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.	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 Mobile Home Park Rental Assistance Program. 529 households were assisted in FY 2009-2010. Of the 529 households, 159 were families, 246 were elderly, and 129 were disabled households. In FY 2010-2011, the Orange County Housing Authority (OCHA) assisted 511 renter households in Orange through the Section 8 Housing Choice Voucher (Rental Assistance) Program: 148 Families, 245 Elderly, and 118 Disabled households. In addition, 12 Orange households participated in the Family Self-Sufficiency Program and 13 Orange households Family Unification Program. ORA provided rental assistance to one Extremely Low-Income Elderly household through its Mobile Home Park Rental Assistance Program. During FY 2011-12, 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. In addition, ORA provided rental assistance to one Extremely Low Income Elderly household through its Mobile Home Park Rental Assistance Program. ORA has funded this Program for the past several years with Housing Set-Aside. With the elimination of ORA, the City does not have a funding source



HOUSING

Policy Action	Objective	Implementation Status
		to continue this Program. As of March 28, 2013, 483 Orange households are being assisted through the Section 8 Voucher Program. This includes 144 Families, 228 Elderly and 111 Disabled. In addition, as of April 4, 2013, 14 Orange households are participating in the Family Self-Sufficiency Program, 15 Orange households are participating in the Family Unification Program, and 14 Orange households also participated in the HUD-VASH 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 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 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) 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	Objective	Implementation Status
Policy Action 34- Promotion of Water Conservation Plans and Practices Promote the inclusion of state-of-the-art water conservation practices 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.	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 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 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	Technical Assistance	City staff continue to offer Planning, Building, and Economic Development technical assistance at the public counter for housing development and enhancement projects.



HOUSING

Policy Action	Objective	Implementation Status
City's housing stock.		
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. 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. In 2011, 844 cases specifically involving property maintenance and inoperable vehicle violations were opened. In 2011, over 2,300 code enforcement cases of all types were closed. In 2010, City staff focused on multifamily buildings located on East Grove Street at Tustin Street. Inspections were conducted at 72 units.
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. In 2010, City staff removed 155,957 square feet of graffiti at 2,571 locations on public property and on private property (when adjacent to the public right of way). In 2011, City staff removed 163,958 square feet of graffiti at 3,912 locations on public property and on private property visible from public right of way. An



Policy Action	Objective	Implementation Status
		additional 17,518 square feet was removed in City parks in 2011. 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 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 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.	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 residentially-zoned properties). In 2010, the City approved 10 new Mills Act contracts (all for residentially-zoned properties). In 2011, the City approved 9 new Mills Act contracts (8 were for residentially-zoned properties), bringing the total number of Mills Act contracts to 180 since the program's inception in 1998. In 2012, the City approved 10 new Mills Act contracts (all for properties used as residential). In 2011, the City began the process of updating the Old Towne Design Standards. Adoption of new standards is expected in 2013.



APPENDIX D

GLOSSARY

Above Moderate-Income Household. A household with an annual income usually greater than 120% of the area Median Family Income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Apartment. An apartment is one (1) or more rooms in an apartment house or dwelling occupied or intended for occupancy by one (1) family for sleeping or living purposes and containing one (1) kitchen.

Assisted Housing. Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by Federal, State, or local housing programs including, but not limited to Federal §8 (new construction, substantial rehabilitation, and loan management set-asides), Federal §s 213, 236, and 202, Federal §221 (d) (3) (below-market interest rate program), Federal §101 (rent supplement assistance), CDBG, FmHA §515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs.

Below-market-rate (BMR). Any housing unit specifically priced to be sold or rented to Low- or Moderate-Income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as “Low-Income” or “Moderate-Income.” (2) The financing of housing at less than prevailing interest rates.

Build-out. That level of urban development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum level of development envisioned by the General Plan.

Community Development Block Grant (CDBG). A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.



Condominium. A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See “Townhouse.”)

Covenants, Conditions, and Restrictions (CC&Rs). A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

Density Bonus. The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location.

Density, Residential. The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

Developable Land. Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Down Payment. Money paid by a buyer from his own funds, as opposed to that portion of the purchase price that is financed.

Duplex. A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other.

Dwelling Unit (du). A building or portion of a building containing one or more rooms, designed for or used by one family for living or sleeping purposes, and having a separate bathroom and only one kitchen or kitchenette. See Housing Unit.

Elderly Housing. Typically one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them.

Emergency Shelter. Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. [California Health and Safety Code Section 50801(e)]

Extremely Low-Income Household. A household with an annual income equal to or less than 30% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.



Fair Market Rent. The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Program.

Family. (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An Individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].

General Plan. A comprehensive, long-term plan mandated by State Planning Law for the physical development of a city or county and any land outside its boundaries which, in its judgment, bears relation to its planning. The plan shall consist of seven required elements: land use, circulation, open space, conservation, housing, safety, and noise. The plan must include a statement of development policies and a diagram or diagrams illustrating the policies.

Goal. A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

Green Building. Green or sustainable building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition. (US Environmental Protection Agency)

Historic Preservation. The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

Historic Property. A historic property is a structure or site that has significant historic, architectural, or cultural value.

Household. All those persons—related or unrelated—who occupy a single housing unit. (See “Family.”)

Housing and Community Development Department (HCD). The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of Low- and Moderate-Income households.

Housing Element. One of the seven State-mandated elements of a local general plan. It assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements must be updated every five years.

Housing Payment. For ownership housing, this is defined as the mortgage payment, property taxes, insurance and utilities. For rental housing this is defined as rent and utilities.



Housing Unit. The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.

Housing and Urban Development, U.S. Department of (HUD). A cabinet-level department of the Federal government that administers housing and community development programs.

Implementing Policies. The City's statements of its commitments to consistent actions.

Implementation. Actions, procedures, programs, or techniques that carry out policies.

Infill Development. The development of new housing or other buildings on scattered vacant lots in a built-up area or on new building parcels created by permitted lot splits.

Jobs-Housing Balance. A ratio used to describe the adequacy of the housing supply within a defined area to meet the needs of persons working within the same area.

Land Use Classification. A system for classifying and designating the appropriate use of properties.

Live-Work Units. Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

Low-Income Household. A household with an annual income usually no greater than 51%-80% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Low-Income Housing Tax Credits. Tax reductions provided by the Federal and State governments for investors in housing for Low-Income households.

Manufactured Housing. Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the Federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U. S. Department of Housing and Urban Development (HUD). (See "Mobile Home" and "Modular Unit.")

Mixed-use. Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Moderate-Income Household. A household with an annual income usually no greater than 81%-120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest



available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Monthly Housing Expense. Total principal, interest, taxes, and insurance paid by the borrower on a monthly basis. Used with gross income to determine affordability.

Multiple Family Building. A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

Ordinance. A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overcrowded Housing Unit. A housing unit in which the members of the household or group are prevented from the enjoyment of privacy because of small room size and housing size. The U.S. Bureau of Census defines an overcrowded housing unit as one that is occupied by more than one person per room.

Parcel. A lot or tract of land.

Persons with Disabilities. Persons determined to have a physical impairment or mental disorder expected to be of long or indefinite duration. Many such impairments or disorders are of such a nature that a person's ability to live independently can be improved by appropriate housing conditions.

Planning Area. The area directly addressed by the general plan. A city's planning area typically encompasses the city limits and potentially annexable land within its sphere of influence.

Policy. A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its objectives before undertaking an action program. (See "Program.")

Poverty Level. As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Program. An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.

Redevelop. To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Regional. Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.



Regional Housing Needs Assessment. A quantification by SCAG of existing and projected housing need, by household income group, for all localities within a region.

Rehabilitation. The repair, preservation, and/or improvement of substandard housing.

Residential. Land designated in the General Plan and zoning ordinance for building consisting of dwelling units. May be improved, vacant, or unimproved. (See “Dwelling Unit.”)

Residential Care Facility. A facility that provides 24-hour care and supervision to its residents.

Residential, Multiple Family. Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-Family. A single dwelling unit on a building site.

Retrofit. To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

Rezoning. An amendment to the map to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Second Unit. A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. “Granny Flat” is one type of second unit.

Section 8 Rental Assistance Program. A Federal (HUD) rent-subsidy program that is one of the main sources of Federal housing assistance for Low-Income households. The program operates by providing “housing assistance payments” to owners, developers, and public housing agencies to make up the difference between the “Fair Market Rent” of a unit (set by HUD) and the household’s contribution toward the rent, which is calculated at 30% of the household’s adjusted gross monthly income (GMI). “Section 8” includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Shared Living. The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by §1566.3 of the California Health and Safety Code.

Single-family Dwelling, Attached. A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See “Townhouse.”)

Single-family Dwelling, Detached. A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See “Family.”)



Single Room Occupancy (SRO). A single room, typically 80-250 square feet, with a sink and closet, but which requires the occupant to share a communal bathroom, shower, and kitchen.

Subsidize. To assist by payment of a sum of money or by the granting to terms or favors that reduces the need for monetary expenditures. Housing subsidies may take the form of mortgage interest deductions or tax credits from Federal and/or State income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing. Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population as defined in California Health and Safety Code Section 53260(d), and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. "Target population" means adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. [California Health and Safety Code Sections 50675.14(b) and 53260(d)]

Target Areas. Specifically designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by Very Low- and Low-Income households.

Tax Increment. Additional tax revenues that result from increases in property values within a Redevelopment Area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at least 20% to be used to increase and improve the community's supply of Very Low- and Low-Income housing.

Tenure. A housing unit is "owned" if the owner or co-owner lives in the unit, even if it is owned only if it is mortgaged or not fully paid for. All other occupied units are classified as "rented," including units rented for cash rent and those occupied without payment of cash rent.

Townhouse. A townhouse is a dwelling unit located in a group of three (3) or more attached dwelling units with no dwelling unit located above or below another and with each dwelling unit having its own exterior entrance.

Transitional Housing. Shelter provide to the homeless for an extend period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See "Emergency Shelter.") Buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in



time, which shall be no less than six months. [California Health and Safety Code Section 50675.2(h)]

Undevelopable. Specific areas where topographic, geologic, and/or superficial soil conditions indicate a significant danger to future occupants and a liability to the City are designated as “undevelopable” by the City.

Very Low-Income Household. A household with an annual income usually no greater than 50% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

ACRONYMS USED

ACS	American Community Survey
CEQA:	California Environmental Quality Act
CIP:	Capital Improvement Program
DIF:	Development Impact Fee
DU/ac:	Dwelling units per acre
EDD:	California Employment Development Department
ESG:	Emergency Solutions Grant Program
FAR:	Floor Area Ratio
HCD:	California Department of Housing and Community Development
HEARTH:	Homeless Emergency Assistance and Rapid Transition to Housing Act
HOA:	Homeowners Association
HUD:	U.S. Department of Housing and Urban Development
LISC:	Local Initiatives Support Corporation
MFI:	Median Family Income
MHSA:	Mental Health Services Act
RHNA	Regional Housing Needs Assessment
RTP:	Regional Transportation Plan
SCAG:	Southern California Association of Governments
SF:	Summary File (U.S. Census)
SOI:	Sphere of Influence
STF:	Summary Tape File (U.S. Census)
TOD:	Transit-Oriented Development