

CHAPTER X – HOUSING ELEMENT

2. COMMUNITY PROFILE

The County of Orange is located along the Pacific Ocean between Los Angeles County to the north and northwest, San Bernardino County to the northeast, Riverside County to the east, and San Diego County to the southeast. A somewhat rectangular landmass, Orange County stretches approximately 40 miles along the coast and extends inland approximately 20 miles, covering 798 square miles.

The housing needs of the County are determined by demographic characteristics of the population (age, household size, employment, and/or ethnicity), and the characteristics of housing available to that population (e.g., number of units, tenure, size, cost). The regional housing market is seldom static, constantly changing with dynamic social and economic factors. As County demographics and household socioeconomic conditions change, different housing opportunities arise and/or must be created to meet demand. This section explores the characteristics of the existing and projected population and housing stock in order to define the extent of unmet housing needs in unincorporated Orange County. This information helps to provide direction in updating the County's Housing Element goals, policies, and programs.

Population Trends and Characteristics

Between 2000 and 2020, Orange County grew by over 348,000 people, or approximately 12%. However, as a result of incorporations and annexations, the population of the unincorporated portions of the county declined by about 23.6% to 128,421 persons (Table 2-1).

Table 2-1
Population Trends 2000-2020 –
Unincorporated Orange County

	2000	2010	2020	Growth 2000-2020	
Unincorporated area	168,132	121,160	128,421	-39,711	-23.6%
County total	2,846,289	3,010,232	3,180,491	334,202	11.7%

Source: U.S. Census Bureau Decennial Census, California State Department of Finance, 2020 E-5 Report, [SCAG Local Housing Data Pre-Certified Local Housing Data 2020](#)

Table 2-2 provides population projections through 2040 for unincorporated Orange County, as calculated by the Southern California Association of Governments 2016-2040 Regional Growth Forecast. The County of Orange unincorporated population is forecasted to grow by 49.2 %. In comparison, Orange County's population as a whole is forecasted to grow by 12.7 %.

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Table 2-2
Population Growth Forecast (2012-2045)

<u>Jurisdiction</u>	<u>2012</u>	<u>2020</u>	<u>2035</u>	<u>2040</u>	<u>Percent Change 2012-2040</u>
<u>Unincorporated Area</u>	<u>121,160</u>	<u>128,421</u>	<u>177,900</u>	<u>180,100</u>	<u>48.6%</u>
<u>County Total</u>	<u>3,010,232</u>	<u>3,180,491</u>	<u>3,499,000</u>	<u>3,535,000</u>	<u>17.4%</u>

Source: SCAG 2016-2040 Regional Growth Forecast by Jurisdiction Report

Age Composition

The age breakdown of a population is an important factor in evaluating housing needs and projecting the direction of future housing development. According to the 2019 American Community Survey data shown in Table 2-3, residents in their prime working years (25-64) comprised about 60.8% of the unincorporated population. About 14.4% of residents were “senior citizens” age 65 and older. The median age of persons living in census designated places in Orange County increased between 2010 to 2019, except for the Las Flores Census Designated Place (CDP), which decreased by about 1% (Table 2-4).

Table 2-3
Age Distribution – 2018

Unincorporated Orange County

	<u>Under 5 years</u>	<u>5 to 19 years</u>	<u>20 to 34 years</u>	<u>35 to 49 years</u>	<u>50-64 Years</u>	<u>65 years +</u>
<u>2010</u>	<u>6.6%</u>	<u>21.4%</u>	<u>21.0%</u>	<u>22.9%</u>	<u>17.1%</u>	<u>11.2%</u>
<u>2015</u>	<u>6.1%</u>	<u>19.8%</u>	<u>21.3%</u>	<u>21.1%</u>	<u>18.9%</u>	<u>12.8%</u>
<u>2019</u>	<u>5.9%</u>	<u>18.9%</u>	<u>21.1%</u>	<u>20.1%</u>	<u>19.6%</u>	<u>14.4%</u>

Source: American Community Survey, 5-year Estimates, 2010, 2015, 2019

Table 2-4 Age Distribution by Census Designation Place

<u>Census Designated Place</u>	<u>2010</u>	<u>2019</u>
Coto de Caza CDP	42.2	<u>45.7</u>
Ladera Ranch CDP	32.4	<u>34.3</u>
Las Flores CDP	33.2	<u>32.3</u>
Midway City CDP	37.1	<u>39.9</u>
North Tustin CDP	45.6	<u>49.1</u>
Rossmoor CDP	45.5	<u>45.6</u>
Sunset Beach CDP	43.9	<u>N/A</u>
Orange County	36.2	<u>37.8</u>

Source: American Community Survey, 5-Year Estimates, 2019.

Note: Median age data available for Unincorporated CDPs only, not entire unincorporated area

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Racial and Ethnic Composition

Error! Reference source not found. shows racial and ethnic characteristics for the county as a whole. About 34% of Orange County residents were Hispanic compared to 39% statewide. About 61% of Orange County were white compared to just 59.7% statewide. Asians comprised the next largest minority group, with 20.5% of Orange County and 14.5% statewide.

Table 2-5

Racial and Ethnic Breakdown for Orange County

	<u>White</u>	<u>Black or African American</u>	<u>American Indian and Alaska Native</u>	<u>Asian</u>	<u>Native Hawaiian or Other Pacific Islander</u>	<u>Some Other Race</u>	<u>Two or More Races</u>	<u>Hispanic or Latino</u>
<u>Orange County</u>	61.0%	1.8%	0.5%	20.5%	0.3%	11.9%	4.1%	34.1%
<u>California</u>	59.7%	5.8%	0.8%	14.5%	0.4%	14.0%	4.9%	39.0%

Source: American Community Survey, 5-Year Estimates, 2019

Employment Trends

Current employment and projected job growth have a significant influence on housing needs during this planning period. **Table 2-6** shows that about 65.6% of working-age persons in the entire County were in the workforce, as reported by 2019 American Community Survey estimates. About 6% of County residents worked at home, and 34% were not in the labor force (i.e., unemployed or not seeking work).

Table 2-6

Labor Force – Orange County

	<u>2010</u>		<u>2019</u>	
	<u>Persons</u>	<u>Percent</u>	<u>Persons</u>	<u>Percent</u>
In labor force	<u>1,559,264</u>	<u>67.30%</u>	<u>1,671,054</u>	<u>65.60%</u>
-Work at home	<u>66,404</u>	<u>4.70%</u>	<u>99,736</u>	<u>6.40%</u>
Not in labor force	<u>756,518</u>	<u>32.70%</u>	<u>877,328</u>	<u>34.40%</u>
-With social security income	<u>227,427</u>	<u>23.10%</u>	<u>278,565</u>	<u>26.80%</u>
Total Population age 16+	<u>2,315,782</u>	100.0%	<u>2,548,382</u>	100.0%

Source: Census American Community, 5 year estimate, 2019
Unincorporated data is included for CDPs only

In 2018, approximately 52.3% of the unincorporated working residents were employed in management and professional occupations (**Table 2-7**). A significant number of workers (24.6%) were employed in sales and office related occupations. A relatively low proportion of workers (11.5%) were employed in service-related occupations. Blue collar occupations such as machine operators, assemblers, farming, transportation, handlers and laborers constituted about 11% of the workforce.

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Table 2-7
Employment by Occupation

Occupation	Unincorporated		Orange County	
	Persons	Percent	Persons	Percent
Management, professional and related	32,503	52.3%	2,616,827	34.2%
Service	7,146	11.5%	1,500,551	19.6%
Sales and office	15,294	24.6%	1,743,617	22.8%
Construction, extraction, and maintenance	2,560	4.1%	675,894	8.8%
Production, transportation, and material moving	4,623	7.5%	1,118,977	14.6%
Total Employment	62,126	100%	7,655,866	100%

Source: [SCAG Local Housing Data Pre-Certified Local Housing Data 2020](#)

Future housing needs are affected by the number and type of new jobs created during this planning period. [Table 2-8](#) shows projected job growth by industry for the Santa Ana-Anaheim-Irvine Metropolitan Statistical Area (MSA) (Orange County) for the period 2018-2028. Total employment in Orange County is expected to grow by 7.2% between 2018 and 2028. The overall growth is expected to add 126,300 new jobs and bring the employment of Orange County to over 1,890,000 by 2028.

Generally, residents who are employed in well-paying occupations have less difficulty obtaining adequate housing than residents in low paying occupations. [02-8](#) illustrates the growth trend in low-wage service industries such as health care and social assistance, and accommodation and food services.

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Table 2-8
Projected Job Growth by Industry – 2018-2028
Santa Ana-Anaheim-Irvine Metropolitan Statistical Area

NAICS Code	Industry Title	Annual Average Employment		Employment Change	
		2018	2028	Jobs	Percent
	Total Employment	1,764,000	1,890,300	126,300	7.2
	Self-Employment (A)	109,100	117,300	8,200	7.5
	Unpaid Family Workers (B)	–	–	–	–
	Private Household Workers (C)	1,700	1,600	(100)	-5.9
	Total Farm	2000	1900	(100)	-5.0
	Total Nonfarm	1,651,200	1,769,500	118,300	7.2
1133,21	Mining and Logging	500	400	(100)	-20.0
23	Construction	106,300	113,000	6,700	6.3
31-33	Manufacturing	160,700	156,900	(3,800)	-2.4
22,42-49	Trade, Transportation, and Utilities	261,600	270,800	9,200	3.5
42	Wholesale Trade	79,800	81,400	1,600	2.0
44-45	Retail Trade	152,600	156,000	3,400	2.2
22,48-49	Transportation, Warehousing, and Utilities	29,200	33,400	4,200	14.4
48-49	Transportation and Warehousing	26,200	30,200	4,000	15.3
51	Information	26,700	29,700	3,000	11.2
52-53	Financial Activities	118,700	126,100	7,400	6.2
52	Finance and Insurance	79,300	84,300	5,000	6.3
53	Real Estate and Rental and Leasing	39,400	41,800	2,400	6.1
54-56	Professional and Business Services	317,000	346,500	29,500	9.3
55	Management of Companies and Enterprises	36,700	38,700	2,000	5.4
56	Admin/Support and Waste Mgmt & Remediation	151,300	163,600	12,300	8.1
61-62	Education Svcs, Health Care, and Social Assistance	224,700	263,600	38,900	17.3
61	Educational Services (Private)	29,300	33,900	4,600	15.7
62	Health Care and Social Assistance	195,400	229,700	34,300	17.6
71-72	Leisure and Hospitality	222,600	242,200	19,600	8.8
71	Arts, Entertainment, and Recreation	51,000	56,500	5,500	10.8
72	Accommodation and Food Services	171,700	185,700	14,000	8.2
81	Other Svcs (excludes Private Household Workers)	51,400	53,700	2,300	4.5
	Government	161,200	166,600	5,400	3.3
	Federal Government	11,100	11,200	100	0.9
	State and Local Government	150,200	155,400	5,200	3.5
	State Government	32,000	33,900	1,900	5.9
	Local Government	118,200	121,500	3,300	2.8

Source: California Employment Development Department, [April 2021](#)

Industry detail may not add up to totals due to independent rounding

(A) Self-Employed persons work for profit or fees in their own business, profession, trade, or farm. Only the unincorporated self-employed are included in this category. The estimated and projected employment numbers include all workers who are primarily self-employed and wage and salary workers who hold a secondary job as a self-employed worker.

(B) Unpaid family workers are those persons who work without pay for 15 or more hours per week on a farm or in a business operated by a member of the household to whom they are related by birth or marriage.

(C) Private Household Workers are employed as domestic workers whose primary activities are to maintain the household. Industry employment is based on the Quarterly Census of Employment and Wages (QCEW) program.

Household Characteristics

To understand current housing concerns and anticipated future needs, housing occupancy characteristics need to be identified. The following is an analysis of household size and income characteristics. As defined within the County’s Zoning Code, “a household includes all people occupying a single dwelling unit. A

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household shall also mean all people occupying two (2) dwelling units on the same site if both units are used as group homes owned or operated by the same operator” (7-9-95.1).

Household Composition and Size

In 2019, 70% of households in Orange County consisted of families, and about 31% had school-age children. In comparison, in 2010, family households with school-age children were about 3% higher. All other household types remained about the same between these 9 years. About 21% of Orange County households were a single person living alone, compared to over 20% countywide (Table 2-9).

Table 2-9
Orange County Household Composition 2010-2019

Household Type			2019	
	Households	Percent	Households	Percent
Total households	992,781	100%	1,037,492	100%
Family households	708,491	71.4%	744,011	71.7%
-with own children under 18	335,587	33.8%	320,601	30.9%
Non-family households	284,290	28.6%	293,481	28.3%
-Householder living alone	207,849	20.9%	218,835	21.1%
Average household size	2.99	-	3.01	-
Source: Census 2010, Summary File 1- General Population and Housing Characteristics- Demographic Profile 1, American Community Survey, 5-Year Estimates, 2019				

In many respects there are notable differences between renter and owner households. According to the 2019 [American Community Survey data Census](#), over 18% of unincorporated renter households consisted of one person living alone, a significantly higher proportion than for owners (12%). Large households of 5 or more were more prevalent among renters (13.6%) than owners (14.5%). **Table 2-10** describes household size distribution by tenure.

Table 2-10
Household Size by Tenure (Owner vs. Renter) – Unincorporated Orange County

Household Size	Owners		Renters	
	Households	Percent	Households	Percent
1 person households	3,878	12.0%	1708	18.3%
2 person households	11,293	35.0%	2457	26.3%
3 person households	5,734	17.8%	2,055	22.0%
4 person households	6,716	20.8%	1656	17.7%
5 person households	2,985	9.3%	918	9.8%
6 person households	1018	3.2%	355	3.8%
7+ person households	639	2.0%	205	2.2%
Total households	32,263	100%	9,354	100%
Source: American Community Survey, 2014-2018, 5-Year Estimates				

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Household Income

Household income is a primary factor affecting housing needs in a community. According to [the 2019](#) Census estimates, the median household income in Orange County was [\\$90,234](#), approximately [19.93%](#) higher than the statewide median income of [\\$75,235](#) ([Table 2-11](#)). The table also shows the income differences between different areas of the county. The Coto de Caza and Ladera Ranch Census Designated Places (CDPs) had the highest incomes while the Midway City CDP area was lowest.

Table 2-11
Median Household Income

Jurisdiction	Median Household Income	% of County Median Income
California	\$75,235	83.4%
Orange County	\$90,234	100%
Coto de Caza CDP	\$199,056	220.6%
Ladera Ranch CDP	\$161,348	178.8%
Las Flores CDP	68,625	76.1%
Midway City CDP	\$40,059	44.4%
North Tustin CDP	\$156,176	173.1%
Rossmoor CDP	\$127,891	141.7%
Sunset Beach CDP	N/A	N/A
Source: Census American Community Survey, 2019		

The State of California uses five income categories for the purpose of determining housing affordability and need in communities [based on area median income \(AMI\)](#). This method is consistent with definitions of low- and moderate-income households used in various Federal and State housing programs – e.g., Section 8 and State Density Bonus Law. These categories are as follows:

- **Extremely Low Income** – 30% or less of AMI
- **Very Low Income** - 50% or less of AMI;
- **Low Income** - 51% to 80% of AMI;
- **Moderate Income** - 81% to 120% of AMI; and
- **Above Moderate Income** - more than 120% of AMI.

The Department of Housing and Urban Development (HUD) annually develops median household income estimates for the purpose of determining program eligibility. According to HUD, the [2020](#) median household income for Orange County, which includes all cities and unincorporated areas, was [\\$103,000](#).

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Housing Inventory and Market Conditions

This section summarizes the housing inventory in the unincorporated county and prevailing market conditions.

Housing Stock Profile

02-12 summarizes the distribution of housing by type in the unincorporated portions of Orange County as of 2020. Throughout the unincorporated areas of Orange County, single-family detached (SFD) units characterize the most abundant household type (75.2%); larger multi-family projects of five or more units represent 10.3% of the stock; and single-family attached units, such as condominiums, represent 11% of the total households.

Looking at the change from 2000 to 2020, Table 2-12 shows the housing stock of the unincorporated area has decreased by about 30.62% due to annexations and incorporations. The County of Orange has lost 168 unincorporated acres due to annexations since 2014. In particular, there has been a 9.5% decrease in acres from 176,553 acres in 2014 to the currently existing 176,385 acres within the unincorporated County areas.

Table 2-12
Housing by Type

Structure Type	2000		2020		Growth	
	Units	Percent	Units	Percent	Units	Percent
Unincorporated Area						
Single-family detached	38,725	63%	<u>31,909</u>	<u>75.2%</u>	<u>-6,816</u>	<u>-17.6%</u>
Single-family attached	9,438	15%	<u>4,674</u>	<u>11%</u>	<u>-4,764</u>	<u>-50.48%</u>
Multi-family 2-4 units	2,530	4%	<u>862</u>	<u>2%</u>	<u>-1,668</u>	<u>-65.9%</u>
Multi-family 5+ units	9,925	16%	<u>4,356</u>	<u>10.3%</u>	<u>-5,569</u>	<u>-56.1%</u>
Mobile homes	543	1%	<u>632</u>	<u>1.5%</u>	<u>89</u>	<u>16.4%</u>
Total Units	61,161	100%	<u>42,433</u>	100%	<u>-18,728</u>	<u>-30.62%</u>
Orange County						
Single-family detached	489,657	51%	<u>556,760</u>	<u>50.1%</u>	<u>-67,103</u>	<u>-13.7%</u>
Single-family attached	124,702	13%	<u>132,709</u>	<u>12%</u>	<u>8,007</u>	<u>6.4%</u>
Multi-family 2-4 units	88,804	9%	<u>94,718</u>	<u>8.5%</u>	<u>5,914</u>	<u>6.6%</u>
Multi-family 5+ units	233,871	24%	<u>293,712</u>	<u>26.4%</u>	<u>59,841</u>	<u>25.6%</u>
Mobile homes	32,450	3%	<u>33,522</u>	<u>3%</u>	<u>1,072</u>	<u>3.3%</u>
Total Units	969,484	100%	<u>1,111,421</u>	100%	<u>141,937</u>	<u>14.6%</u>
Source: California Department of Finance, Table E-5, 2020						

Tenure

Table 2-13 shows tenure (owner vs. renter) for the unincorporated areas compared to Orange County as a whole. According to the Census 2018-American Community Survey, 77.5% of housing units in the unincorporated area were owner-occupied, compared to 57.4% countywide.

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Table 2-13
Household Tenure (Owner vs. Renter)

Tenure	Unincorporated		Orange County	
	Units	Percent	Units	Percent
Owner occupied	32,263	77.5%	592,269	57.4%
Renter occupied	9,354	22.5%	440,104	42.6%
Total occupied units	41,617	100%	1,032,373	100%

Source: [American Community Survey 2014-2018, U.S. Census Bureau](#)

Vacancy Rates

The vacancy rate is an indicator of the general availability of housing. It also reflects how well available units meet the current housing market demand. A low vacancy rate suggests that households may have difficulty finding housing within their price range; a high vacancy rate may indicate either an imbalance between household characteristics and the type of available units, an oversupply of housing, or special situations such as in areas where there are vacation homes.

The availability of vacant housing units provides households with choices on different unit types to accommodate changing needs (e.g., single persons, newly married couples, and elderly households typically need smaller units than households with school age children). A low vacancy rate may contribute to higher market rents and prices, and may limit the choices of households in finding adequate housing. It may also be related to overcrowding, as discussed later.

Table 2-14 provides 2019 [American Community Survey](#) occupancy and tenure characteristics for the unincorporated areas compared to Orange County as a whole. Owner occupied housing units in unincorporated area represented 77.5% of all occupied housing units, whereas those in the County as a whole represented a lower 57.4% indicating a higher rate of rental units. The data indicated a 11.8% rental vacancy rate in the unincorporated area and a 26.3% rental vacancy rate in the County as a whole. These figures indicate a strong real estate market with relatively low vacancy – at the lowest in unincorporated area (3.8%) than in the County as a whole (5.7%).

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Table 2-14
Housing Vacancy

	Unincorporated		Orange County	
	Units	Percent	Units	Percent
Total housing units	<u>42,433</u>	100%	<u>1,100,449</u>	100%
Occupied units	<u>40,804</u>	<u>96.2%</u>	<u>1,037,492</u>	<u>94.3%</u>
-Owner occupied	<u>31,623</u>	<u>77.5%</u>	<u>595,272</u>	<u>57.4%</u>
-Renter occupied	<u>9,181</u>	<u>22.5%</u>	<u>442,220</u>	<u>42.6%</u>
Vacant units	<u>1,629</u>	<u>3.8%</u>	<u>62,957</u>	<u>5.7%</u>
-For rent	<u>192</u>	<u>11.8%</u>	<u>16,547</u>	<u>26.3%</u>
-For sale	<u>456</u>	<u>28.0%</u>	<u>6,124</u>	<u>9.7%</u>
-Rented or sold, not occupied	<u>401</u>	<u>24.6%</u>	<u>9,492</u>	<u>15.1%</u>
-For seasonal or occasional use	<u>363</u>	<u>22.3%</u>	<u>18,865</u>	<u>30%</u>
-All other vacancies	<u>218</u>	<u>13.4%</u>	<u>11,929</u>	<u>19%</u>

Source: [American Community Survey, 5-Year Estimates, 2019](#); [SCAG Local Housing Data Pre-Certified Local Housing Data 2020](#)

Age and Condition of Housing Stock

Age is one measure of housing stock conditions and a factor for determining the need for rehabilitation. Without proper maintenance, housing units deteriorate over time. Thus, units that are older are more likely to need major repairs (e.g., a new roof or plumbing). As a general principle, houses 30 years or older are considered aged and are more likely to require moderate to major repairs. In addition, older houses may not be built to current standards for fire and earthquake safety. According to [2019 American Community Survey](#) data, about [72.9%](#) of owner-occupied units and 53% of rental units in the unincorporated area were built before 1990 and are approximately 30 years old or greater ([Table 2-15](#)); [41.5%](#) are 60 years or older. [This compares to 87% of units in the County as a whole, which were built before 1990 and 37.1% which were built before 1960.](#)

Table 2-15
Age of Housing Stock

Year Built	Unincorporated		Orange County	
	Units	Percent	Units	Percent
Total Units	<u>42,433</u>	100%	<u>1,100,449</u>	100%
<u>2014 to present</u>	<u>1,612</u>	<u>3.8%</u>	<u>29,369</u>	<u>2.7%</u>
<u>2010-2013</u>	<u>806</u>	<u>1.9%</u>	<u>22,261</u>	<u>2.0%</u>
<u>2000-2009</u>	<u>9,081</u>	<u>21.4%</u>	<u>91,455</u>	<u>8.3%</u>
<u>1990-1999</u>	<u>6,323</u>	<u>14.9%</u>	<u>128,774</u>	<u>11.7%</u>
<u>1980-1989</u>	<u>2,928</u>	<u>6.9%</u>	<u>163,803</u>	<u>14.9%</u>
<u>1970-1979</u>	<u>4,074</u>	<u>9.6%</u>	<u>256,739</u>	<u>23.3%</u>
<u>1960-1969</u>	<u>6,959</u>	<u>16.4%</u>	<u>214,045</u>	<u>19.5%</u>
<u>1950-1959</u>	<u>8,784</u>	<u>20.7%</u>	<u>143,431</u>	<u>13.0%</u>
<u>-1940-1949</u>	<u>721</u>	<u>1.7%</u>	<u>23,121</u>	<u>2.1%</u>
<u>1939 and earlier</u>	<u>1,146</u>	<u>2.7%</u>	<u>27,451</u>	<u>2.5%</u>

Source: [Census American Community, 5-Year Estimates, 2019](#)

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As reported in recent Census estimates, only 0.1% of owner-occupied units and 1.1% of rental units in the unincorporated area lacked complete kitchen facilities while 0.2% of owner-occupied units and 1.3% of rental units lacked complete plumbing facilities ([Table 2-16](#)). There may also be units that require rehabilitation or replacement despite possessing complete kitchen and plumbing facilities.

Table 2-16
Kitchen and Plumbing Facilities

	Unincorporated		Orange County	
	Units	Percent	Units	Percent
No Telephone Service Available	424	1.00%	21,459	1.95%
Lacking Plumbing Facilities	144	0.34%	4,292	0.39%
Lacking Complete Kitchen Facilities	424	1.00%	14,196	1.29%

Source: Census American Community Survey 2005-2019, [SCAG Local Housing Data Pre-Certified Local Housing Data 2020](#)

To more accurately determine the condition of the housing stock, the County conducted a [recent assessment of code enforcement concerns within unincorporated Orange County](#). [Table 2-17](#) summarizes the results of the [assessment](#).

Table 2-17
Housing Rehabilitation Need –
Unincorporated Orange County – 2019-2020

Unincorporated Area	Number of Property Maintenance Complaints in 2020	Number of Property Maintenance Complaints in 2019
Anaheim Island	72	54
Costa Mesa Islands	2	5
Coto De Caza	1	6
Foothill/Trabuco	1	5
Ladera Ranch	8	2
Las Flores	N/A	1
Midway City	76	30
North Tustin	69	146
Orange Park Acres	23	42
Placentia Islands	3	4
Rancho Mission Viejo	4	2
Rossmoor	18	34
Silverado-Modjeska	16	17
Yorba Linda Islands	1	10

Source: OC Public Works 2020

[Based on the assessment of recent property maintenance complaints in 2019 and 2020, most of the concerns are located in the Anaheim Islands, Midway City, North Tustin and Orange Park Acres. The complaints vary from the collection of junk and debris, lack of yard maintenance, storage of inoperable vehicles,](#)

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unpermitted buildings, and animals/insects. Approximately 29 of the 300 total unincorporated properties with maintenance complaints in 2020 are noted as having unpermitted or substandard units; therefore approximately 1% of the total units may need to be replaced or rehabilitated.

Housing Units Demolished or Converted in the Coastal Zone

State law requires that coastal jurisdictions monitor and report the number of low- and moderate-income (“L/M”) housing units within the Coastal Zone that are constructed or lost due to demolition or conversion to non-residential uses since 1982.

The amount of unincorporated territory within the Coastal Zone has decreased considerably since 1982 due to the incorporation of Dana Point and Laguna Niguel as well as annexations to the Cities of Laguna Beach, Newport Beach, and Huntington Beach. The only major unincorporated area with residential development in the Coastal Zone is Emerald Bay. Bolsa Chica, Laguna Coast Wilderness Park, Aliso-Wood Canyon Regional Park and Banning Ranch are the other major unincorporated coastal areas. **Table 2-18** shows the number of Low/Moderate income housing units constructed, demolished, converted and replaced within the Coastal Zone since 1982.

- A total of 33 units were demolished or converted between 1982 and 1988 but the income category of these units was not recorded.
- Between 1989 and 2000, 15 units were demolished and replaced including several in Emerald Bay which were demolished as a result of fire damage during the devastating fires that occurred in October 1993. The income category for these 15 units was not recorded. No L/M units were converted from residential to non-residential use during this time.
- From 2001 through 2012, 262 units were demolished including 221 units in a mobile home park.
- From 2012 to 2020, 23 units were demolished. The income category of these units is unknown.

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Table 2-18

**Low- and Moderate- Income Units Constructed, Converted,
Demolished, and Replaced in the Coastal Zone –
1982-2020**

Time Period	Units Constructed	Units Demolished	Units Converted	Units Replaced
1982-1988	1278 ^b	29 ^a	4 ^a	n.a
1989-2000	0	15 ^a	0	15 ^a
2001-2012	77 ^a	262 ^a	0	n.a
<u>2012-2020</u>	<u>27</u>	<u>23</u>	<u>0</u>	<u>n/a</u>
Total	<u>1382^a</u>	<u>29^a</u>	<u>4^a</u>	<u>15^a</u>
Notes: a. Numbers reflect total units, not just Low/Moderate units. Income category not available b. Numbers reflect only Low/Moderate units. Source: Orange County, OC Public Works, OC Development Services				

Housing Cost

Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income (“AMI”): extremely-low (30% or less of AMI), very-low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses.

According to HUD and the California Department of Housing and Community Development¹, housing is considered “affordable” if the monthly payment is no more than 30% of a household’s gross income. In some areas (such as Orange County), these income limits may be increased to adjust for high housing costs.

02-19 shows 2020 affordable rent levels and estimated affordable purchase prices for housing in Orange County² by income category. Based on state-adopted standards, the maximum affordable monthly rental housing costs for four-person extremely-low-income households is \$961, while the maximum affordable housing costs for four-person very-low-income households is \$1,601. The maximum affordable housing cost for four-person low-income households is \$2,561, while the maximum for four-person moderate-income households is \$3,090.

¹ HCD memo of 2/25/2013 (<http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k13.pdf>)

² Affordable rent and purchase prices are based on county median income.

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Table 2-19
Income Categories and Affordable Housing Costs –
Orange County

2020 County Median Income = \$103,000	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	<u>\$38,450</u>	<u>\$961</u>	<u>\$125,800</u>
Very Low (31-50%)	<u>\$64,050</u>	<u>\$1,601</u>	<u>\$245,000</u>
Low (51-80%)	<u>\$102,450</u>	<u>\$2,561</u>	<u>\$424,000</u>
Moderate (81-120%)	<u>\$123,600</u>	<u>\$3,090</u>	<u>\$522,700</u>
Assumptions: -Based on a family of 4 -30% of gross income for rent or Principal/Interest/Taxes/Insurance - 2020 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance; 10% down payment; and 4.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Orange County Utility Allowance. Source: Orange County Housing Authority 2020 Utility Allowance Schedule and California Department of Housing and Community Development, 2020 income limits, and Kimley Horn and Associates Assumptions			

Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the maximum home purchase prices by income category shown in **Table 2-19** have been estimated based on typical conditions.

For-Sale Housing

Existing housing resale price statistics for calendar year 2021 are shown in **Table 20**.

Table 2-20
Orange County Median Home Prices – 2021

City	ZIP	Median Price* (thousands)	
		SFD	Condo
Countywide		<u>\$1,000</u>	<u>\$617</u>
Aliso Viejo	92656	<u>\$864</u>	<u>\$609</u>
Anaheim	92801	<u>\$695</u>	<u>\$494</u>
Anaheim	92802	<u>\$736</u>	<u>\$539</u>
Anaheim	92804	<u>\$730</u>	<u>\$442</u>
Anaheim	92805	<u>\$687</u>	<u>\$531</u>
Anaheim	92806	<u>\$769</u>	<u>\$483</u>
Anaheim Hills	92807	<u>\$918</u>	<u>\$543</u>
Anaheim Hills	92808	<u>\$1,000</u>	<u>\$578</u>
Balboa Island	92662	<u>\$3,230</u>	<u>\$2,550</u>
Brea	92821	<u>\$854</u>	<u>\$589</u>
Brea	92823	<u>\$1,010</u>	<u>\$787</u>
Buena Park	90620	<u>\$734</u>	<u>\$575</u>
Buena Park	90621	<u>\$751</u>	<u>\$626</u>
Capistrano Beach	92624	<u>\$1,460</u>	<u>\$905</u>
Corona del Mar	92625	<u>\$3,820</u>	<u>\$2,080</u>

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City	ZIP	Median Price* (thousands)	
		SFD	Condo
Costa Mesa	92626	\$1,010	\$641
Costa Mesa	92627	\$1,170	\$765
Cypress	90630	\$843	\$575
Dana Point	92629	\$1,520	\$822
Foothill Ranch	92610	\$937	\$540
Fountain Valley	92708	\$970	\$529
Fullerton	92831	\$839	\$448
Fullerton	92832	\$724	\$470
Fullerton	92833	\$816	\$564
Fullerton	92835	\$1,020	\$455
Garden Grove	92840	\$743	\$447
Garden Grove	92841	\$772	\$481
Garden Grove	92843	\$727	\$450
Garden Grove	92844	\$715	\$492
Garden Grove	92845	\$833	\$514
Huntington Beach	92646	\$1,070	\$626
Huntington Beach	92647	\$932	\$483
Huntington Beach	92648	\$1,400	\$762
Huntington Beach	92649	\$1,360	\$647
Irvine	92602	\$1,410	\$875
Irvine	92603	\$1,980	\$938
Irvine	92604	\$976	\$731
Irvine	92606	\$1,020	\$679
Irvine	92612	\$904	\$745
Irvine	92614	\$967	\$701
Irvine	92618	\$1,400	\$879
Irvine	92620	\$1,190	\$852
La Habra	90631	\$799	\$452
La Palma	90623	\$891	\$548
Ladera Ranch	92694	\$1,070	\$665
Laguna Beach	92651	\$2,970	\$1,670
Laguna Hills	92653	\$1,120	\$536
Laguna Niguel	92677	\$1,140	\$584
Laguna Woods	92637	\$423	\$387
Lake Forest	92630	\$897	\$491
Los Alamitos	90720	\$1,190	\$749
Midway City	92655	\$851	\$494
Mission Viejo	92691	\$890	\$741
Mission Viejo	92692	\$930	\$617
Newport Beach	92661	\$4,050	\$1,880
Newport Beach	92663	\$2,750	\$1,130
Newport Coast	92657	\$4,620	\$1,730
Orange	92865	\$807	\$559
Orange	92866	\$825	\$534
Orange	92867	\$951	\$648
Orange	92868	\$700	\$420
Orange	92869	\$974	\$545
Placentia	92870	\$836	\$538
Rancho St. Margarita	92688	\$849	\$537
San Clemente	92672	\$1,420	\$882
San Clemente	92673	\$1,230	\$784
San Juan Capistrano	92675	\$1,200	\$553
Santa Ana	92701	\$664	\$350
Santa Ana	92703	\$657	\$453
Santa Ana	92704	\$708	\$407

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City	ZIP	Median Price* (thousands)	
		SFD	Condo
Santa Ana	92705	\$1,250	\$445
Santa Ana	92706	\$811	\$401
Santa Ana	92707	\$671	\$404
Seal Beach	90740	\$1,290	N/A
Silverado	92676	\$918	N/A
Stanton	90680	\$651	\$472
Sunset Beach	90742	\$2,460	\$1720
Trabuco Canyon	92678	\$932	649
Trabuco Canyon	92679	\$1,190	\$568
Tustin	92780	\$835	\$477
Tustin	92782	\$1,160	\$672
Villa Park	92861	\$1,590	N/A
Westminster	92683	\$824	\$558
Yorba Linda	92886	\$1,090	\$631
Yorba Linda	92887	\$1,150	\$536

Notes: *Shown in thousands

Data for January 2019 retrieved on May 20, 2021

Source: DataQuick Information Systems

The table shows that the median price for resale single-family detached homes countywide was \$1,000,000 while for resale condos, the median price was \$617,000. Based on the estimated affordable purchase prices shown in 0, most resale condos and some single-family detached for-sale units were affordable to lower- or moderate-income households. These data illustrate the fact that public subsidies are generally required to reduce sales prices to a level that is affordable to very-low-income buyers.

Rental Housing

According to the [ACS data for the County as a whole monthly median gross rent](#) in Orange County reached a countywide total of \$1,854 in 2019. [As Table 2-21 shows, the median gross rent has increased for all unit sizes between 2015 and 2019. Studio apartments experienced the most rent increase with an approximate 30 percent increase since 2015. Units with at least 5 bedrooms had the lowest percent increase at 13.1 percent. Overall, the median gross rent increased by 19.8 percent between 2015 and 2019.](#) Real estate professionals expect rents to continue rising in the near future as growing demand exceeds the pace of new apartment construction.

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Table 2-21
Median Gross Rent by Bedrooms in Orange County (2015-2019)

<u>Unit Size</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>Percent Change 2015-2019</u>
<u>Studio</u>	<u>\$1,115</u>	<u>\$1,164</u>	<u>\$1,256</u>	<u>\$1,358</u>	<u>\$1,457</u>	<u>30.7%</u>
<u>1 Bedroom</u>	<u>\$1,255</u>	<u>\$1,307</u>	<u>\$1,384</u>	<u>\$1,479</u>	<u>\$1,574</u>	<u>25.4%</u>
<u>2 Bedrooms</u>	<u>\$1,572</u>	<u>\$1,627</u>	<u>\$1,711</u>	<u>\$1,794</u>	<u>\$1,869</u>	<u>18.9%</u>
<u>3 Bedrooms</u>	<u>\$2,054</u>	<u>\$2,130</u>	<u>\$2,185</u>	<u>\$2,277</u>	<u>\$2,372</u>	<u>15.5%</u>
<u>4 Bedrooms</u>	<u>\$2,391</u>	<u>\$2,441</u>	<u>\$2,535</u>	<u>\$2,617</u>	<u>\$2,741</u>	<u>14.6%</u>
<u>5 or More Bedrooms</u>	<u>\$2,472</u>	<u>\$2,639</u>	<u>\$2,624</u>	<u>\$2,655</u>	<u>\$2,796</u>	<u>13.1%</u>
<u>Median Gross Rent</u>	<u>\$1,548</u>	<u>\$1,608</u>	<u>\$1,693</u>	<u>\$1,777</u>	<u>\$1,854</u>	<u>19.8%</u>
<i>Source: American Community Survey, 5-Year Estimates, 2015, 2016, 2017, 2018, 2019.</i>						

When market rents are compared to the amounts lower-income households can afford to pay, it is clear that very-low- and extremely-low-income households have a difficult time finding housing without overpaying. The gap between market rent for an average apartment and affordable rent at the very-low-income level is about \$400 per month, while the gap at the extremely-low-income level is \$881 per month. However, at the low-income and moderate-income levels, households have a much better chance of finding affordable rentals. The affordable payment for a 4-person low-income household falls between \$1,205 and \$1,926.

Housing Needs

The following analysis of current housing conditions in unincorporated Orange County presents housing needs and concerns relative to various segments of the population. This analysis relies in part on the County’s Consolidated Plan, which addresses the needs of the lower-income segment of the community and strategies to address those needs.

Several factors will influence the need for new housing in Orange County in coming years. The three major needs categories considered in this element include:

- Existing housing needs resulting from the overcrowding, overpayment or substandard housing conditions;
- Housing needs of “special needs groups” such as the elderly, large families, homeless, and disabled; and

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- Housing needs resulting from population growth.

Demographic and market conditions analysis indicates that the number of households at the extreme ends of the income spectrum will continue to grow (“polarization of income” phenomenon), while the traditional middle income segments’ participation in the housing market will decline both in size and activity.

In terms of specific housing needs, home ownership and first-time homebuyer programs are important for moderate- to above moderate-income population in achieving home ownership. Lower-income groups will need the most assistance in meeting the increasingly higher cost burdens associated with owning a home, but for the most part these groups will be unable to purchase homes in the County. The needs of lower income groups, therefore, are usually met by the rental market.

In sum, since Orange County has a large population of affluent homeowners, greater attention needs to be placed on the affordability gap in the resale of smaller and more moderately priced homes to lower-income and first-time homebuyers. Attention will need to be placed in creating more opportunities for larger families in the rental market as well.

Existing Needs

Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, with severe overcrowding when there are more than 1.5 occupants per room. **Table 2-22** summarizes recent Census estimates of overcrowding for the unincorporated area as compared to the entire county.

Table 2-22
Overcrowding

	Unincorporated		Orange County	
	Households	Percent	Households	Percent
<u>1.0+/Room Owner</u>		<u>2.2%</u>		<u>4.9%</u>
<u>1.5+/Room Owner</u>		<u>0.6%</u>		<u>1.3%</u>
<u>1.0+/Room Renter</u>		<u>10.1%</u>		<u>15.6%</u>
<u>1.5+/Room Renter</u>		<u>2.7%</u>		<u>6.4%</u>

Source: SCAG Pre-Certified Local Housing Data, 2021

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Overcrowding was much more prevalent among renters than for owner-occupied units in both the unincorporated area and Orange County as a whole.

Approximately 13% of unincorporated renter households were overcrowded compared to only 2.8% of owner-occupants.

Overpayment

According to State housing policy, overpaying occurs when housing costs exceed 30% of gross household income. Table 2-23 displays recent estimates households in Orange County. According to SCAG and as shown in Table 2-24, over 50% of all renter households in the unincorporated area were overpaying for housing.

Although homeowners enjoy income and property tax deductions and other benefits that help to compensate for high housing costs, lower-income homeowners may need to defer maintenance or repairs due to limited funds, which can lead to deterioration. For lower-income renters, severe cost burden can require families to double up resulting in overcrowding and related problems.

Table 2-23
Household Cost Burden - Orange County

<u>Income</u>	<u>Household Cost Burden</u>		
	<u><30%</u>	<u>30-50%</u>	<u>>50%</u>
<u><30% HAMFI</u>	<u>434</u>	<u>160</u>	<u>1,718</u>
<u>30-50% HAMFI</u>	<u>695</u>	<u>530</u>	<u>1,297</u>
<u>50-80% HAMFI</u>	<u>1,188</u>	<u>1,049</u>	<u>957</u>
<u>80-100% HAMFI</u>	<u>1,038</u>	<u>1,118</u>	<u>379</u>
<u>>100% HAMFI</u>	<u>16,170</u>	<u>2,711</u>	<u>458</u>
<u>Total Households</u>	<u>19,525</u>	<u>5,568</u>	<u>4,809</u>

*HAMFI refers to Housing Urban Development Area Median Family Income.
Source: HUD CHAS, 2012-2016

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Table 2-24
Renter Overpayment by Income Category –
Orange County Unincorporated Area

% of Income Paid for Housing	Renters	
	Households	Percent
All households	9,354	100.0%
Less than 10%	265	2.83%
10-14.9%	776	8.30%
15-19.9%	686	7.33%
20-24.9%	1,035	11.06%
25-29.9%	1,023	10.94%
30-34.9%	1,029	11.0%
35-35.9%	695	7.43%
40-49.9%	853	9.12%
50% or more	2,328	24.89%
Not computed	664	7.10%
Households overpaying	4,905	52.40%

Source: SCAG [Pre-Certified Local Housing Data – August 2020](#)

Special Needs Groups

State Housing Law requires that the special needs of certain disadvantaged groups be addressed. These households typically experience difficulty in securing decent, affordable housing, and are not well guarded under market conditions. Many of these groups also fall under the category of extremely-low-income households. The needs of the elderly, handicapped, large families, female heads of household, the homeless and farm workers are addressed below:

Extremely Low-Income Households

The 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data indicates there are approximately 280,855 very low-income households living in the Orange County region. Very low-income households are those that earn 50% or less of the median family income (MFI) for Orange County. Extremely low-income households are those that earn less than 30% of the MFI. There are approximately 152,410 extremely low-income households in Orange County. Table 2-25 below includes data characterizing affordability and cost burden for all income groups within the County of Orange.

Of the extremely low-income households living in the Orange County region, 122,605 have at least one of the four housing problems (80.4%). The housing problems identified by CHAS include the following:

- Units with physical defects (lacking a complete kitchen or plumbing facilities);

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- Overcrowded conditions (housing units with more than one person per bedroom);
- Housing cost burdens exceeding 30 percent of gross income (including utilities).

Severe housing problems include units with physical defects and overcrowded conditions, as well as more than 1.5 person per bedroom and a cost burden greater than 50%.

Table 2-25
Housing Problems for all Households by Tenure – Orange County

<u>Income by Housing Problem</u>	<u>Household has at least 1 of 4 housing problems</u>	<u>Household has none of the 4 housing problems</u>	<u>Cost Burden not available, no other housing problem</u>
<u>Owners</u>			
<u>Less than or = 30%</u>	<u>36,480</u>	<u>8,355</u>	<u>4,020</u>
<u>>30% to less than or = 50% MFI</u>	<u>32,635</u>	<u>20,020</u>	<u>0</u>
<u>>50% to less than or = 80% MFI</u>	<u>48,655</u>	<u>39,320</u>	<u>0</u>
<u>>80% to less than or = 100% MFI</u>	<u>26,325</u>	<u>32,160</u>	<u>0</u>
<u>>100% MFI</u>	<u>57,535</u>	<u>283,050</u>	<u>0</u>
<u>Total</u>	<u>201,625</u>	<u>382,905</u>	<u>4,020</u>
<u>Renters</u>			
<u>Less than or = 30%</u>	<u>86,125</u>	<u>8,715</u>	<u>8,715</u>
<u>>30% to less than or = 50% MFI</u>	<u>70,490</u>	<u>5,300</u>	<u>0</u>
<u>>50% to less than or = 80% MFI</u>	<u>66,905</u>	<u>23,490</u>	<u>0</u>
<u>>80% to less than or = 100% MFI</u>	<u>21,395</u>	<u>24,505</u>	<u>0</u>
<u>>100% MFI</u>	<u>17,930</u>	<u>102,855</u>	<u>0</u>
<u>Total</u>	<u>262,850</u>	<u>164,865</u>	<u>8,715</u>
<i>Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.</i>			

PROJECTED NEEDS

To calculate projected housing needs, the County assumes 50 percent of its very low-income regional housing need are extremely low-income households. As a result, from the very low-income need of 46,416 units, the County has a projected need of 23,208 units for extremely low-income households.

The Housing Action Plan Strategy addresses the needs of extremely-low-income households. However, it must be recognized that the development of new housing for the lowest income groups typically requires large public subsidies, and the

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level of need is greater than can be met due to funding limitations, especially during these times of declining public revenues.

Elderly Persons

The large demographic group known as “Baby Boomers” born between 1946 and 1964 have played a dominant role in society throughout their lives. The oldest of the Boomers turned 75 in 2021 and the youngest of this group will turn 60 in 204. The growing wave of elderly retirees will have a huge impact on government, health care and the housing market.

The special housing needs of seniors are an important concern in Orange County. This is especially so since many retired persons are likely to be on fixed low incomes and at greater risk of housing overpayment. In addition, the elderly maintain special needs related to housing construction and location. Seniors often require ramps, handrails, lower cupboards and counters to allow greater access and mobility. In terms of location, because of limited mobility the elderly also typically need access to public facilities (e.g., medical and shopping) and public transit facilities.

Senior citizens also may need special security devices for their homes to allow greater self-protection. In many instances, the elderly prefer to stay in their own dwellings rather than relocate to a retirement community, and may require assistance with home repairs and manual house/yard work. In general, every effort should be made to maintain the dignity, self-respect, and quality of life of senior residents in the County.

Finding reliable transportation to medical appointments, senior centers, meal sites and shopping remains a serious problem for seniors. Many seniors lack private transportation due to physical or financial limitations.

According to recent American Community Survey estimates, there were 27.4% of owner households and 16.3% of renter households in unincorporated Orange County where the householder was 65 or older (Table 2-26). Many elderly persons are dependent on fixed incomes and/or have a disability. Elderly homeowners may be physically unable to maintain their homes or cope with living alone. The housing needs of this group can be addressed through smaller units, second units on lots with existing homes, shared living arrangements, congregate housing and housing assistance programs (see also Section 3 – Constraints for more information on how the County’s land use regulations help to facilitate these types of housing options for seniors).

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Table 2-26
Elderly Households by Tenure (Owner vs. Renter)
Orange County Unincorporated Area

Householder Age	Owners		Renters	
	Households	Percent	Households	Percent
Under 65 years	23,431	72.6%	7,825	83.7%
65 to 74 years	5,332	16.5%	839	9.0%
75 to 84 years	2,372	7.4%	498	5.3%
85 and over	1,128	3.5%	192	2.1%
Total 65+ Households	8,832	27.4%	1,529	16.3%
Total unincorporated households	32,263	100.0%	9,354	100.0%

Source: [SCAG Local Housing Data Pre-Certified Local Housing Data 2020](#)

Large Families

Household size is an indicator of the need for large units. Large households are defined as those with five or more members. Among both owners and renters, just under half of all unincorporated area households have only one or two members. About 16% of renter households and about 15% of owner households had five or more members ([Table 2-27](#)). This data, together with overcrowding statistics, indicates that although a large proportion of households are small, there is a significant need for large rental units with four or more bedrooms.

Table 2-27
Household Size by Tenure (Owner vs. Renter) –
Unincorporated Orange County

Household Size	Owners		Renters	
	Households	Percent	Households	Percent
1 person	3,878	12.0%	1,708	18.3%
2 persons	11,293	35.0%	2,457	26.3%
3 persons	5,734	17.8%	2,055	22%
4 persons	6,716	20.8%	1,656	17.7%
5 persons	2,985	9.3%	918	9.8%
6 persons	1,018	3.2%	355	3.8%
7+ persons	639	2%	205	2.2%
Total households	32,263	100%	9,354	100%

Source: [SCAG Local Housing Data Pre-Certified Local Housing Data 2020](#)

Single-Parent Households

Single parent households face different challenges due to the greater need for daycare services, health care services, and other services. An issue observed for female-headed households with no spouse present is a lower average income due to income inequalities present in workplaces.

For Orange County as a whole, single parents represent 5.2 percent of householders, according to 2019 ACS 5-Year Estimates. There are 41,777 single-mother households and 12,508 single-father households in Orange County (4

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percent and 1.2 percent, respectively).

Female-Headed Households

The Census Bureau estimates that about 9% of owner households and 15% of renter households in the unincorporated area were headed by a female (**Table 2-28**).

Table 2-28
**Household Type by Tenure (Owner vs. Renter)–
Unincorporated Orange County**

Household Type	Owners		Renters	
	Households	Percent	Households	Percent
Married couple family	<u>385,611</u>	<u>64.8%</u>	<u>183,649</u>	<u>41.5</u>
Male householder, no <u>spouse</u> present	<u>23,491</u>	<u>3.9%</u>	<u>31,541</u>	<u>7.1%</u>
Female householder, no <u>spouse</u> present	<u>51,654</u>	<u>8.7%</u>	<u>68,065</u>	<u>15.4%</u>
Non-family households	<u>134,516</u>	<u>22.6%</u>	<u>158,965</u>	<u>35.9%</u>
Total households	<u>595,272</u>	100%	<u>442,220</u>	100%

Source: American Community Survey-5-Year Estimates, 2019

Students

The need for student housing is another significant factor affecting housing demand. Student housing often only produces a temporary housing need based on the duration of the educational institution enrolled in. The impact on housing demand is often increased in areas surrounding universities and colleges. According to 2019 ACS 5-Year Estimates, there are approximately 231,636 students in Orange County enrolled in undergraduate programs and 48,691 enrolled in graduate or professional programs. Together, this makes up just under 33 percent of the population over 3 years of age enrolled in school. There are no local universities within unincorporated Orange County; however, some of the unincorporated units may be utilized as student housing for local universities within neighboring jurisdictions. Students may seek shared housing situations to decrease expenses and can be assisted through roommate referral services offered on and off campus. College graduates provide a specialized pool of skilled labor that is vital to the economy; however, a lack of affordable housing may lead to their departure post-graduation.

Persons with Disabilities

Access and affordability are the two major housing needs of disabled persons. Physically disabled persons often require specially designed dwellings to permit access within the unit, as well as to and from a site. *California Administrative Code* Title 24 sets forth access and adaptability requirements for the physically handicapped (disabled). These regulations apply to all buildings such as motels,

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employee housing, factory-built housing, and privately funded, newly constructed apartment houses containing five or more dwelling units. The regulations also require that rampways, larger door widths, restroom modifications, etc. be designed to enable free access by the handicapped. Such standards, however, are not mandatory for new single-family residential construction.

Table 2-29
Persons with Disabilities by Age –
Orange County

Disability by Age	Persons	%
Age 5 to 17 - total persons	703,641	
Hearing difficulty	3,884	0.6%
Vision difficulty	3,363	0.5%
Cognitive difficulty	14,903	2.9%
Ambulatory difficulty	2,811	0.5%
Self-care difficulty	5,770	1.1%
Age 18 to 64 – total persons	1,998,667	
Hearing difficulty	22,495	1.1%
Vision difficulty	20,555	1.0%
Cognitive difficulty	48,383	2.4%
Ambulatory difficulty	46,589	2.3%
Self-care difficulty	20,493	1.0%
Independent living difficulty	41,021	2.1%
Age 65 and over – total persons	448,781	
Hearing difficulty	53,881	12.0%
Vision difficulty	22,610	5.0%
Cognitive difficulty	37,661	8.4%
Ambulatory difficulty	83,960	18.7%
Self-care difficulty	38,172	8.5%
Independent living difficulty	64,465	14.4%
Source: American Community Survey 5-Year Estimates 2019		

Disabled persons, have special needs regarding location. There is typically a desire to be located near public facilities, and near public transportation facilities that provide service to those who rely on them.

Table 2-29 shows that in the under 65 age groups disabilities are relatively rare – typically 2% or less of the population. However, among seniors the incidence of disabilities increases significantly. Nearly 18.7% of persons in this age group reported an ambulatory difficulty, while more than 14% had an independent living difficulty. Members of this group are frequently on fixed incomes, or rely on public assistance.

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DEVELOPMENTALLY DISABLED

As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on [Intellectual Developmental Disabilities](#), an accepted estimate of the percentage of the population that can be defined as [having a developmental disability](#) is 1.5 [percent](#). Many persons [with intellectual and development disabilities](#) can live and work independently within a conventional housing environment. [Individuals with more severe disabilities](#) require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because [intellectual and developmental disabilities](#) exist before adulthood, the first issue in supportive housing for the [individuals with intellectual and developmental disabilities](#) is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The State [of California](#) Department of Developmental Services (DDS) provided community-based services to approximately [331,999](#) persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities, [for fiscal year 2017 to 2018](#). The Regional Center of Orange County (RCOC) is one of 21 regional centers in the State of California that [serves as a](#) point of entry to services for people with developmental disabilities. The RCOC is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. [The goal](#)

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of the RCOC is to help Orange County residents with developmental disabilities and their families obtain local services and support to help them live safely and with dignity in the community.

Any resident of Orange County who has a developmental disability that originated before 18 years of age is eligible for services. Services are offered to people with developmental disabilities based on Individual Program Plans (IPP) and may include: adult day programs; advocacy; assessment/consultation; behavior management programs; diagnosis and evaluation; independent living services; infant development programs; information and referrals; mobility training; prenatal diagnosis; residential care; respite care; physical and occupational therapy; transportation; consumer, family vendor training; and vocational training. The RCOC also coordinates the state-mandated Early Start program, which provides services for children under age three who have or are at substantial risk of having a developmental disability. According to the RCOC Facts and Statistics data, the RCOC currently serves over 22,000 individuals in Orange County with developmental disabilities and their families.

Based in Orange County, the Dayle McIntosh Center for the Disabled, also referred to as DMC, is a non-profit organization that provides services to people with disabilities and facilitates equal access and inclusion within the community.

The mission of the DMC (<http://www.daylemc.org>) is to advance the empowerment, equality, integration and full participation of people with disabilities in the community. The DMC is a non- residential program, but instead promotes the full integration of disabled persons with disabilities into the community, regardless of the disability, and aims to meet the standards and indicators established for operation of independent living centers in the federal Rehabilitation Act of 1973, as amended. The DMC is a peer-based organization meaning that most of the staff is composed of individuals who have disabilities themselves and have met the challenge of becoming self-sufficient. Its staff and board are composed of over 50% of people with disabilities. Its two offices, located in Anaheim and Laguna Hills, serve over 500,000 people with disabilities in Orange County and surrounding areas.

The County of Orange (County) housing programs and regulations facilitate the provision of special needs housing such as emergency shelters and transitional housing, permanent supportive housing, assisted living and group homes to serve the needs of persons with developmental disabilities.

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Homeless~~ness~~

Throughout the country, homelessness is a serious problem. Factors contributing to homelessness include: the general shortage of housing affordable to extremely low-to -moderate-income households; increases in the number of persons whose incomes fall below the poverty level; reductions in public subsidies and benefits de-institutionalization of the mentally ill; criminal justice system reforms at the federal and state level, and most recently the impacts of the COVID-19 pandemic.

PROFILES OF THE HOMELESS POPULATION IN ORANGE COUNTY

The County of Orange (County) Health Care Agency (HCA) serves as the administrative entity for the Orange County Continuum of Care. As such, HCA undertakes a bi-annual “Point-in-Time” (PIT) count of the unsheltered County’s homeless population in Orange County and an annual count of the sheltered population as part of its application for homeless assistance grant funds to U.S. Department of Housing and Urban Development (HUD) and State of California grant funds. The most recent PIT survey for which results are available was conducted in January 2019³. That survey estimated that there were approximately 6,860 persons experiencing homelessness in Orange County at the time of the survey⁴. Of those, the survey estimated that 42% of persons experiencing homelessness were sheltered and 58% were unsheltered. The 2019 PIT survey results indicated an increase in the homeless population compared to the findings of the 2017 PIT Count. However, it is important to note that the 2019 PIT Count incorporated a change in methodology that allowed the unsheltered count to take place over two days to ensure the county jurisdiction was canvassed effectively and collected unique identifying data points to de-duplicate records. Additionally, the 2019 PIT Count incorporated the use of ESRI Survey123 technology, an ArcGIS smartphone application that GIS mapped the locations and city of origin where individuals experiencing homelessness were surveyed and facilitated survey data collection. The ESRI Survey123 incorporated questions that collected demographic, subpopulation, homelessness related data as required by HUD.

By the very nature of homelessness, it is difficult to determine the location of homeless persons over an extended period of time. However, the incorporation of new technologies allowed for the 2019 PIT survey to enumerate persons experiencing unsheltered homelessness by jurisdiction, where traditionally this had only been captured for individual those in emergency shelters and transitional

³ OC Health Care Agency received a waiver from HUD to forgo the 2021 unsheltered count due to the COVID-19 pandemic in an effort to safeguard the health of those most vulnerable and limit the spread of COVID-19 illness.

⁴ 2019 Orange County Homeless Census & Survey, for OC Partnership by Focus Strategies

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housing. The County released the finding of the 2019 PIT Count broken down by household type, subpopulations and jurisdictions. The County has estimated the number of homeless persons in the unincorporated area based on the data collected in the 2019 PIT Count. As of ~~2012~~2019, there were approximately 53 individuals experiencing homelessness in the unincorporated area of Orange County, in shelter programs and on the streets and places not meant for human habitation. This represents less than one percent of the homeless population as counted during the 2019 PIT. Although this method probably ~~overstates~~ understates the number of persons experiencing homelessness in the unincorporated area since the domestic violence providers did not provide exact addresses to safeguard and protect the privacy of their clients, it is a methodology that has been represented in past Housing Element submitted by the County. This estimate of 53 persons is used for purposes of 2017 Senate Bill 2 (SB 2) analysis. Regardless of what methodology is used for estimating the location of the persons experiencing homelessness, this is a regional issue and the County will continue to address it from a regional perspective.

COUNTY EFFORTS TO ADDRESS HOMELESSNESS

Senate Bill 2 (SB2) of 2007 requires that jurisdictions quantify the need for emergency shelter and determine whether existing facilities are adequate to serve the need of the homeless population. An emergency shelter is defined as “housing with minimal supportive services for persons experiencing homelessness that is limited to occupancy of six months or less by a person experiencing homelessness. No individual or household may be denied access to emergency shelter because of an inability to pay.” If adequate existing facilities are not available, the law requires jurisdictions to identify areas where new facilities are permitted “by-right” (i.e., without requiring a public hearing which is mandatory for some discretionary approvals such as a use permit). A jurisdiction could also satisfy its emergency shelter needs through multi-jurisdictional agreements with up to two adjacent communities. The County of Orange (County) Zoning Code allows emergency shelters by-right in the Housing Opportunities Overlay Zone, and transitional housing and permanent supportive housing is permitted as a residential use subject to the same standards as apply to other residential uses of the same type in the same zoning district.

In 2010, the Board of Supervisors (Board) created the Commission to End Homelessness to oversee the implementation of the goals and strategies in the Ten Year Plan to End Homelessness.

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In 2012, the County adopted its updated *10-Year Plan to End Homelessness* ([Ten-Year Plan](#))⁵. The Ten-Year Plan is the product of an integrated community collaboration and provides a roadmap of how to effectively end homelessness in Orange County within the next ten years. The efforts to develop such a Ten-Year Plan began in earnest in 2008 when a broad-based Working Group was established and charged with developing a plan. Working Group members represented various stakeholder groups including the business community, non-profit homeless service providers, technical consultants, philanthropic foundations, education, mental health, housing, shelter providers, and local government.

In addition to background information on the costs of homelessness and the extent of the need in Orange County, the Ten-Year Plan outlines the mission, vision, core values, key goals, strategies, and many of the important implementation actions necessary to successfully address homelessness in Orange County. The Ten-Year Plan will lead to positive, systematic changes in the way the community addresses homelessness, and the goals and objectives within the Ten-Year Plan have largely been achieved by the County.

The following outlines milestones achieved within the Ten-Year Plan:

- In October 2016, the Director of Care Coordination produced an Assessment of Homeless Services in Orange County that outlined findings, recommendations, and next steps for Orange County. This Assessment served as the next steps and measured the progress to date of the Ten-Year Plan.
- In April 2018, the Director of Care Coordination presented an update to the Assessment of Homeless Services in Orange County and provided next steps to building the County's System of Care, which promotes regional collaboration and coordination to meet the unique needs of people experiencing homelessness in Orange County.
- In May 2018, the Board created the Office of Care Coordination to engage the entire Orange County region by working with cities and community-based organizations to coordinate public and private resources to meet the needs of the homeless population in Orange County and improve the overall countywide response to homelessness.

⁵ <http://occommunityservices.org/civicax/filebank/blobload.aspx?BlobID=15449>

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INVENTORY OF HOMELESS FACILITIES

The facility and service needs of families and individuals experiencing homelessness generally include emergency shelter, transitional housing, permanent supportive housing, and supportive services such as job training and counseling, behavioral and general health services.

Emergency shelters often provide accommodation for a few days up to six months. Transitional housing provides shelter for an extended period of time (as long as 24 months) and generally includes integration with other social services and counseling programs that assist people in increasing their income and securing long-term housing. Permanent supportive housing is rental housing for low-income or people experiencing homelessness in addition to a disabling condition such as with severe mental illness, substance abuse disorder, or HIV/AIDS with accompanying services that also further self-sufficiency and housing stability. In Orange County, permanent supportive housing is prioritized for individuals who are experiencing chronic homelessness, which is defined as being homeless for a year or longer continuously, or on three separate occasions totaling 12 months, and having a long-term disabling condition.

The landscape of homeless services has changed significantly in Orange County since 2016, as the County and City jurisdictions have made significant investments in the development of emergency shelter, affordable housing and permanent supportive housing programs to address the needs of individuals and families experiencing homelessness. As of January 2021, a network of nonprofit organizations and local governments operates 59 emergency shelter programs (including those operating in response to COVID-19), 60-42 transitional housing programs, and -31 permanent supportive housing programs within the Orange County region. Specifically, the County, individual jurisdictions, and numerous agencies oversee a total of 2,857 beds in emergency shelters (Table 2-30), 899 beds in transitional housing shelters (Table 2-31) and 2,602 beds in permanent supportive housing settings (Table 2-32). Currently, 646 permanent supportive housing and affordable housing beds-units are under development.

Unlike cities, the County plays a regional role in providing services to persons and families experiencing homelessness. The County-contracted facilities, such Bridges at Kraemer Place and the Yale Navigation Center that provides emergency shelter for adults experiencing homelessness, is located outside of the County's jurisdictional boundary but serves individuals from throughout the County, including the unincorporated area. In addition, the County's OC Health Care Agency coordinates the grant application process through which local homeless service providers receive over \$23 million in federal funding annually

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for the Continuum of Care Program. The OC Health Care Agency also serves as the administrative entity for the Orange County Continuum of Care for State funding to address homelessness.

Table 2-30
Emergency Shelter Resources

<u>Organization Name</u>	<u>Project Name</u>	<u>Inventory Type</u>	<u>Target Pop.</u>	<u>Beds HH w/ Children</u>	<u>Beds HH w/o Children</u>	<u>Beds HH w/ only Children</u>
<u>1736 Family Crisis Center</u>	<u>SSVF EHA</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>American Family Housing</u>	<u>Stanton Inn</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>70</u>	<u>0</u>
<u>American Family Housing</u>	<u>Tahiti Motel Operations</u>	<u>U</u>	<u>NA</u>	<u>0</u>	<u>58</u>	<u>0</u>
<u>American Family Housing</u>	<u>Washington House</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>16</u>	<u>0</u>
<u>Build Futures</u>	<u>Emergency Housing for Youth</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Casa Teresa</u>	<u>Emergency Maternity Shelter</u>	<u>C</u>	<u>NA</u>	<u>6</u>	<u>11</u>	<u>0</u>
<u>Casa Youth Shelter</u>	<u>Basic Center Group</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>0</u>	<u>12</u>
<u>City Net</u>	<u>Santa Ana Armory</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>CoC FEMA</u>	<u>CoC-Funded FEMA COVID-19</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Colette's Children's Home</u>	<u>Placentia Hope Emergency Shelter</u>	<u>C</u>	<u>NA</u>	<u>12</u>	<u>0</u>	<u>0</u>
<u>Family Assistance Ministries</u>	<u>Family House</u>	<u>C</u>	<u>NA</u>	<u>32</u>	<u>0</u>	<u>0</u>
<u>Family Assistance Ministries</u>	<u>Gilchrist House - Families</u>	<u>C</u>	<u>NA</u>	<u>9</u>	<u>0</u>	<u>0</u>
<u>Family Assistance Ministries</u>	<u>Project Room Key</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Friendship Shelter</u>	<u>Alternate Sleeping Location</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>30</u>	<u>0</u>
<u>Friendship Shelter</u>	<u>Alternative Sleeping Location Drop-Offs</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Friendship Shelter</u>	<u>Bridge Housing Program</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>28</u>	<u>0</u>
<u>Friendship Shelter</u>	<u>Safe Spaces</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>2</u>	<u>0</u>
<u>Grandma's House of Hope</u>	<u>Bridge Re-Entry</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>12</u>	<u>0</u>
<u>Grandma's House of Hope</u>	<u>Emergency Shelter CESH</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>13</u>	<u>0</u>
<u>Grandma's House of Hope</u>	<u>Women's Emergency Shelter</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>25</u>	<u>0</u>
<u>Human Options</u>	<u>Family Healing Center</u>	<u>C</u>	<u>DV</u>	<u>16</u>	<u>0</u>	<u>0</u>
<u>Human Options</u>	<u>Human Options Emergency Shelter</u>	<u>C</u>	<u>DV</u>	<u>29</u>	<u>0</u>	<u>0</u>
<u>Illumination Foundation</u>	<u>Fullerton Navigation Center</u>	<u>U</u>	<u>NA</u>	<u>0</u>	<u>90</u>	<u>0</u>
<u>Illumination Foundation</u>	<u>Gilbert House</u>	<u>C</u>	<u>NA</u>	<u>15</u>	<u>0</u>	<u>0</u>
<u>Illumination Foundation</u>	<u>La Mesa Emergency Shelter</u>	<u>C</u>	<u>NA</u>	<u>12</u>	<u>90</u>	<u>0</u>
<u>Illumination Foundation</u>	<u>Murphy House</u>	<u>C</u>	<u>NA</u>	<u>28</u>	<u>0</u>	<u>0</u>

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<u>Organization Name</u>	<u>Project Name</u>	<u>Inventory Type</u>	<u>Target Pop.</u>	<u>Beds HH w/ Children</u>	<u>Beds HH w/o Children</u>	<u>Beds HH w/ only Children</u>
<u>Illumination Foundation</u>	<u>Recuperative Care Program - Broadway</u>	<u>U</u>	<u>NA</u>	<u>0</u>	<u>62</u>	<u>0</u>
<u>Illumination Foundation</u>	<u>Recuperative Care Program - MIDWAY</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>30</u>	<u>0</u>
<u>Illumination Foundation</u>	<u>Temporary Isolation Shelter - Orange/Anaheim</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Illumination Foundation</u>	<u>The Link</u>	<u>C</u>	<u>NA</u>	<u>40</u>	<u>160</u>	<u>0</u>
<u>Illumination Foundation</u>	<u>Therault House</u>	<u>C</u>	<u>NA</u>	<u>36</u>	<u>0</u>	<u>0</u>
<u>Interval House</u>	<u>Emergency Shelter</u>	<u>C</u>	<u>DV</u>	<u>68</u>	<u>3</u>	<u>0</u>
<u>Jamboree</u>	<u>Anaheim House</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>6</u>	<u>0</u>
<u>Laura's House</u>	<u>Laura's Domestic Violence Emergency</u>	<u>C</u>	<u>DV</u>	<u>18</u>	<u>2</u>	<u>0</u>
<u>Mercy House</u>	<u>Bridges at Kramer Place</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>142</u>	<u>0</u>
<u>Mercy House</u>	<u>Buena Park Emergency Shelter</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>103</u>	<u>0</u>
<u>Mercy House</u>	<u>Costa Mesa Bridge Shelter</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>29</u>	<u>0</u>
<u>Mercy House</u>	<u>Family Care Center</u>	<u>C</u>	<u>NA</u>	<u>36</u>	<u>0</u>	<u>0</u>
<u>Mercy House</u>	<u>FEMA - Costa Mesa</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Mercy House</u>	<u>FEMA - Santa Ana</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Mercy House</u>	<u>Huntington Beach Navigation Center</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>124</u>	<u>0</u>
<u>Orange County Rescue Mission</u>	<u>ES Village of Hope</u>	<u>C</u>	<u>NA</u>	<u>33</u>	<u>33</u>	<u>0</u>
<u>Orange County Rescue Mission</u>	<u>Tustin Temporary Emergency Shelter</u>	<u>C</u>	<u>NA</u>	<u>9</u>	<u>48</u>	<u>0</u>
<u>PATH</u>	<u>Placentia Navigation Center</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>100</u>	<u>0</u>
<u>PATH</u>	<u>Yale Navigation Center</u>	<u>U</u>	<u>NA</u>	<u>0</u>	<u>425</u>	<u>0</u>
<u>Pathways of Hope</u>	<u>New Vista Emergency</u>	<u>C</u>	<u>NA</u>	<u>44</u>	<u>0</u>	<u>0</u>
<u>Pathways of Hope</u>	<u>Via Esperanza</u>	<u>C</u>	<u>NA</u>	<u>45</u>	<u>0</u>	<u>0</u>
<u>Precious Life Shelter</u>	<u>Emergency Shelter</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>6</u>	<u>0</u>
<u>Radiant Health Centers</u>	<u>Short Term Supportive Housing</u>	<u>C</u>	<u>HIV</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Salvation Army</u>	<u>Anaheim Emergency Shelter</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>325</u>	<u>0</u>
<u>Salvation Army</u>	<u>Salvation Army - FEMA Project</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>28</u>	<u>0</u>
<u>The Eli Home</u>	<u>The Eli Home CARP Residential Recovery Shelter Program</u>	<u>C</u>	<u>DV</u>	<u>18</u>	<u>0</u>	<u>0</u>
<u>The Midnight Mission</u>	<u>Courtyard in OC</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>238</u>	<u>0</u>

<u>Organization Name</u>	<u>Project Name</u>	<u>Inventory Type</u>	<u>Target Pop.</u>	<u>Beds HH w/ Children</u>	<u>Beds HH w/o Children</u>	<u>Beds HH w/ only Children</u>
<u>US Veterans Initiatives</u>	<u>SSVF EHA</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Volunteers of America</u>	<u>SSVF EHA</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Waymakers</u>	<u>Huntington Beach Youth Shelter</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>0</u>	<u>4</u>
<u>WISEPlace</u>	<u>Safe Place</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>30</u>	<u>0</u>
<u>Women's Transitional Living Center</u>	<u>45 Day Emergency Shelter</u>	<u>C</u>	<u>DV</u>	<u>37</u>	<u>0</u>	<u>0</u>
<u>Women's Transitional Living Center</u>	<u>Safety Net</u>	<u>C</u>	<u>DV</u>	<u>3</u>	<u>3</u>	<u>0</u>

CHAPTER X – HOUSING ELEMENT

Table 2-31
Transitional Housing Resources

<u>Organization Name</u>	<u>Project Name</u>	<u>Inventory Type</u>	<u>Target Pop.</u>	<u>Beds HH w/ Children</u>	<u>Beds HH w/o Children</u>	<u>Beds HH w/ only Children</u>	<u>Year-Round Beds</u>
<u>Build Futures</u>	<u>Emergency Housing for Youth</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Casa Teresa</u>	<u>Casa Teresa Parenting Program</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>14</u>	<u>0</u>	<u>14</u>
<u>Casa Teresa</u>	<u>Casa Teresa Transformation I Program</u>	<u>C</u>	<u>NA</u>	<u>4</u>	<u>0</u>	<u>0</u>	<u>4</u>
<u>Casa Teresa</u>	<u>Casa Teresa Transformation II Program</u>	<u>C</u>	<u>NA</u>	<u>5</u>	<u>0</u>	<u>0</u>	<u>5</u>
<u>Colette's Children's Home</u>	<u>CCH Ariel Place/Anaheim</u>	<u>C</u>	<u>NA</u>	<u>9</u>	<u>0</u>	<u>0</u>	<u>9</u>
<u>Colette's Children's Home</u>	<u>CCH Cypress Street #2/Placentia</u>	<u>C</u>	<u>NA</u>	<u>8</u>	<u>2</u>	<u>0</u>	<u>10</u>
<u>Colette's Children's Home</u>	<u>Colette's Children's Home #1</u>	<u>C</u>	<u>NA</u>	<u>12</u>	<u>2</u>	<u>0</u>	<u>14</u>
<u>Colette's Children's Home</u>	<u>Colette's Children's Home #2</u>	<u>C</u>	<u>NA</u>	<u>12</u>	<u>1</u>	<u>0</u>	<u>13</u>
<u>Colette's Children's Home</u>	<u>Colette's Children's Home #3</u>	<u>C</u>	<u>NA</u>	<u>9</u>	<u>0</u>	<u>0</u>	<u>9</u>
<u>Colette's Children's Home</u>	<u>Cypress/Placentia III</u>	<u>C</u>	<u>NA</u>	<u>9</u>	<u>0</u>	<u>0</u>	<u>9</u>
<u>Colette's Children's Home</u>	<u>Dairyview</u>	<u>C</u>	<u>NA</u>	<u>12</u>	<u>2</u>	<u>0</u>	<u>14</u>
<u>Families Forward</u>	<u>I-Transitional Housing - Irvine</u>	<u>C</u>	<u>NA</u>	<u>4</u>	<u>0</u>	<u>0</u>	<u>4</u>
<u>Families Forward</u>	<u>I-Transitional Housing- Lake Forest</u>	<u>C</u>	<u>NA</u>	<u>12</u>	<u>0</u>	<u>0</u>	<u>12</u>
<u>Family Assistance Ministries</u>	<u>Gilchrist House - Individuals</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>8</u>	<u>0</u>	<u>8</u>
<u>Grandma's House of Hope</u>	<u>GHH Men's Recovery Residence</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>13</u>	<u>0</u>	<u>13</u>
<u>Grandma's House of Hope</u>	<u>GHH Men's Transitional Short Term Housing</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>6</u>	<u>0</u>	<u>6</u>
<u>Grandma's House of Hope</u>	<u>Healing House</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>12</u>	<u>0</u>	<u>12</u>
<u>Grandma's House of Hope</u>	<u>Men's Bridge</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>10</u>	<u>0</u>	<u>10</u>
<u>Grandma's House of Hope</u>	<u>VOCA XH</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>11</u>	<u>0</u>	<u>11</u>
<u>Grandma's House of Hope</u>	<u>Women's Bridge</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>20</u>	<u>0</u>	<u>20</u>
<u>HIS House</u>	<u>CHESS - TAY</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>14</u>	<u>0</u>	<u>14</u>
<u>HIS House</u>	<u>HIS House Transitional</u>	<u>C</u>	<u>NA</u>	<u>48</u>	<u>0</u>	<u>0</u>	<u>48</u>
<u>Human Options</u>	<u>Second Step</u>	<u>C</u>	<u>DV</u>	<u>48</u>	<u>0</u>	<u>0</u>	<u>48</u>
<u>Laura's House</u>	<u>Laura's Domestic Violence Transitional Housing Program</u>	<u>C</u>	<u>DV</u>	<u>7</u>	<u>0</u>	<u>0</u>	<u>8</u>
<u>Mary's Shelter</u>	<u>Transitional Living for Homeless Youth</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>0</u>	<u>30</u>	<u>30</u>

CHAPTER X – HOUSING ELEMENT

<u>Organization Name</u>	<u>Project Name</u>	<u>Inventory Type</u>	<u>Target Pop.</u>	<u>Beds HH w/ Children</u>	<u>Beds HH w/o Children</u>	<u>Beds HH w/ only Children</u>	<u>Year-Round Beds</u>
<u>OC Gateway to Housing</u>	<u>Transitional Housing Program - Tustin</u>	<u>C</u>	<u>NA</u>	<u>28</u>	<u>0</u>	<u>0</u>	<u>28</u>
<u>OC Gateway to Housing</u>	<u>Transitional Housing Program- Santa Ana</u>	<u>C</u>	<u>NA</u>	<u>8</u>	<u>0</u>	<u>0</u>	<u>8</u>
<u>One Step Ministry</u>	<u>Our House</u>	<u>C</u>	<u>NA</u>	<u>9</u>	<u>0</u>	<u>0</u>	<u>9</u>
<u>Orange County Rescue Mission</u>	<u>Hope Family Housing-Buena Park</u>	<u>C</u>	<u>NA</u>	<u>65</u>	<u>0</u>	<u>0</u>	<u>65</u>
<u>Orange County Rescue Mission</u>	<u>House of Hope</u>	<u>C</u>	<u>NA</u>	<u>45</u>	<u>0</u>	<u>0</u>	<u>45</u>
<u>Orange County Rescue Mission</u>	<u>TH Village of Hope</u>	<u>C</u>	<u>NA</u>	<u>98</u>	<u>98</u>	<u>0</u>	<u>196</u>
<u>Orange County Rescue Mission</u>	<u>Tustin Veteran's Outpost</u>	<u>C</u>	<u>NA</u>	<u>16</u>	<u>10</u>	<u>0</u>	<u>26</u>
<u>Precious Life Shelter</u>	<u>Transitional Program</u>	<u>C</u>	<u>NA</u>	<u>25</u>	<u>0</u>	<u>0</u>	<u>25</u>
<u>Salvation Army</u>	<u>Transitional Housing - Buena Park</u>	<u>C</u>	<u>NA</u>	<u>6</u>	<u>0</u>	<u>0</u>	<u>6</u>
<u>Salvation Army</u>	<u>Transitional Housing - Tustin</u>	<u>C</u>	<u>NA</u>	<u>9</u>	<u>0</u>	<u>0</u>	<u>9</u>
<u>South County Outreach</u>	<u>SCO Transitional Housing - Laguna Niguel</u>	<u>C</u>	<u>NA</u>	<u>3</u>	<u>0</u>	<u>0</u>	<u>3</u>
<u>South County Outreach</u>	<u>SCO Transitional Housing - Lake Forest</u>	<u>C</u>	<u>NA</u>	<u>21</u>	<u>0</u>	<u>0</u>	<u>21</u>
<u>South County Outreach</u>	<u>SCO Transitional Housing - Mission Viejo</u>	<u>C</u>	<u>NA</u>	<u>6</u>	<u>0</u>	<u>0</u>	<u>6</u>
<u>Thomas House</u>	<u>2nd Step</u>	<u>C</u>	<u>NA</u>	<u>12</u>	<u>0</u>	<u>0</u>	<u>12</u>
<u>Thomas House</u>	<u>Thomas House Homeless Family Shelter #10</u>	<u>C</u>	<u>NA</u>	<u>64</u>	<u>0</u>	<u>0</u>	<u>64</u>
<u>WISEPlace</u>	<u>Positive Steps House</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>5</u>	<u>0</u>	<u>5</u>
<u>WISEPlace</u>	<u>Steps to Independence</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>19</u>	<u>0</u>	<u>19</u>
<u>Women's Transitional Living Center</u>	<u>Transitional Housing</u>	<u>C</u>	<u>DV</u>	<u>7</u>	<u>0</u>	<u>0</u>	<u>7</u>

CHAPTER X – HOUSING ELEMENT

Table 2-32
Permanent Supportive Housing Resources

<u>Organization Name</u>	<u>Project Name</u>	<u>Inventory Type</u>	<u>Target Pop.</u>	<u>Beds HH w/ Children</u>	<u>Beds HH w/o Children</u>	<u>Beds HH w/ only Children</u>	<u>Year-Round Beds</u>	<u>PIT Count</u>	<u>Total Beds</u>
<u>American Family Housing</u>	<u>Permanent Housing 2</u>	<u>C</u>	<u>NA</u>	<u>31</u>	<u>7</u>	<u>0</u>	<u>38</u>	<u>39</u>	<u>38</u>
<u>American Family Housing</u>	<u>Permanent Housing Collaborative</u>	<u>C</u>	<u>NA</u>	<u>36</u>	<u>8</u>	<u>0</u>	<u>44</u>	<u>40</u>	<u>44</u>
<u>Anaheim Supportive Housing</u>	<u>Tyrol Plaza</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>12</u>	<u>0</u>	<u>12</u>	<u>12</u>	<u>12</u>
<u>Friendship Shelter</u>	<u>Henderson House Permanent Supportive Housing</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>35</u>	<u>0</u>	<u>35</u>	<u>34</u>	<u>35</u>
<u>Illumination Foundation</u>	<u>SHP Stanton Multi-Service Center</u>	<u>C</u>	<u>NA</u>	<u>8</u>	<u>22</u>	<u>0</u>	<u>30</u>	<u>34</u>	<u>30</u>
<u>Illumination Foundation</u>	<u>Street 2 Home</u>	<u>C</u>	<u>NA</u>	<u>49</u>	<u>96</u>	<u>0</u>	<u>145</u>	<u>142</u>	<u>145</u>
<u>Jamboree</u>	<u>Diamond Apartments</u>	<u>C</u>	<u>NA</u>	<u>27</u>	<u>15</u>	<u>0</u>	<u>42</u>	<u>33</u>	<u>42</u>
<u>Jamboree</u>	<u>Doria Apartment Homes</u>	<u>C</u>	<u>NA</u>	<u>6</u>	<u>18</u>	<u>0</u>	<u>24</u>	<u>23</u>	<u>24</u>
<u>Jamboree</u>	<u>Heroes Landing</u>	<u>C</u>	<u>NA</u>	<u>15</u>	<u>70</u>	<u>0</u>	<u>85</u>	<u>86</u>	<u>85</u>
<u>Mercy House</u>	<u>AFH PSH Collaboration II</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>7</u>	<u>0</u>	<u>7</u>	<u>7</u>	<u>7</u>
<u>Mercy House</u>	<u>CCH PSH Collaboration II</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>1</u>	<u>1</u>	<u>1</u>
<u>Mercy House</u>	<u>CCH PSH Collaborative</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>1</u>	<u>1</u>	<u>1</u>
<u>Mercy House</u>	<u>CoC Leasing</u>	<u>C</u>	<u>NA</u>	<u>9</u>	<u>13</u>	<u>0</u>	<u>22</u>	<u>26</u>	<u>22</u>
<u>Mercy House</u>	<u>FAM PSH Collaboration II</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>12</u>	<u>0</u>	<u>12</u>	<u>12</u>	<u>12</u>
<u>Mercy House</u>	<u>FSI PSH Collaboration</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>39</u>	<u>0</u>	<u>39</u>	<u>38</u>	<u>39</u>
<u>Mercy House</u>	<u>FSI PSH Collaboration II</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>17</u>	<u>0</u>	<u>17</u>	<u>17</u>	<u>17</u>
<u>Mercy House</u>	<u>MCY PSH Collaboration II</u>	<u>C</u>	<u>NA</u>	<u>12</u>	<u>16</u>	<u>0</u>	<u>28</u>	<u>27</u>	<u>28</u>
<u>Mercy House</u>	<u>MCY PSH Collaborative</u>	<u>C</u>	<u>NA</u>	<u>12</u>	<u>106</u>	<u>0</u>	<u>118</u>	<u>140</u>	<u>118</u>
<u>Mercy House</u>	<u>Mills End and PSH Leasing Consolidation</u>	<u>C</u>	<u>NA</u>	<u>2</u>	<u>19</u>	<u>0</u>	<u>21</u>	<u>23</u>	<u>21</u>
<u>Mercy House</u>	<u>POH PSH Collaboration II</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>20</u>	<u>0</u>	<u>20</u>	<u>20</u>	<u>20</u>

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<u>Organization Name</u>	<u>Project Name</u>	<u>Inventory Type</u>	<u>Target Pop.</u>	<u>Beds HH w/ Children</u>	<u>Beds HH w/o Children</u>	<u>Beds HH w/ only Children</u>	<u>Year-Round Beds</u>	<u>PIT Count</u>	<u>Total Beds</u>
<u>Mercy House</u>	<u>The Aqua</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>56</u>	<u>0</u>	<u>56</u>	<u>2</u>	<u>56</u>
<u>Orange County Housing Authority</u>	<u>#1 Consolidated Shelter Plus Care TRA</u>	<u>C</u>	<u>NA</u>	<u>153</u>	<u>123</u>	<u>0</u>	<u>276</u>	<u>329</u>	<u>276</u>
<u>Orange County Housing Authority</u>	<u>#2 Consolidated CoC TRA</u>	<u>C</u>	<u>NA</u>	<u>69</u>	<u>54</u>	<u>0</u>	<u>123</u>	<u>120</u>	<u>123</u>
<u>Orange County Housing Authority</u>	<u>#3 Consolidated CoC TRA</u>	<u>C</u>	<u>NA</u>	<u>99</u>	<u>84</u>	<u>0</u>	<u>183</u>	<u>179</u>	<u>183</u>
<u>Orange County Housing Authority</u>	<u>#4 Consolidated CoC TRA</u>	<u>C</u>	<u>NA</u>	<u>91</u>	<u>61</u>	<u>0</u>	<u>152</u>	<u>132</u>	<u>152</u>
<u>Orange County Housing Authority</u>	<u>Jackson Aisle</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>29</u>	<u>0</u>	<u>29</u>	<u>27</u>	<u>29</u>
<u>Orange County Housing Authority</u>	<u>Placentia Veterans Village</u>	<u>C</u>	<u>NA</u>	<u>12</u>	<u>45</u>	<u>0</u>	<u>57</u>	<u>47</u>	<u>57</u>
<u>Orange County Housing Authority</u>	<u>Potter's Lane PB VASH</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>8</u>	<u>0</u>	<u>8</u>	<u>9</u>	<u>8</u>
<u>Orange County Housing Authority</u>	<u>Salerno VASH</u>	<u>U</u>	<u>NA</u>	<u>20</u>	<u>11</u>	<u>0</u>	<u>31</u>	<u>0</u>	<u>31</u>
<u>Orange County Housing Authority</u>	<u>VASH</u>	<u>C</u>	<u>NA</u>	<u>574</u>	<u>397</u>	<u>0</u>	<u>971</u>	<u>949</u>	<u>971</u>
<u>Orange County Housing Authority</u>	<u>VASH Project-Based Vouchers - Newport Veteran's Housing</u>	<u>C</u>	<u>NA</u>	<u>0</u>	<u>6</u>	<u>0</u>	<u>6</u>	<u>6</u>	<u>6</u>

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The County funds one seasonal emergency shelters which is located in State National Guard armories in the Central Planning Service Area. This shelters provides up to 200 emergency shelter beds each night during the winter months. Along with beds, these shelters provide shower facilities and meals to individuals and families experiencing homelessness.

Additionally, the County funds the operations of two year-round emergency shelter programs for individuals experiencing homelessness, Bridges at Kraemer Place and the Yale Navigation Center. Bridges at Kraemer Place provides 200 beds of emergency shelter in the North Service Planning Area and the Yale Navigation Center provides 425 beds of emergency shelter in the Central Service Planning Area. Both programs have a large emphasis on housing focused case management and supporting participants in accessing needed resources and supportive services to assist them in securing appropriate housing options. The County is committed to supporting cities that operate their own emergency shelters and promoting coordination to increase access to shelter beds amongst the unsheltered population. There is one year-round program located in the unincorporated areas of the County. American Family Housing leases to Illumination Foundation for 18 transitional housing units in Midway City.

Farm Workers

As defined in the County of Orange Zoning Code, a farm worker is an employee engaged in agriculture, which includes farming in all its branches, including preparation for market and delivery to storage or to market or to carriers for transportation to market. Historically Orange County's economy was linked to agriculture. While there are still active farming areas on the Irvine Ranch, and some other cities, shifts in the local economy to production and service-oriented sectors have significantly curtailed agricultural production within the county. Today, Orange County is a mostly developed urban/suburban region, with a strong local economy. Although the county is increasingly capturing major employers in Southern California, this growth is not tied to an agricultural base.

CHAPTER X – HOUSING ELEMENT

Recent Census Bureau estimates reported about 5,000 persons employed in agricultural occupations in Orange County. About 6% of those farm workers live in unincorporated areas ([Table 2-33](#)).

[Table 2-33](#)
Agricultural Employment –
Orange County and [SCAG Region](#)

	% of County Total	SCAG Region
Employment in the Agricultural Industry	0.28%	3,778

Source: [SCAG Local Housing Pre-Certified Local Housing Data 2020](#)

[The United States Department of Agriculture, National Agriculture Statistics](#) provides data on hired farm labor across the United States. The data is compiled at both a State and County level. Within Orange County, a total of 99 farms reportedly hired 1,772 workers in 2017. Permanent workers, those who work 150 days or more, represent the largest category of workers with 1,106 workers (62 percent). A total of 666 workers (38 percent) are considered seasonal and work less than 150 days. Orange County reported 340 migrant workers (19 percent) with full time hired labor in 2017. In addition, the County reported 176 unpaid workers.

While there is still significant agricultural production on the Irvine Ranch and Rancho Mission Viejo, farmland has steadily decreased in recent decades.