

Appendix A – Evaluation of the 2013-2021 Housing Element

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review the housing goals, policies, and programs of the previous Housing Element and evaluates the degree to which these programs have been implemented during the previous planning period, 2013 through 2021. The findings from this evaluation have been instrumental in determining the County's 2021 Housing Implementation Program.

A. Program Evaluation

Table A-1 summarizes the County's accomplishments in implementing the programs contained in the previous Housing Element. Table A-2 shows units built from January 1, 2013 through December 2021. Second units and market-rate apartments have been assigned to the low-income category based on prevailing rents. Tables A-3 and A-4 summarize the County's progress in meeting the quantified objectives from the previous Housing Element. For new construction, only units with affordability covenants have been included in the very-low and low categories.

Housing Opportunities Overlay Zone

The County's Housing Opportunities Overlay Zone allows multi-family residential development by-right at a density of 25 units per acre (or 43.5 units/acre in the R2 and R3 zones), excluding density bonus. The Housing Opportunities Overlay Zone regulations have been in effect since February 2006. Since that time, eight multi-family projects with a total of 421 affordable units have been approved under the Housing Opportunities Overlay Zone regulations (see Table B-1 for project details). In order to encourage use of Housing Opportunities Overlay Zone development opportunities, Implementation Action 1a. of the previous Housing Element called for expansion of the Housing Opportunities Overlay Zone to include parcels conventionally zoned for multi-family (i.e., R2, R3, R4 and RP) along arterial highways. The Zoning Code amendment for that expansion was adopted by the Board of Supervisors on December 9, 2008.

B. Progress in Meeting Quantified Objectives

Tables A-2 through A-5 summarize the County's progress in meeting the quantified objectives from the previous Housing Element.

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**Table A-1
Housing Element Program Evaluation
County of Orange –
2013-2021**

Strategy	Action	Accomplishments
1. New Housing Production		
<p>Strategy 1a. Establish affordable housing production as one of the County's highest priorities. 620</p>	<p>Maintain and expand affordable housing as a priority for the County</p>	<ol style="list-style-type: none"> <li data-bbox="1073 477 1967 557">1. <u>Since 2014, the Board approved Notices of Funding Availability (NOFA) for project-based vouchers and funding remained open throughout 2019 to assist in the development of supportive housing throughout Orange County.</u> <li data-bbox="1073 586 1967 857">2. <u>In December 2019 the Board authorized issuance of the 2020 Supportive Housing NOFA for funding and project-based vouchers to facilitate the development of permanent supportive housing through Orange County, including unincorporated areas. OCCR released the 2020 NOFA on January 27, 2020, making \$10 million in MHSA funds, \$3 million in Home Investment Partnership Act (HOME) and Housing Successor Agency (HSA) funds and 200 Housing Choice Project-Based Vouchers (PBVs) available for the development of supportive housing units. The Board approved increases to the NOFA in funding and vouchers to accommodate funding additional projects. The 2020 NOFA is an open process and applications are accepted on a first-come, first-served basis. To date, H&CD has received 15 applications requesting 307 PBVs and approximately \$18.2 million in combined requests.</u> <li data-bbox="1073 886 1967 1157">3. <u>In March 2019, the Board approved the Orange County Housing Finance Trust (OCHFT) Joint Powers Agreement to facilitate the development of permanent supportive housing in Orange County. The County is a member of the OCHFT along with 23 Orange County Cities. In January 2020, OCHFT Board approved issuance of the 2020 Permanent Supportive Housing NOFA. In May 2020, the OCHFT receive a five-year commitment for a total of \$ 20.5 million in County Mental health Services Act funds and a five-year commitment of County General Fund in the Total amount of \$5 million. Those funds are to be used as sources of matching funds for the Local Housing Trust Fund Program (LHTF). In August 2020, OCHFT applied for LHTF. In October 2020, the OCHFT received notification of an award of more than \$4 million for development of permanent supportive and affordable housing units.</u> <li data-bbox="1073 1187 1967 1321">4. <u>OC Public Works, in collaboration with OC Community Resources, received \$310,000 of SB2 Planning Grant funds to create various administrative documents that will help establish and promote the newly formed OCHFT, and update planning documents to accelerate housing production. OC Public Works also received \$500,000 in LEAP funds to update the housing element and prepare other documents to accelerate housing production.</u> <li data-bbox="1073 1382 1967 1435">5. <u>Home Investment Partnership Program (HOME), Housing Successor Agency or Mental Health Services Act/Special Needs Housing Program and No Place Like Home funds were made available</u>

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Strategy	Action	Accomplishments
<p>Strategy 1b. Ensure that new large-scale development includes a sufficient range of housing types and densities in appropriate locations to facilitate the production of housing for all economic</p>		<p><u>during the reporting period to support affordable housing projects. Orange County continues to pursue opportunities to obtain housing grant funds.</u></p> <p>6. <u>In June 2018, the Board approved the Housing Finance Strategy for the development of 2,700 supportive housing units. The strategy calls for the development of these units over the next seven years using existing County resources, as well as through leveraging a range of other housing development funding sources. The Board also approved the MHSA Permanent Supportive Housing Spending Plan for the use of \$70.5 million in MHSA funds in the development of supportive housing for the seriously mentally ill. Since the adoption of the Housing Funding Strategy in 2018, to date, in the county there are a total of 495 supportive and affordable housing units completed or built 620 units under construction or closing their construction loan, and 1,118 units in progress of funding which contributes to the overall accomplishment of supporting and tracking the development of 2,200 supportive and affordable housing units throughout the county.</u></p>
	<p>Facilitate the production of affordable units by offering incentives such as density bonus, expedited permit processing, modifications to development standards, tax-exempt conduit financing, infrastructure financing assistance and direct financial assistance in exchange for a proportional commitment to provide units at affordable prices or rents.</p>	<p>Orange County continues to provide expedited processing and density bonus incentives to affordable housing projects. The County adopted an ordinance to allow the deferral of development impact fees and to exempt affordable housing projects from local park fees.</p>
	<p>Work cooperatively with other governmental agencies, business groups, universities, environmental organizations, housing advocates and the development community to increase public awareness of the importance of affordable housing to the County's long-term viability.</p>	<p>Orange County continues to work cooperatively with numerous agencies and organizations to increase public awareness of the importance of affordable housing to the County's long-term viability.</p>
	<p>Aggressively pursue all state and federal housing grant funds for which the County is eligible.</p>	<p>Orange County received <u>funds from the SB 2 Planning Grant Program, Local Early Action Planning (LEAP) Program, and Covid ESG and Covid CDBG</u> funds during the reporting period. Orange County continues to pursue housing grant funds.</p>
	<p>Coordinate the location of major housing developments, particularly affordable housing and multi-family units, with existing and proposed highway and transit routes, major employment centers, shopping facilities and other services. (see Appendix B)</p>	<p>The eight affordable housing projects approved since 2006 are located on or adjacent to transportation corridors.</p>

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Strategy	Action	Accomplishments
segments consistent with the County's quantified objectives.	Establish affordable housing at the Very-Low-Income level as a priority in negotiating development agreements for new planned communities, or renegotiating existing development agreements.	The provision of affordable housing will be encouraged in any future negotiated development agreements
	Work with cities and LAFCO to ensure that new planned communities in sphere of influence areas provide adequate sites at appropriate densities for affordable housing.	Rancho Mission Viejo Planning Area 3 –commenced development during the planning period. As a condition of approval, 60 acres of land will be dedicated to the County for affordable housing development.
	To assist the development of housing for lower-income households on larger sites, the County will facilitate parcel maps and/or lot line adjustments resulting in parcel sizes that facilitate multifamily developments affordable to lower-income households in light of state, federal and local financing programs (i.e., 2-10 acres). The County will work with property owners and affordable housing developers to target and market the availability of sites with the best potential for development. In addition, the County will offer incentives for the development of affordable housing.	Orange County will continue to provide information regarding potential sites available for the development of affordable housing projects.
Strategy 1c. Work with cities, community organizations and neighborhood groups to facilitate redevelopment and infill housing development in conjunction with neighborhood revitalization and annexation of unincorporated islands.	Continue to review unincorporated islands and identify priority areas with the highest potential for affordable housing development and annexation. (See Appendix C.)	In 2010, the Orange County Local Agency Formation Commission (LAFCO) developed the "Unincorporated Islands Incentive Program and Strategy Handbook" to facilitate annexation of unincorporated islands.
Strategy 1d. Ensure that the County's policies, codes, development review procedures and fees do not represent unjustified constraints to the development of new housing.	Continue to support the Development Processing Review Committee in reviewing existing and proposed codes, procedures and fees to ensure that they do not unreasonably hinder housing production.	The Orange County Development Processing and Review Committee (DPRC), made up on development stakeholders, continues to review and work with County staff to modify, if necessary, application and permit review and approval processes.
	Amend the Zoning Code provisions regarding second units in conformance with state law (AB 1866).	In accordance with the October 2019 passage of AB 68, AB 881, AB 587, AB 671 and SB 13, the Board of Supervisors adopted the Comprehensive Zoning Code Update, which addresses the requirements on ADUs, making the process ministerial and less restrictive to homeowners.
Strategy 1e. Pursue policy changes at the state level to remove barriers to the production of affordable housing.	Seek concurrence from the Department of Housing and Community Development that affordable units built in cities and assisted with County funds should be partially credited toward the County's housing production for RHNA purposes in proportion to the amount of County funding.	A mutually agreed upon RHNA Transfer Agreement between the City of Santa Ana and the County of Orange for the transfer of twenty (20) very low income units, and twenty-two (22) moderate income units was approved by Southern California Association of Governments in June 2021.

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		<p><u>Another mutually agreed upon RHNA Transfer Agreement between the City of Placentia and the County of Orange for the transfer of twelve (12) very low income units, and twelve (12) moderate income units was approved by Southern California Association of Governments in July 2021.</u></p> <p><u>The County of Orange developed a policy on pursuing RHNA Transfers related to annexations, acquisitions and affordable housing projects funded by the County.</u></p>
	Aggressively pursue tax -exempt bond and low-income tax credit allocations to ensure that Orange County receives its fair share of statewide funding under these programs.	Orange County staff <u>continues to</u> work with developers on a project-by-project basis to leverage County resources to compete for available tax credits and funding from the State.
	Support legislative reform to strengthen anti-NIMBY laws and to reduce the chilling effect of defect litigation on multi-family and condominium housing production.	Orange County staff continues to monitor legislation that may increase obstacles to affordable housing development.
	Support changes to the California Environmental Quality Act that would allow streamlined procedures in urbanized unincorporated areas similar to those available in cities.	Orange County staff will continue to monitor legislation that may streamline CEQA procedures for projects in the unincorporated area.
<p>Strategy 1f. Ensure that family units are encouraged in new affordable housing development, particularly for large families.</p>	Encourage developers seeking development agreements to include family rental housing as a part of the developments proposed. Seek the goal that 10% of new rental units will be for large families.	The provision of affordable housing will be encouraged in any future negotiated development agreements.
	Continue to support County funding criteria to encourage the addition of large family units in new construction projects.	<u>Large family units will continue to be accommodated as appropriate.</u>
	Develop new financial and/or site standard incentives to encourage affordable housing developers to provide units for large families.	Orange County continues to work with developers to identify constraints to providing family units and how best to address them. The Orange County Housing Opportunities Overlay Zone provides incentives for the development of affordable housing on commercial sites in the unincorporated County by providing administrative approval of entitlements and by-right development.
	Solicit assistance from affordable housing developers and advocates in identifying potential constraints to the development of family units, including current standards for traffic maintenance, parking ratios or other potential development standards, and submit suggested actions to the DPRC for review.	<u>Orange County continues to work with developers to identify constraints and discuss strategies to incorporate large family units.</u>

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Strategy	Action	Accomplishments
2. Rehabilitation and Preservation of Existing Neighborhoods		
Strategy 2a. Continue to support programs designed to rehabilitate deteriorated units and encourage the maintenance and minor repair of structurally sound housing units to prevent their deterioration.	Continue to use redevelopment agency housing set-aside funds, federal HOME funds, and other available funding to finance housing rehabilitation.	The County utilizes Federal Community Development Block Grant (CDBG) and State CalHome Funds to assist low income households with needed repairs to their homes. The County is continuing to work towards the development of a new single-family rehabilitation program for the unincorporated Orange County.
Strategy 2b. Preserve the affordability of federal, state and County-subsidized units threatened with conversion to market rates.	Continue to monitor projects with expiring affordability covenants and take appropriate action to preserve these affordable units whenever possible.	Orange County continues to work toward preserving the affordability of at-risk units on a project-by-project basis.
	Allocate and support potential sources of funds for mortgage refinancing, acquisition and rehabilitation including gap funding for nonprofit housing developers as intermediaries and for rental subsidy assistance for tenants of at-risk units.	
	Continue to assist owners or purchasers of existing Mortgage Revenue Bond (MRB) projects to refund their bonds in exchange for augmented and/or extended affordability controls. Annually contact owners of at-risk units to gauge interest, provide a list of resources available for refund and negotiate terms on a project-by-project basis.	
Strategy 2c. Enhance the quality of existing residential neighborhoods by maintaining public facilities and requiring residents and landlords to maintain their properties in good condition.	Continue the County's code enforcement and graffiti removal programs.	Orange County continues to enforce zoning code and property maintenance requirements throughout the unincorporated area.
	Continue to provide ongoing infrastructure maintenance in existing residential neighborhoods through the capital improvement program (CIP).	Orange County continues to provide infrastructure maintenance and improvements in the unincorporated area.
	Continue to participate in the CDBG program.	Orange County continues to participate in the CDBG program.
	Identify existing apartment complexes in need of repair and provide financial assistance or other incentives to encourage the owner to make a substantial investment in rehabilitation and ongoing maintenance and guarantee long-term affordability.	Orange County continues to research various forms of financial assistance for the repair and rehabilitation of existing housing stock.
	Review unincorporated islands and identify three priority areas with the highest potential for affordable housing development.	Orange County has identified potential sites for the development of affordable housing projects.

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Strategy 2d. Ensure that the conversion of rental units or mobile home parks to ownership or other uses occurs in a responsible manner to protect the rights of both owners and tenants.	Continue to enforce the provisions of the County's condominium and mobile home park conversion ordinance (Orange County Code Sec. 7-9-147).	Orange County continues to enforce the provisions of the County's condominium and mobile home conversion ordinance (Orange County Zoning Code Section 7-9-39)
3. Equal Housing Opportunity		
Strategy 3a. Continue to support enforcement of fair housing laws and organizations that provide fair housing information and intervention.	Provide financial assistance from CDBG funds or other sources to fair housing organizations.	Orange County continues to provide financial assistance from CDBG funds, or other sources, to fair housing organizations.
Strategy 3b. Facilitate the education of residents about their fair housing rights and of the process to make appropriate referrals for fair housing complaints.	Provide federal/state/local information regarding discrimination to residents at family briefing sessions, including applicable Fair Housing Information and Discrimination Complaint Forms. Also maintain bilingual staff to assist non-English speaking families and handicap accessible offices.	Orange County continues to provide information regarding housing discrimination to residents. The Orange County Board of Supervisors approved the County's 2020-2025 Analysis of Impediments to Fair Housing Choice and Fair Housing Action Plan.
	Continue to work with the Orange County Fair Housing Council to provide information and regarding housing discrimination and intervention to resolve complaints. Literature is made available at County and FHC offices, as well as public libraries.	Orange County continues to work with the Fair Housing Council to provide information to residents and regarding housing discrimination and intervention to resolve complaints.
Strategy 3c. Encourage the removal of architectural barriers in existing residential units, and ensure that new units comply with accessibility standards.	Continue to enforce building code provisions requiring accessible design.	Orange County continues to enforce building code provisions requiring accessible design. A reasonable accommodation ordinance was adopted in 2013.
4. Assistance to Persons in Need		
Strategy 4a. Encourage affordable housing opportunities for households with incomes less than 30% of area median income (AMI)-	Continue to support the County Housing Authority and its participation in the Section 8 Rental Assistance Program and pursue additional Section 8 rental assistance vouchers when available.	The Orange County Housing Authority (OCHA) continues to participate in the Section 8 Housing Choice Voucher Program . OCHA also administers the Veterans Affairs Supportive Housing Program (VASH) , the Non-Elderly Disabled (NED) , the Mainstream Program , the Family Unification Program (FUP) and the Shelter Plus Care/Continuum of Care (CoC) Program . More than 12,000 households (over 25,000 people) receive housing assistance each month through OCHA's rental assistance programs.
	Continue the goal of producing units affordable at or below 30% AMI in the County's Rental Housing NOFA.	Orange County's NOFA continues to include the goal of producing affordable units to extremely-low income persons and households.
	Encourage developers seeking development agreements to include housing units affordable to households with incomes of less than 30% AMI.	The provision of affordable housing will be encouraged in any future negotiated development agreements.

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Strategy	Action	Accomplishments
Strategy 4b. Provide information and financial assistance to help low- and moderate-income households in obtaining affordable housing.	Continue the Tax -Exempt Single-Family Mortgage Revenue Bond Program for first-time homebuyers.	Orange County continues to provide the Tax-Exempt Single-Family Mortgage Revenue Bond Program for first-time homebuyers.
	Continue to publish the Housing Referral Directory	Orange County continues to publish the Affordable Rental Housing List.
Strategy 4c. Ensure that all affordable housing assisted with public funds remains affordable for the required time period, and recapture public funds when directly subsidized units are prematurely sold or otherwise withdrawn from the subsidizing program.	Monitor all bond-financed and other subsidized projects annually to verify compliance with affordability covenants.	Affordable housing projects are monitored on a regular basis to verify continued required affordability.
Strategy 4d. Continue to support the existing programs that address the needs of those in need of temporary and transitional housing.	Continue to provide assistance as described in the County's Continuum of Care program.	<u>In June 2018, the Board approved the Housing Finance Strategy for the development of 2,700 supportive housing units. The strategy calls for the development of these units over the next seven years using existing County resources, as well as through leveraging a range of other housing development funding sources. The Board also approved the MHSA Permanent Supportive Housing Spending Plan for the use of \$70.5 million in MHSA funds in the development of supportive housing for the seriously mentally ill. Since the adoption of the Housing Funding Strategy in 2018, to date, in the county there are a total of 495 supportive and affordable housing units completed or built, 620 units under construction or closing their construction loan, and 1,118 units in progress of funding which contributes to the overall accomplishment of supporting and tracking the development of over 2,200 supportive and affordable housing units throughout the county.</u>
	Identify additional sites that are now available or easily made available for transitional shelters for homeless persons and families.	Orange County will continue to provide information regarding the location of sites eligible under its Housing Opportunities Overlay Zone.
5. Energy Conservation		
Strategy 5a. Encourage the use of energy conservation features in residential construction, remodeling and existing homes.	Continue to require new construction and remodeling projects to meet energy conservation requirements.	Orange County continues to require new construction and remodeling projects to meet energy conservation requirements.
	Provide information regarding energy efficiency measures in the Orange County Housing Opportunities Manual.	<u>Information regarding energy efficiency measures continues to be included in the Housing Opportunities Overlay Manual. Sustainable best practices are incorporated in the Comprehensive Update to the Zoning Code, and include various measures, such as the option to use pervious materials in driveways and allowing carport roof solar panels with no additional permit requirements. Additional language is proposed relating to electric vehicle charging stations, "hedges" are added as a type of wall or fence, alternative parking calculations are permitted along with new parking lot landscaping requirements.</u>

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	Provide clients with information regarding “CalGreen” – California’s Green Building Code.	Clients receive information regarding CALGreen (green building code) and energy conservation at County of Orange offices and on its websites.
6. Child Care Facilities		
Strategy 6. Amend existing regulations to remove regulatory obstacles for new child care facilities within affordable housing developments	Both the Zoning Code and Housing Opportunities Manual will be amended to allow the provision of child care in affordable housing developments utilizing the Housing Opportunities Overlay Zone program. The County’s Child Care Coordinator will be invited to assist in the development of the criteria and requirements for child care facilities and family day care homes. All conditions and requirements applied to this use will be delineated in the Affordable Housing Agreement entered into between the County and developer for each affordable housing development.	Orange County amended its Housing Opportunities Overlay Zone regulations in 2009 to provide incentives for the inclusion of child care facilities within affordable housing developments.

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Table A-2
Residential Development Summary
County of Orange
2013-2021

Location	Project*	Zoning	Income Level*				Total Project Units
			VL*	Low*	Mod	Upper	
Multifamily							
Anaheim	Cerritos	R1				60	60
Midway City	Potter's Lane 15352 Jackson	R1				16 37	16 37
Midway City		R3(1950)/35				17	17
Midway City		R3(1950)/35(H)				4	4
Stanton	Stonegate I Stonegate II	C1(H)				38 26	38 26
Rancho Mission Viejo		PC				637	637
Silverado-Modjeska		A1(SR)				2	2
Total Multifamily							837
Second Units							
Anaheim		R1				6	6
Anaheim		R2D				1	1
Costa Mesa		R1				1	1
Coto de Caza		S				1	1
Foothill Trabuco		S				1	1
Los Alamitos		R1/28 (C3849)				1	1
Midway City		R1				37	37
Midway City		R3(1950)/35 (H)				3	3
North Tustin		100-E4				3	3
North Tustin		125-E4- 20000				1	1
North Tustin		E4				1	1
North Tustin		E4-20000				1	1
North Tustin		NTSP				3	3
North Tustin		R1				4	4

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Location	Project*	Zoning	Income Level*				Total Project Units
			VL*	Low*	Mod	Upper	
<u>Orange</u>		<u>70-R1</u>				<u>2</u>	<u>2</u>
<u>Orange</u>		<u>E4-1(E)</u>				<u>1</u>	<u>1</u>
<u>Orange</u>		<u>E4-1(SR)(E)</u>				<u>1</u>	<u>1</u>
<u>Orange</u>		<u>R4</u>				<u>1</u>	<u>1</u>
<u>Rancho Mission Viejo</u>		<u>PC</u>				<u>2</u>	<u>2</u>
<u>Santa Ana</u>		<u>100 - E4</u>				<u>2</u>	<u>2</u>
						<u>Total Second Units</u>	<u>67</u>
<u>Modular Units</u>							
<u>Orange</u>		<u>R4</u>				<u>1</u>	<u>1</u>
						<u>Total Modular</u>	<u>1</u>
<u>Single Family Units</u>							
<u>Anaheim</u>		<u>R1</u>				<u>28</u>	<u>28</u>
<u>Anaheim</u>		<u>R2D</u>				<u>1</u>	<u>1</u>
<u>Costa Mesa</u>		<u>R1</u>				<u>4</u>	<u>4</u>
<u>Costa Mesa</u>		<u>R4</u>				<u>5</u>	<u>5</u>
<u>Coto De Caza</u>		<u>S</u>				<u>14</u>	<u>14</u>
<u>Foothill-Trabuco</u>		<u>FTSP</u>				<u>7</u>	<u>7</u>
<u>Ladera Ranch</u>		<u>PC</u>				<u>477</u>	<u>477</u>
<u>Laguna Beach</u>		<u>R1(CD)(SR)</u>				<u>28</u>	<u>28</u>
<u>Los Alamitos</u>		<u>R1/28</u> <u>(C3849)</u>				<u>38</u>	<u>38</u>
<u>Midway City</u>		<u>R1</u>				<u>35</u>	<u>35</u>
<u>Midway City</u>		<u>R3(1950)/35</u> <u>(H)</u>				<u>8</u>	<u>8</u>
<u>North Tustin</u>		<u>100-E4</u>				<u>8</u>	<u>8</u>
<u>North Tustin</u>		<u>125-E4-</u> <u>20000</u>				<u>8</u>	<u>8</u>
<u>North Tustin</u>		<u>E4</u>				<u>8</u>	<u>8</u>
<u>North Tustin</u>		<u>E4-20000</u>				<u>3</u>	<u>3</u>
<u>North Tustin</u>		<u>NTSP</u>				<u>5</u>	<u>5</u>
<u>North Tustin</u>		<u>R1</u>				<u>1</u>	<u>1</u>
<u>North Tustin</u>		<u>R1-18000</u>				<u>1</u>	<u>1</u>
<u>Orange</u>		<u>E4-1</u>				<u>2</u>	<u>2</u>
<u>Orange</u>		<u>E4-1(E)</u>				<u>3</u>	<u>3</u>
<u>Orange</u>		<u>E4-1(SR)(E)</u>				<u>2</u>	<u>2</u>
<u>Orange</u>		<u>R1</u>				<u>1</u>	<u>1</u>

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<u>Location</u>	<u>Project*</u>	<u>Zoning</u>	<u>Income Level*</u>				<u>Total Project Units</u>
			<u>VL*</u>	<u>Low*</u>	<u>Mod</u>	<u>Upper</u>	
<u>Orange</u>		<u>R1(SR)</u>				<u>4</u>	<u>4</u>
<u>Orange</u>		<u>R1-10000(SR)</u>				<u>1</u>	<u>1</u>
<u>Orange</u>		<u>R4</u>				<u>1</u>	<u>1</u>
<u>Rancho Mission Viejo</u>		<u>PC</u>				<u>2684</u>	<u>2684</u>
<u>Santa Ana</u>		<u>100 - E4</u>				<u>3</u>	<u>3</u>
<u>Santa Ana</u>		<u>E4-20000</u>				<u>1</u>	<u>1</u>
<u>Santa Ana</u>		<u>R1-10000(SR)</u>				<u>1</u>	<u>1</u>
<u>Silverado-Modjeska</u>		<u>A1</u>				<u>7</u>	<u>7</u>
						<u>Total Single Family</u>	<u>3389</u>

Lower-income apartments and second units are based on prevailing market rents
Source: OC Development Services, 2021

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Table A-3
Affordable Housing Projects Completed **2013-2021**
Unincorporated Orange County

Project	Status	Location	Zoning	Parcel Size (ac)	Density (du/ac)	Income Level				Total Units
						VL (EL*)	Low	Mod	Above Mod	
Sendero Bluffs	Completed and occupied	Rancho Mission Viejo	PC	2.78	38.4	32	74	0	1***	107
Esencia Norte	Completed and occupied	Rancho Mission Viejo	PC	4.0	28	34	77	0	1***	112
Potter's Lane	Completed and occupied	Midway City	C2	0.41	39	15	0	0	1***	16
Casa Paloma	Completed and occupied	Midway City	C2	1.12	63.4	48	19	0	2***	71
TOTALS (deed-restricted affordable units only)						129	170	0	5	306
Avg. Density of All Projects					42.2					
Avg. Density of Projects in Housing Opportunities Overlay Zone					51.2					

* Extremely-low-income (30% AMI)

** 60% AMI

*** Manager's unit (not deed-restricted)

Source: OC [Development Services, 2021](#)

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Table A-4
Progress Towards Meeting New Housing Need
Orange County Unincorporated Area
2013-2021

	Very-Low*	Low*	Moderate*	Above-Moderate	Total
Total RHNA <u>2013-2021</u>	<u>0</u>	<u>879</u>	<u>979</u>	<u>2,174</u>	<u>5,272</u>
Quantified Objective	<u>1,240</u>	<u>879</u>	<u>979</u>	<u>2,174</u>	<u>5,272</u>
Units Built <u>2013-2021</u>	<u>27</u>	<u>193</u>	1	<u>4,157</u>	<u>4,378</u>
Total Units Built	<u>27</u>	<u>193</u>	<u>1</u>	<u>4,157</u>	<u>TBD</u>

Note: Includes production from January 1, 2013 through December 31, 2020 per the 5th Cycle RHNA.

* Includes only affordable units with covenants

Source: SCAG RHNA and the County of Orange/OC Planning, 2021

**Appendix A – Evaluation of the 200813-201421 Housing Element
CHAPTER X – HOUSING ELEMENT**

**Rehabilitation
Performance Evaluation vs. Quantified Objectives
2013 – 2021**

The County’s rehabilitation program was inactive in 2013-2021. OC Community Resources is continuing to work towards the development of a new single-family rehabilitation program for unincorporated Orange County scheduled to begin in 2022.

**Table A-5
Preservation and Assistance
Performance Evaluation vs. Quantified Objectives
2013 – 2021**

Program	Extremely Low	Very Low	Low	Moderate	Above Moderate	TOTAL
<u>Continuum of Care (CoC)</u> (previously referred to as Shelter Plus Care)	<u>444</u>	<u>54</u>	<u>19</u>	<u>83</u>		600
<u>% Breakdown</u>	<u>74%</u>	<u>9%</u>	<u>3%</u>	<u>14%</u>		<u>100%</u>
Actual	<u>408</u>	<u>50</u>	<u>17</u>	<u>76</u>		
<u>% Breakdown</u>	<u>74%</u>	<u>9%</u>	<u>3%</u>	<u>14%</u>		<u>100%</u>
<u>Housing Choice Voucher (HCV)</u> (previously referred to as Section 8 Rental Assistance)	<u>5,396</u>	<u>1,466</u>	<u>433</u>	<u>3,810</u>		<u>11,105</u>
<u>% Breakdown</u>	<u>49%</u>	<u>13%</u>	<u>4%</u>	<u>34%</u>		<u>100%</u>
Actual	<u>4,808</u>	<u>1,314</u>	<u>386</u>	<u>3,386</u>		<u>9,894</u>
<u>% Breakdown</u>	<u>49%</u>	<u>13%</u>	<u>4%</u>	<u>34%</u>		<u>100%</u>

Source: OC Community Resources / Occupancy data on the actual point in time income levels of active CoC and HCV Program participants is derived from the Income Characteristics Report prepared via Housing Pro on June 2021.