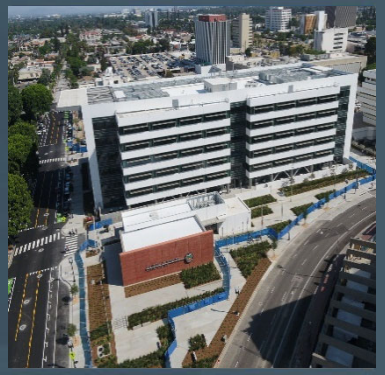
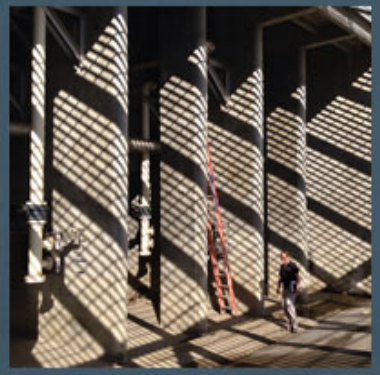
OC Public Works
Integrity, Accountability, Service, Trust

# Housing Element Community Workshop





September 27, 2021

# Introductions

- OC Development Services
- Office of County Counsel
- Kimley-Horn

# Guide for a Productive Workshop

## Thank you for joining us!

- After a short presentation, there will be time for discussion. For written comments, please use the “Chat” function. If you would like to ask a question or make a comment verbally, please use the “raise hand” function and your name will be called during these times.

- Please participate – your input is important!

OC PublicWorks

# Today's Agenda

- Housing Element Update
- Draft Housing Element 2021-2029
  - Community Profile
  - Constraints
  - Affirmatively Furthering Fair Housing
  - Housing Resources
  - Housing Action Plan
- Next Steps
- Questions & Answers

# Housing Element Update

# What is a Housing Element?

Required Chapter of the County's General Plan

Identifies projected housing needs by income category

Provides goals, policies, programs, and quantified objectives to guide current need and future housing growth for all income levels

Requires certification by the State Department of Housing and Community Development (State HCD) for compliance with state laws

# 6th Cycle (2021-2029) RHNA

**Department of Housing and Community Development (State HCD)**

*State HCD determines and distributes the housing need to the SCAG region*

**Southern California Association of Governments (SCAG)**

*SCAG develops the methodology to determine a "fair share" distribution of the region's housing need to local jurisdictions*

**County of Orange Final RHNA, 2021-2029**

***10,406 units***

# Community Outreach to Date

- Community Workshop
- Stakeholder Meeting
- Housing Survey
- Advisory and Non-Advisory Committees
- Non-Profits and Community Centers
- Social Media
- Translations are available upon request

# Draft Housing Element (2021-2029)

# Community Profile

- Foundation for understanding housing needs
- Unincorporated Population
- Employment Trends
- Housing Stock
- Special Needs

OC PublicWorks

# Constraints

- Governmental Constraints
  - Land Use and Zoning Regulations
  - Development Standards and Codes
  - Permit Processing
- Non-Governmental Constraints
  - Environmental
  - Infrastructure
  - Land Costs
  - Construction Costs
  - Availability of Financing

# Affirmatively Furthering Fair Housing

- Analysis of fair housing issues in the County includes:
  - AB 686 – Sites and Fair Housing
  - Review of FY 2020-24 County of Orange Analysis of Impediments to Fair Housing
  - Outreach and Community Concerns
  - Environmental Justice
  - Assessment of Contributing Factors to Fair Housing in Orange County

# Housing Resources

- Available Sites for Housing Production
  - Rancho Mission Viejo
  - Housing Opportunities Overlay Zone
  - Underutilized Infill Parcels
- Financial Resources
  - Federal Resources
  - State Resources and Programs
  - County of Orange Programs

# Housing Action Plan

| Draft Goals |
| --- |
| 1. New Housing Production |
| 2. Rehabilitation and Preservation of Existing Neighborhoods |
| 3. Equal Housing Opportunities |
| 4. Energy Conservation |
| 5. Child Care Facilities |
| 6. Monitoring and Reporting |
| 7. Safety Element Update and Environmental Justice Policies |

OC PublicWorks

# Sample Program

**Housing Program 1a.1: New Housing Production**
Continue to support affordable housing production as one of the County's priorities.

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

**Timeframe:** Ongoing, 2021-2029

**Responsible Agency:** OC Development Services, OC Community Resources, County Executive Office (CEO)

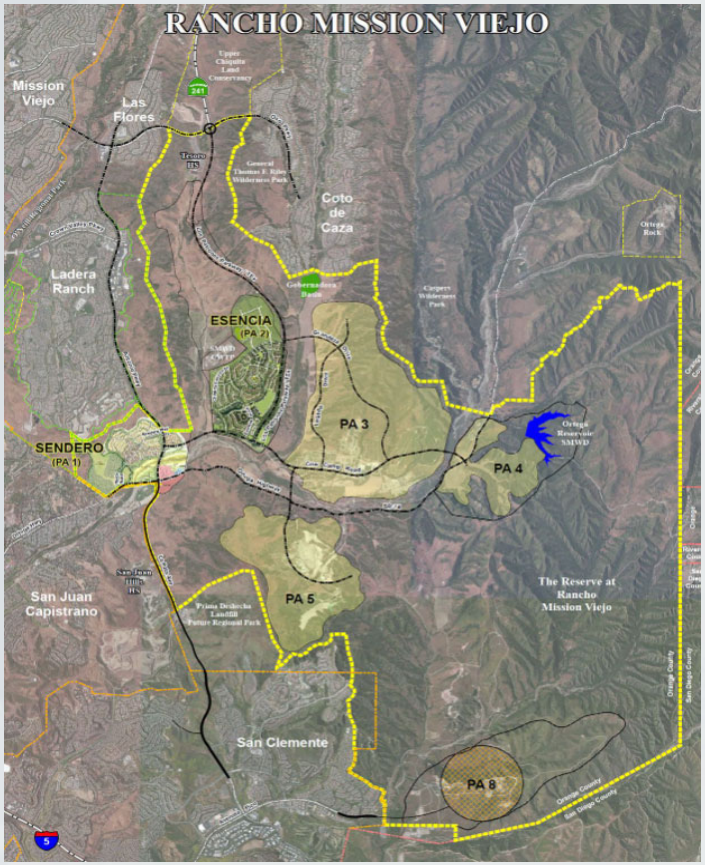
**Funding Source:** General Fund

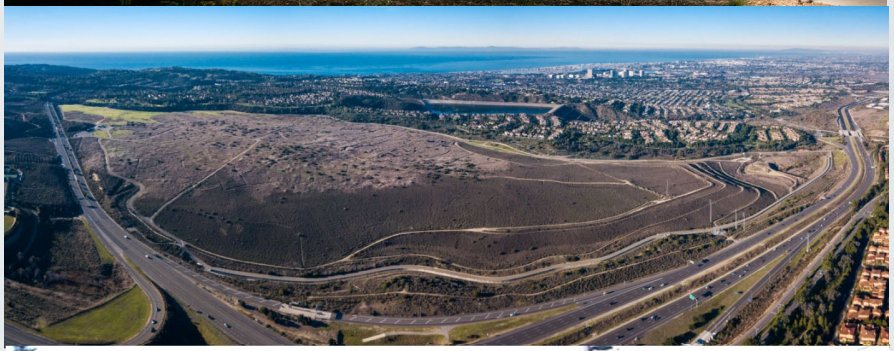
# Evaluation of the 2013-2021 Housing Element

- Available Sites for Housing Production
- Financial Resources

| Income Level | Very Low 50% AMI and below | Low 80% AMI and below | Moderate 80%-120% AMI | Above Moderate 120% AMI and above | Total |
|---|---|---|---|---|---|
| County of Orange RHNA 2014 – 2021 | 1,240 | 879 | 979 | 2,174 | 5,272 |
| Total Permits Issued from 2014-2020 | 81 | 151 | 180 | 4,338 | 4,750 |
| 2021 – to date | 48 | 21 | 0 | 190 | 259 |

# Land Inventory





# Next Steps

# Housing Element Update - Timeline

- Community Workshop
- Stakeholder Meeting
- Planning Commission Study Session
- Submit to State HCD for review
- Public Hearings
  - Planning Commission
  - Board of Supervisors
- State HCD Certification

# We Want Your Input!

# Community Questions

**Thank you for joining us tonight!**

**We want to hear you questions and comments:**

- Please ask your questions by using the raise hand feature or,
- By using the Q&A feature

OC Public Works

# Thank you!

## Thank you for participating!

- View the County's Housing Element Update webpage for any additional details:
  - http://bit.ly/ocheupdate
- For any follow up questions, please email:
  - OChousing@ocpw.ocgov.com

OC Public Works