

Please Start Here

General Information	
Jurisdiction Name	Orange
Reporting Calendar Year	2023
Contact Information	
First Name	Chad
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City	Orange
Zipcode	92866

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://apr.hcd.ca.gov/APR/login.do>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions

Please save your file as Jurisdictionname2023 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2023

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Orange	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	50
	Non-Deed Restricted	0
Low	Deed Restricted	24
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	69
Above Moderate		1
Total Units		144

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	4	1	0
2 to 4 units per structure	0	0	0
5+ units per structure	52	74	0
Accessory Dwelling Unit	81	69	54
Mobile/Manufactured Home	0	0	0
Total	137	144	54

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	71	144
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	86
Number of Proposed Units in All Applications Received:	137
Total Housing Units Approved:	137
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	85	85
Discretionary	1	52

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	37
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Orange	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

**Table A
Housing Development Applications Submitted**

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes						Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21			
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
Summary Row: Start Data Entry Below							0	0	0	0	0	81	56	137	137	0							
37914145	37914145	5242 E LOMITA AVE	Reinstate ADR 0103-18. New SFR on hillside	ADR-0103	SFD	O	07/20/2023							1	1	1		NONE	No	No	Approved	Ministerial	
37914144	37914144	5212 E LOMITA AVE	Reinstate ADR 0105-18. New SFR on hillside. Lot 4	ADR-0105	SFD	O	07/20/2023							1	1	1		NONE	No	No	Approved	Ministerial	
37546141	37546141	901 E KATELLA AVE	IntraCorp Homes	GPA 2021-004	SFD	O	11/1/2023							52	52	52		NONE	No	No	Pending	Discretionary	
38659209	38659209	831 N ORANGE ST	CONVERT 522 SF GARAGE TO NEW DETACHED ACCESSORY DWELLING UNIT	ADU-0165	ADU	R	1/5/2023							1	1	1		NONE	No	No	Approved	Ministerial	
09461207	09461207	478 S DUNAS ST	438 SF DETACHED GARAGE CONVERSION TO 1 BED/BATH ADU	ADU-0186	ADU	R	1/10/2023							1	1	1		NONE	No	No	Approved	Ministerial	
37518105	37518105	508 E ELIZABETH DR	NEW 799 SF DETACHED ADU	ADU-0158	ADU	R	1/11/2023							1	1	1		NONE	No	No	Approved	Ministerial	
09339610	09339610	3821 E ELIUD AVE	675 SF ATTACHED ADU WITH 2 BEDROOMS & 1 BATHROOM	ADU-0176	ADU	R	1/12/2023							1	1	1		NONE	No	No	Approved	Ministerial	
37934516	37934516	120 N BOBWHITE WAY	CONVERT ATTACHED GARAGE INTO 549 SF ACCESSORY DWELLING UNIT.	ADU-0181	ADU	R	1/17/2023							1	1	1		NONE	No	No	Approved	Ministerial	
09338201	09338201	2729 E KILLINGSWORTH AVE	750 SF DETACHED ACCESSORY DWELLING UNIT 2 BEDRMS 1 BATHROOM	ADU-0174	ADU	R	1/19/2023							1	1	1		NONE	No	No	Approved	Ministerial	
03901205	03901205	458 N BATAVIA ST	NEW 800 SF DET. ACCESSORY DWELLING UNIT (1 BEDROOM/1 BATH)	ADU-0160	ADU	R	1/24/2023							1	1	1		NONE	No	No	Approved	Ministerial	
03903311	03903311	1129 W MAPLE AVE	NEW 497 SF DETACHED ACCESSORY DWELLING UNIT (1 BED/ 1 BATH)	ADU-0188	ADU	R	1/24/2023							1	1	1		NONE	No	No	Approved	Ministerial	
03935264	03935264	301 N DONNEBROOKE ST	476 SF DETACHED ADU WITH 1 BEDROOM, 1 BATHROOM	ADU-0196	ADU	R	1/26/2023							1	1	1		NONE	No	No	Approved	Ministerial	
13740108	13740108	4230 W SIMMONS AVE	797 SF DETACHED ACCESSORY DWELLING UNIT, PORCH & PATIO	ADU-0149	ADU	R	2/7/2023							1	1	1		NONE	No	No	Approved	Ministerial	
38609120	38609120	274 N WAVERLY ST	496 SF DETACHED ACCESSORY DWELLING UNIT	ADU-0169	ADU	R	2/28/2023							1	1	1		NONE	No	No	Approved	Ministerial	
03915303	03915303	335 N OLIVE ST	800 SF DETACHED ADU WITH 1 BEDROOM AND BATHROOM	ADU-0185	ADU	R	2/28/2023							1	1	1		NONE	No	No	Approved	Ministerial	
38612107	38612107	341 N CAMBRIDGE ST	NEW 800 SF DETACHED ACCESSORY DWELLING UNIT	ADU-0193	ADU	R	2/28/2023							1	1	1		NONE	No	No	Approved	Ministerial	
38611117	38611117	376 N LINCOLN ST	904 SF DETACHED ADU WITH 2 BEDROOMS 1 BATH	ADU-0199	ADU	R	3/9/2023							1	1	1		NONE	No	No	Approved	Ministerial	
03938101	03938101	268 N BITTERBUSH ST	CONVERT (E) DET. GARAGE INTO NEW 512 SF ACCESSORY DWELLING U	ADU-0202	ADU	R	3/9/2023							1	1	1		NONE	No	No	Approved	Ministerial	
37515611	37515611	335 E WILSON AVE	CONVERT (E) ATTACHED GARAGE INTO NEW 391 SF ACCESSORY DWELLI	ADU-0198	ADU	R	3/14/2023							1	1	1		NONE	No	No	Approved	Ministerial	
37434121	37434121	2555 N BERKELEY ST	550 SF DETACHED ADU WITH 1 BEDROOM & BATHROOM	ADU-0208	ADU	R	3/15/2023							1	1	1		NONE	No	No	Approved	Ministerial	
09324111	09324111	7536 E SANTIAGO CANYON RD	NEW 3380 SF SINGLE FAMILY RESIDENCE.	ADR-0169	SFD	O	3/16/2023							1	1	1		NONE	No	No	Approved	Ministerial	
37554141	37554141	1935 E ADAMS AVE	NEW 800 SF DETACHED ACCESSORY DWELLING UNIT.	ADU-0195	ADU	R	3/20/2023							1	1	1		NONE	No	No	Approved	Ministerial	
38621117	38621117	564 N WAVERLY ST	783 SF DETACHED ADU 1BED&BATH, PATIO	ADU-0155	ADU	R	3/23/2023							1	1	1		NONE	No	No	Approved	Ministerial	
39022208	39022208	323 S POINSETTIA DR	794 SF DETACHED ADU WITH 52 SF PORCH, 2 BEDROOMS, & 2 BATHRO	ADU-0159	ADU	R	3/27/2023							1	1	1		NONE	No	No	Approved	Ministerial	
38608211	38608211	625 E MAPLE AVE	800 SF DETACHED ADU WITH 2 BEDROOMS & 2 BATHROOMS	ADU-0203	ADU	R	4/5/2023							1	1	1		NONE	No	No	Approved	Ministerial	
38630307	38630307	703 N LINCOLN ST	511 SF ATTACHED GARAGE CONVERSION FOR ACCESSORY DWELLING UNI	ADU-0163	ADU	R	4/7/2023							1	1	1		NONE	No	No	Approved	Ministerial	
38614108	38614108	602 E WALNUT AVE	CONVERT 338 SF DETACHED GARAGE INTO ACCESSORY DWELLING UNIT	ADU-0209	ADU	R	4/17/2023							1	1	1		NONE	No	No	Approved	Ministerial	
09408316	09408316	3003 E STEARNS DR	480 SF GARAGE CONV. TO ATTACHED ADU. 380 SF NEW GRG	ADU-0210	ADU	R	4/18/2023							1	1	1		NONE	No	No	Approved	Ministerial	
03929101	03929101	1107 W WALNUT AVE	NEW 372 SF DETACHED ACCESSORY DWELLING UNIT (STUDIO)	ADU-0201	ADU	R	4/26/2023							1	1	1		NONE	No	No	Approved	Ministerial	
37261108	37261108	2143 E VILLA VISTA WAY	749 SF DETACHED ADU WITH 3 BEDROOMS AND 2 BATHROOMS	ADU-0162	ADU	R	5/2/2023							1	1	1		NONE	No	No	Approved	Ministerial	
09350103	09350103	592 N COLBY ST	749 SF DETACHED ADU W/ 2 BEDROOMS 2 BATHROOMS	ADU-0220	ADU	R	5/11/2023							1	1	1		NONE	No	No	Approved	Ministerial	
04113302	04113302	668 W PALMYRA AVE	288 SF GARAGE CONVERSION + 351 SF ADD FOR 639 SF DET. ADU	ADU-0223	ADU	R	5/16/2023							1	1	1		NONE	No	No	Approved	Ministerial	
38623220	38623220	562 N CAMBRIDGE ST	799 DETACHED ADU WITH 2 BEDROOMS & 1 BATH	ADU-0214	ADU	R	5/18/2023							1	1	1		NONE	No	No	Approved	Ministerial	
03919534	03919534	313 E MAYFAIR AVE	988 SF ATTACHED ACCESSORY DWELLING UNIT	ADU-0240	ADU	R	5/19/2023							1	1	1		NONE	No	No	Approved	Ministerial	
09324290	09324290	7719 E SANTIAGO CANYON RD	941 SF DETACHED ACCESSORY DWELLING UNIT	ADU-0221	ADU	R	6/6/2023							1	1	1		NONE	No	No	Approved	Ministerial	
03901217	03901217	419 N CITRUS ST	749 SF NEW DETACHED ADU WITH 2 BEDROOMS/ 1 BATHROOM	ADU-0227	ADU	R	6/6/2023							1	1	1		NONE	No	No	Approved	Ministerial	
13739510	13739510	4416 W STAY CT	CONVERT 374 SF GARAGE + 59 SF ADD. FOR 433 SF DET. ADU	ADU-0232	ADU	R	6/6/2023							1	1	1		NONE	No	No	Approved	Ministerial	
37419306	37419306	632-634 E GROVE AVE	746 SF ACCESSORY DWELLING UNIT & 112 SF ADDITION	ADU-0216	ADU	R	6/8/2023							1	1	1		NONE	No	No	Approved	Ministerial	
37539132	37539132	1317 E WILSON AVE	494 SF DETACHED ADU WITH 1 BEDROOM & 1 BATH	ADU-0222	ADU	R	6/8/2023							1	1	1		NONE	No	No	Approved	Ministerial	
03903421	03903421	1010 W PALM AVE	NEW 683 SF DETACHED ACCESSORY DWELLING UNIT.	ADU-0215	ADU	R	6/20/2023							1	1	1		NONE	No	No	Approved	Ministerial	
37521221	37521221	958 N CAMBRIDGE ST	CONVERT (E) ATTACHED GARAGE INTO NEW 390 SF ACCESSORY DWELLI	ADU-0048	ADU	R	6/27/2023							1	1	1		NONE	No	No	Approved	Ministerial	
38612245	38612245	1027 E PALM AVE	749 SF DETACHED ADU	ADU-0236	ADU	R	7/11/2023							1	1	1		NONE	No	No	Approved	Ministerial	
03919535	03919535	751 N GRAND ST	834 SF DETACHED ACCESSORY DWELLING UNIT (2 BATH, 2 BEDROOM)	ADU-0170	ADU	R	7/19/2023							1	1	1		NONE	No	No	Approved	Ministerial	
23128112	23128112	3811 W PARK BALBOA AVE	900 SF GARAGE CONVERSION FOR DET. 2-BED /BATH ACCESSORY DWEL	ADU-0225	ADU	R	7/19/2023							1	1	1		NONE	No	No	Approved	Ministerial	
37443116	37443116	485 E GROVE AVE	CONVERT 525 SF GARAGE INTO NEW ACCESSORY DWELLING UNIT.	ADU-0226	ADU	R	7/19/2023							1	1	1		NONE	No	No	Approved	Ministerial	
39216121	39216121	2391 E ROMELLE AVE	CONVERT (E) 360 SF WORKSHOP INTO 1 BED, 1 BATH ADU	ADU-0218	ADU	R	7/20/2023							1	1	1		NONE	No	No	Approved	Ministerial	
37931118	37931118	5106 E GLEN ARRAN LN	783 SF DETACHED ACCESSORY DWELLING UNIT	ADU-0239	ADU	R	7/20/2023							1	1	1		NONE	No	No	Approved	Ministerial	
37263212	37263212	2221 E ALTURA AVE	CONVERT 432 SF HOBBY ROOM TO ACCESSORY DWELLING UNIT.	ADU-0235	ADU	R	8/17/2023							1	1	1		NONE	No	No	Approved	Ministerial	
03934328	03934328	1849 W WILLOW AVE	450 SF DETACHED ADU W / ONE BEDROOM & ONE BATHROOM	ADU-0224	ADU	R	8/22/2023							1	1	1		NONE	No	No	Approved	Ministerial	
39043410	39043410	830 E WASHINGTON AVE	652 SF DETACHED ACCESSORY DWELING UNIT WITH 1 BEDROOM & BATH	ADU-0189	ADU	R	8/25/2023							1	1	1		NONE	No	No	Approved	Ministerial	
09447126	09447126	3812 E ROBERTA DR	357 SF ATTACHED GARAGE CONVERSION INTO AN ADU AND 217 SF NEW	ADU-0230	ADU	R	8/30/2023							1	1	1		NONE	No	No	Approved	Ministerial	
37234413	37234413	2059-2061 N DIAMOND ST	CONVERT 500 SF OF (E) HOME TO JUNIOR ADU + 113 SF TO STORAGE	ADU-0249	ADU	R	9/22/2023							1	1	1		NONE	No	No	Approved	Ministerial	
39020145	39020145	236 S FELDNER RD B	467SF DETACHED ADU (GARAGE CONVERSION)	ADU-0250	ADU	R	9/22/2023							1	1	1		NONE	No	No	Approved	Ministerial	

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Unit Types			Affordability by Household Incomes - Completed Entitlement								
1				2	3	4							5	6	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	81	56		137
37914145	37914145	5242 E LOMITA AVE	Reinstate ADR 0103-18. New SFR on hillside	ADR-0103	SFD	O							1	07/20/2023	1
37914144	37914144	5212 E LOMITA AVE	Reinstate ADR 0105-18. New SFR on hillside. Lot 4	ADR-0105	SFD	O							1	07/20/2023	1
38659209	38659209	831 N ORANGE ST	CONVERT 522 SF GARAGE TO NEW DETACHED ACCESSORY DWELLING UN	ADU-0165	ADU	R						1		1/5/2023	1
09461207	09461207	478 S DUNAS ST	438 SF DETACHED GARAGE CONVERSION TO 1 BED/BATH ADU	ADU-0186	ADU	R						1		1/10/2023	1
37518105	37518105	508 E ELIZABETH DR	NEW 799 SF DETACHED ADU	ADU-0158	ADU	R						1		1/11/2023	1
09339610	09339610	3821 E EUCLID AVE	675 SF ATTACHED ADU WITH 2 BEDROOMS & 1 BATHROOM	ADU-0176	ADU	R						1		1/12/2023	1
37934516	37934516	120 N BOBWHITE WAY	CONVERT ATTACHED GARAGE INTO 549 SF ACCESSORY DWELLING UNIT.	ADU-0181	ADU	R						1		1/17/2023	1
09338201	09338201	2729 E KILLINGSWORTH AVE	750 SF DETACHED ACCESSORY DWELLING UNIT 2 BEDRMS 1 BATHROOM	ADU-0174	ADU	R						1		1/19/2023	1
03901205	03901205	458 N BATAVIA ST	NEW 800 SF DET. ACCESSORY DWELLING UNIT (1 BEDROOM/1 BATH)	ADU-0160	ADU	R						1		1/24/2023	1
03903311	03903311	1129 W MAPLE AVE	NEW 497 SF DETACHED ACCESSORY DWELLING UNIT (1 BED/ 1 BATH)	ADU-0188	ADU	R						1		1/24/2023	1
03935264	03935264	301 N DONNEYBROOKE ST	476 SF DETACHED ADU WITH 1 BEDROOM, 1 BATHROOM	ADU-0196	ADU	R						1		1/26/2023	1
13740108	13740108	4230 W SIMMONS AVE	797 SF DETACHED ACCESSORY DWELLING UNIT, PORCH & PATIO	ADU-0149	ADU	R						1		2/7/2023	1
38609120	38609120	274 N WAVERLY ST	496 SF DETACHED ACCESSORY DWELLING UNIT	ADU-0169	ADU	R						1		2/28/2023	1
03915303	03915303	335 N OLIVE ST	800 SF DETACHED ADU WITH 1 BEDROOM AND BATHROOM	ADU-0185	ADU	R						1		2/28/2023	1
38612107	38612107	341 N CAMBRIDGE ST	NEW 800 SF DETACHED ACCESSORY DWELLING UNIT	ADU-0193	ADU	R						1		2/28/2023	1
38611117	38611117	376 N LINCOLN ST	904 SF DETACHED ADU WITH 2 BEDROOMS 1 BATH	ADU-0199	ADU	R						1		3/9/2023	1
03938101	03938101	268 N BITTERBUSH ST	CONVERT (E) DET. GARAGE INTO NEW 512 SF ACCESSORY DWELLING U	ADU-0202	ADU	R						1		3/9/2023	1
37515611	37515611	335 E WILSON AVE	CONVERT (E) ATTACHED GARAGE INTO NEW 391 SF ACCESSORY DWELLI	ADU-0198	ADU	R						1		3/14/2023	1
37434121	37434121	2555 N BERKELEY ST	550 SF DETACHED ADU WITH 1 BEDROOM & BATHROOM	ADU-0208	ADU	R						1		3/15/2023	1
09324111	09324111	7536 E SANTIAGO CANYON RD	NEW 3380 SF SINGLE FAMILY RESIDENCE.	ADR-0169	SFD	O							1	3/16/2023	1
37554141	37554141	1935 E ADAMS AVE	NEW 800 SF DETACHED ACCESSORY DWELLING UNIT.	ADU-0195	ADU	R						1		3/20/2023	1
38621117	38621117	564 N WAVERLY ST	783 SF DETACHED ADU 1BED&BATH, PATIO	ADU-0155	ADU	R						1		3/23/2023	1
39022208	39022208	323 S POINSETTIA DR	794 SF DETACHED ADU WITH 52 SF PORCH, 2 BEDROOMS, & 2 BATHRO	ADU-0159	ADU	R						1		3/27/2023	1
38608211	38608211	625 E MAPLE AVE	800 SF DETACHED ADU WITH 2 BEDROOMS & 2 BATHROOMS	ADU-0203	ADU	R						1		4/5/2023	1
38630307	38630307	703 N LINCOLN ST	511 SF ATTACHED GARAGE CONVERSION FOR ACCESSORY DWELLING UN	ADU-0163	ADU	R						1		4/7/2023	1
38614108	38614108	602 E WALNUT AVE	CONVERT 338 SF DETACHED GARAGE INTO ACCESSORY DWELLING UNIT	ADU-0209	ADU	R						1		4/17/2023	1
09408316	09408316	3003 E STEARNS DR	480 SF GARAGE CONV. TO ATTACHED ADU, 380 SF NEW GRG	ADU-0210	ADU	R						1		4/18/2023	1
03929101	03929101	1107 W WALNUT AVE	NEW 372 SF DETACHED ACCESSORY DWELLING UNIT (STUDIO)	ADU-0201	ADU	R						1		4/26/2023	1
37261108	37261108	2143 E VILLA VISTA WAY	749 SF DETACHED ADU WITH 3 BEDROOMS AND 2 BATHROOMS	ADU-0162	ADU	R						1		5/2/2023	1
09350103	09350103	592 N COLBY ST	749 SF DETACHED ADU W/ 2 BEDROOMS 2 BATHROOMS	ADU-0220	ADU	R						1		5/11/2023	1
04113302	04113302	668 W PALMYRA AVE	288 SF GARAGE CONVERSION + 351 SF ADD FOR 639 SF DET. ADU	ADU-0223	ADU	R						1		5/16/2023	1
38623220	38623220	562 N CAMBRIDGE ST	799 DETACHED ADU WITH 2 BEDROOMS & 1 BATH	ADU-0214	ADU	R						1		5/18/2023	1
03919534	03919534	313 E MAYFAIR AVE	988 SF ATTACHED ACCESSORY DWELLING UNIT	ADR-0212	ADU	R						1		5/19/2023	1
09324290	09324290	7719 E SANTIAGO CANYON RD	941 SF DETACHED ACCESSORY DWELLING UNIT	ADU-0221	ADU	R						1		6/6/2023	1
03901217	03901217	419 N CITRUS ST	749 SF NEW DETACHED ADU WITH 2 BEDROOMS/ 1 BATHROOM	ADU-0227	ADU	R						1		6/6/2023	1
13739510	13739510	4416 W STAY CT	CONVERT 374 SF GARAGE + 59 SF ADD. FOR 433 SF DET. ADU	ADU-0232	ADU	R						1		6/6/2023	1
37419306	37419306	632-634 E GROVE AVE	746 SF ACCESSORY DWELLING UNIT & 112 SF ADDITION	ADU-0216	ADU	R						1		6/8/2023	1
37539132	37539132	1317 E WILSON AVE	494 SF DETACHED ADU WITH 1 BEDROOM & 1 BATH	ADU-0222	ADU	R						1		6/8/2023	1
03903421	03903421	1010 W PALM AVE	NEW 683 SF DETACHED ACCESSORY DWELLING UNIT.	ADU-0215	ADU	R						1		6/20/2023	1
37521221	37521221	958 N CAMBRIDGE ST	CONVERT (E) ATTACHED GARAGE INTO NEW 390 SF ACCESSORY DWELLI	ADU-0048	ADU	R						1		6/27/2023	1
38612245	38612245	1027 E PALM AVE	749 SF DETACHED ADU	ADU-0236	ADU	R						1		7/11/2023	1
03919535	03919535	751 N GRAND ST	834 SF DETACHED ACCESSORY DWELLING UNIT (2 BATH, 2 BEDROOM)	ADU-0170	ADU	R						1		7/19/2023	1
23128112	23128112	3811 W PARK BALBOA AVE	900 SF GARAGE CONVERSION FOR DET. 2-BED /BATH ACCESSORY DWEL	ADU-0225	ADU	R						1		7/19/2023	1
37443116	37443116	485 E GROVE AVE	CONVERT 525 SF GARAGE INTO NEW ACCESSORY DWELLING UNIT.	ADU-0226	ADU	R						1		7/19/2023	1
39216121	39216121	2391 E ROMELLE AVE	CONVERT (E) 360 SF WORKSHOP INTO 1 BED, 1 BATH ADU	ADU-0218	ADU	R						1		7/20/2023	1
37931118	37931118	5106 E GLEN ARRAN LN	783 SF DETACHED ACCESSORY DWELLING UNIT	ADU-0239	ADU	R						1		7/20/2023	1
37263212	37263212	2221 E ALTURA AVE	CONVERT 432 SF HOBBY ROOM TO ACCESSORY DWELLING UNIT.	ADU-0235	ADU	R						1		8/17/2023	1
03934328	03934328	1849 W WILLOW AVE	450 SF DETACHED ADU W / ONE BEDROOM & ONE BATHROOM	ADU-0224	ADU	R						1		8/22/2023	1
39043410	39043410	830 E WASHINGTON AVE	652 SF DETACHED ACCESSORY DWELING UNIT WITH 1 BEDROOM &BATH	ADU-0189	ADU	R						1		8/25/2023	1
09447126	09447126	3812 E ROBERTA DR	357 SF ATTACHED GARAGE CONVERSION INTO AN ADU AND 217 SF NEW	ADU-0230	ADU	R						1		8/30/2023	1

37408132	1113 E ALDER GROVE CIR	635 SF ATTACHED ACCESSORY DWELLING UNIT W/ 1 BEDROOM & BATHR								0
37839418	993 N LAUREL DR	800 SF DETACHED ACCESSORY DWELLING UNIT								0
36039305	3007 N WESTHAVEN ST	495 SF DETACHED ADU								0
37415104	2153 N SHAFFER ST	NEW 525 SF DETACHED ADU, 2 BEDS/1 BATH								0
38616303	467 N LINCOLN ST	795 SF DETACHED ADU 2 BEDROOMS AMD 2 BATHROOMS								0
37928105	7100 E CAMBRIA CIR	600 SF DETACHED ADU								0
13746212	3725 W SHERRINGHAM AVE	608 SF DETACHED, 1 BEDROOM ADU								0
38620513	1327-1329 E WALNUT AVE	NEW 650 SF ATTACHED ADU & 137 SF ADDITION								0
37515601	1196 N SHAFFER ST	835 SF DETACHED ADU WITH 2 BEDROOMS & 2 BATHROOMS								0
13746213	3735-3737 W SHERRINGHAM AVE	748 SF ATTACHED, 1 BEDROOM ADU & 54 SF ADDITION								0
38613419	356 N CAMBRIDGE ST	799 SF DETACHED ADU ATTACHED TO DETACHED GARAGE 2 BED 1 BATH								0
03919534	313 E MAYFAIR AVE	988 SF ATTACHED ACCESSORY DWELLING UNIT								0
38612237	352 N MAPLEWOOD ST	714 SF DETACHED ADU WITH 1 BEDROOM & BATHROOM								0
37545302	1310 E TRENTON AVE	923 SF DETACHED ACCESSORY DWELLING UNIT								0
03920415	226 E EVERETT PL	495 SF DETACHED ADU								0
37409112	663 E FELLOWS DR	895 SF DETACHED ACCESSORY DWELLING UNIT								0
38606113	158 N WAVERLY ST	387 SF ATTACHED ADU								0
39047307	236 S TUSTIN ST	NEW DETACHED 800 SF ADU								0
36107130	2803 E ECHO HILL WAY	4765 SF 2-STORY HOME, 741 SF GARAGE,								0
04104112	160 S CITRUS ST	Detached 796 SF ADU w/2 bed 1 bath								0
39014106	335 S WAYFIELD ST	550 SF ATTACHED GARAGE CONVERSION INTO AND ADU W/ 2 BEDROOMS								0
03903515	923 W MAPLE AVE	800 SF DETACHED ADU WITH 2 BEDROOMS & 2 BATHROOMS								0
39221105	162 S ESPLANADE ST	792 SF ATTACHED GARAGE CONVERSION INTO AN ACCESSORY DWELLING								0
37520415	339 E COLLINS AVE	CONVERT 573 SF OF EXISTING GARAGE & ADD 227 SF FOR NEW ADU								0
37411403	2385 N NORTHUMBERLAND RD	1000 SF DETACHED ACCESSORY DWELLING UNIT								0
39039706	333 E PALMYRA AVE	408 SF DETACHED ACCESSORY DWELLING UNIT AND 63 SF ADDITION T								0
37541508	1101 N LINCOLN ST	CONVERT EX. GARAGE INTO 465 SF JADU								0
09347322	311 N EARLHAM ST	CONVERT 484 SF OF ATTACHED GARAGE INTO AN ADU W/ 1 BED&BATHR								0
38645122	217 N CLARK ST	CONVERT 430 SF ATTACHED GARAGE TO ACCESSORY DWELLING.								0
50383229	220 N SWEETWATER LN	CONVERTING 630 SF OF ATTACHED GARAGE PLUS 263 SF OF EXISTING								0
38628202	881 N WAVERLY ST	NEW 799 SF DETACHED ACCESSORY DWELLING UNIT								0
39214118	617 S BREEZY WAY	789 SF DETACHED ACCESSORY DWELLING UNIT & 153 ATTACHED STORAG								0
03921202	587 N ORANGE ST	772 SQ FT DETACHED ACCESSORY DWELLING UNIT								0
37940117	710 N MURRIETTA PL	3,136 SF SFR WITH 778 ATTACHED GARAGE, PORCH AND PATIOS				1		4/20/2023		1
37940117	712 N MURRIETTA PL	713 SF DETACHED ADU WITH 275 SF ATTACHED GARAGE,				1		4/20/2023		1
03921212	251 E WALNUT AVE	749 SF DET. ACCESSORY DWELLING UNIT.								0
04103314	124 S LIME ST	CONVERT 360 SF DETACHED GARAGE TO ACCESSORY DWELLING UNIT								0
39039702	275 S GRAND ST	CONVERT 480 SF GARAGE TO 1 BEDROOM DETACHED ADU								0
38321412	2547 E WALNUT AVE	CONVERT 447 SF 2 CAR ATTACHED GARAGE INTO ACCESSORY DWELLIN								0
09339101	3811-3813 E SYCAMORE AVE	612 SF ATTACHED ACCESSORY DWELLING + 63 SF ADDITION TO RES.								0
37019308	1961 N ISLE ROYALE CIR	499 SF DETACHED ACCESSORY DWELLING UNIT								0
36031605	3016 N GAYLE ST	710 SF ATTACHED ACCESSORY DWELLING UNIT								0
37520520	960 N SHAFFER ST	1000 SF DETACHED 2-BEDROOM ACCESSORY DWELLING UNIT.								0
37258203	2610 E EL SERENO DR	761 SF DETACHED ACCESSORY DWELLING UNIT								0
38605203	169 N SHATTUCK PL	799 SF DETACHED 2-BEDROOM ACCESSORY DWELLING UNIT.								0
37514307	126 E WILSON AVE	420 SF ATTACHEDS ADU (STUDIO) W/78 SF ENTRY FOYER TO HOME								0
38645138	732 W PALM AVE	CONVERT 214 SF OF GARAGE INTO NEW ACCESSORY DWELLING UNIT.								0
39039612	228 E WASHINGTON AVE	580 SF DETACHED ADU								0
38617228	2013 E ORANGE GROVE AVE	NEW 800 SF DETACHED ONE-STORY ACCESSORY DWELLING UNIT (2-BE								0
38620320	610 N LINCOLN ST	CONVERT 418 SF EXISTING DETACHED GARAGE TO ACCESSORY DWELLIN								0
38620305	1404 E ROSE AVE	CONVERT 420 SF EXISTING DETACHED GARAGE TO ACCESSORY DWELLIN								0
38644216	357-359 N CLARK ST	310 SF ATTACHED ADU (CONVERT 302 SF GARAGE + ADD 8 SF), AND								0
37940117	710 N MURRIETTA PL	3,136 SF SFR WITH 778 ATTACHED GARAGE, PORCH AND PATIOS				1		4/20/2023		1
37940117	712 N MURRIETTA PL	713 SF DETACHED ADU WITH 275 SF ATTACHED GARAGE,				1		4/20/2023		1
37426128	2500 N CAPRI ST	749 SF DETACHED ACCESSORY DWELLING UNIT 74 SF PORCH								0
03934429	1710 W WILLOW AVE	585 SF NEW ATTACHED ACCESSORY DWELLING UNIT								0
39022131	304 S POINSETTIA DR	496 SF ATTACHED ACCESSORY DWELLING UNIT AND ATTACHED PATIO								0
37418229	1129 E DEL MAR AVE	NEW ATTACHED 745 SF ACCESSORY DWELLING UNIT								0
03935209	2236 W SYCAMORE AVE	354 SF ATTACHED ACCESSORY DWELLING UNIT & ADD 391 SF ADDITIO				1		6/13/2023		1
36163301	3331 E WOODBINE RD	NEW 450 SF DET. ACCESSORY DWELLING UNIT								0
09337133	675 N GRAVIER ST	800 SF DETACHED ACCESSORY DWELLING UNIT								0
38624121	622 N CAMBRIDGE ST	749 SF DETACHED ACCESSORY DWELLING UNIT (1 BED 1 BATH)								0
38619128	1513 E ORANGE GROVE AVE	NEW 551 SF DETACHED ACCESSORY DWELLING UNIT.								0
37451103	619 E HEIM AVE	CREATE 407 SF JUNIOR ACCESSORY DWELLING UNIT WITHIN EXISTING								0
38623222	592 N CAMBRIDGE ST	NEW 999 SF DETACHED ACCESSORY DWELLING UNIT.								0
39046118	227 S CAMBRIDGE ST B	749 SF DETACHED ACCESSORY DWELLING UNIT				1		6/8/2023		1
38659221	868 N GRAND ST	768 SF CONVERSION OF DETACHED GARAGE INTO AN ACCESSORY DWELL								0
39205216	448 S JENNIFER LN	CONVERT 410 SF GARAGE INTO ATT. ACCESSROY DWELLING UNIT.								0
37473101	2762 N RIVER TRAIL RD	800 SF DETACHED ACCESSORY DWELLING UNIT				1		11/14/2023		1

Jurisdiction	Orange	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	2										3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021- 10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1,067	-	-	-	50	-	-	-	-	-	-	50	1,017
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	604	-	-	62	24	-	-	-	-	-	-	86	518
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	677	-	-	-	-	-	-	-	-	-	-	181	496
	Non-Deed Restricted		27	2	83	69	-	-	-	-	-	-		
Above Moderate		1,588	-	1	50	1	-	-	-	-	-	-	52	1,536
Total RHNA		3,936												
Total Units			27	3	195	144	-	-	-	-	-	-	369	3,567
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5	6										7	
Extremely low-Income Need			2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		534	-	-	8	-	-	-	-	-	-	8	526	

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted
VLI Non Deed Restricted

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Orange		
Reporting Year	2023	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
<p>1A - The City will identify and pursue potential financing sources, as well as identify and implement regulatory incentives and other in-kind technical assistance to non-profits, affordable housing developers and property owners for the rehabilitation/acquisition of multi-family properties for affordable housing which is subject to available funding sources annually. The City will work with property owners to determine the most appropriate method to maintain affordability of housing units through restriction and/or covenants and prioritize and target buildings that exhibit the highest levels of deferred maintenance.</p>	<p>Annually identify and pursue potential funding sources, as well as adopt and implement regulatory incentives and technical assistance for property owners and housing developers.</p> <p>Annually outreach to property owners to collaborate in preserving affordable units at-risk of converting to market rate. The City will outreach to property owners whose deed restriction expires within the next three years to discuss an agreement to maintain the affordability of the units in question with final decision by the property owner.</p>	<p>Annually review identify and pursue fundings sources and additional incentives. Annually conduct outreach to property owners.</p>	<p>With the dissolution of Redevelopment Agencies throughout the State in 2011/2012, including the Orange Redevelopment Agency, the City can no longer provide financial assistance for acquisition/ rehabilitation projects in the same direct manner. Instead, dedicated staff have been available at no cost for tracking at-risk projects and engaging in discussions with multi-family property owners and potential owners seeking to maintain affordability.</p> <p>In the recent past, the City Council authorized the execution of a joint exercise of powers agreement relating to the CSCDA Community Improvement Authority, and the formation of a public benefit agreement, approving the issuance of revenue bonds for financing, acquisition and construction of projects. The City will continue to utilize this tool. To preserve affordable housing, the City has partnered with property owners and developers to use and, as available subject to fund eligibility, will continue to use funding options including: California Debt Limit Allocation Committee (CDLAC) tax-exempt bonds, Local Housing Trust Fund (LHTF), Low-Income Housing Tax Credit (LIHTC) via the California Tax Credit Allocation Committee (CTCAC), Project Based Section 8 (PBS8), Redevelopment Agency (RDA) funds, Section 8 Annual Renewal Program, and Housing Assistance Payments (HAP) contracts.</p> <p>In 2023, the City funded 1.6 million dollars for the construction and development of the Villa St. Joseph project which consists of 50 senior affordable housing units, which was made up of 651,244 in HOME funds and 576,000 LMIHA funds 372,756 in in-lieu fee funds. \$60,000 of HOME funds were spent on administrative support including subsidy layering analysis and attorney's fees for support of the Villa St. Joseph, Katella Terrace, and the Orion affordable housing projects.</p> <p>In 2022 the City provided 3 surplus, single family residential properties with historic homes on them to HomeAid Orange County to create a multigenerational affordable housing community that both families and seniors experiencing homelessness can reside within. As part of the project HomeAid will renovate the homes and add Accessory Dwelling Units to each property to expand the</p>

<p>1B - The City shall provide for regular monitoring of deed-restricted units that have the potential of converting to market-rate during the planning period. The City may provide technical assistance for owners of these units seeking funding and other opportunities to extend and/or renew deed restrictions and/or covenants. The City will assist in preserving at-risk units by, but not limited to, supporting non-profit applications for funding to purchase at-risk units, work with property owners to maintain affordability and develop preservation strategies, and assist with funding when available. The City will continue to comply with noticing requirements and coordinate with qualified entities to preserve at-risk units.</p>	<p>Coordinate with property owners in identifying methods and funding sources to maintain the affordability of units at-risk of converting to market-rate.</p>	<p>Outreach and coordinate with property owners annually, or until affordability is maintained.</p>	<p>The City maintains an affordable housing project compliance spreadsheet which tracks projects nearing the end of their affordability covenant. This list is reviewed annually to identify property owners that the City needs to reach out to in advance to discuss options for extending affordability. The following property is at-risk of converting to market-rate within the planning period:</p> <p>Three (3) units at Adams Triplex I (1837-1841 E. Adams) are identified as at-risk of converting to market rate units. These units are being preserved through the Section 8 Annual Renewal Program. The current contract runs through 2027.</p> <p>10 Other projects with a combined 838 units that have expired affordability terms have been able to be preserved as affordable housing by the City through CSCDA Bonds, Housing Set-Aside Funds, Section 811, Section 8, CDBG funds, or by virtue of the City owning the property. Although terms have expired, City efforts have kept these units affordable. One of these projects, Casas Del Rio is set to expire in 2028 however, in 2023 Riverside Charitable, an affordable housing developer of an adjacent site, notified the City that they are purchasing the property and restructuring lending terms to include keeping the affordability agreement on the property for another 55 years.</p> <p>The City will continue to assist in preserving at-risk units by, but not limited to, supporting non-profit applications for funding to purchase at-risk units, work with property owners to maintain affordability and develop preservation strategies, and assist with aforementioned funding options when available. The City will continue to comply with noticing requirements and coordinate with qualified entities to preserve at-risk units. Long-term solutions, including alternative funding options, are continually being sought for retention of all the City's affordable housing stock.</p>
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<p>1C - The City will conduct annual internal reviews of the planning and development review process. The City will look for opportunities to create efficiency in the review of residential projects to reduce the holding, development and labor costs assumed by the project applicant.</p>	<p>Annual review of the planning and development review process.</p>	<p>Annual review; changes to be made within six months, as need identified.</p>	<p>The City already complies with State Density Bonus law which reduces project costs by increasing density, reduces any costs born of development standards through waivers and concessions, and reduces parking standards thereby increasing land area for housing. The City is continuing to develop an objective design standards ordinance, which will be adopted and implemented in 2024, and has target housing element sites allowing for greater than 60 units per acre with a density bonus. Additionally, staff continues to look at all streamlining opportunities and will implement code updates as they are identified. All of these endeavors are anticipated to create processing efficiency and reduce development costs.</p> <p>The City has contracted with a consultant to expedite the process of NEPA review of grant funded projects. Additionally, the City has contracted a consultant to expedite the review and approval of ADUs.</p> <p>In 2023, \$60,000 of HOME funds were spent on administrative support including subsidy layering analysis and attorney's fees for support of the Villa St. Jospeh, Katella Terrace, and the Orion affordable housing projects. A TEFRA hearing was processed by City staff for the Orion project, which provided tax exempt bond financing for the construction of the project.</p> <p>To create efficiency in the development review process, Staff continues to meet with prospective affordable housing developers in an effort to answer preliminary questions and explain the submittal requirements for all departments and to identify any potential development constraints.</p>
<p>1D - The City will continue to address code violations and deferred maintenance issues on a case-by-case basis, as well as provide information and seek grant and other funding mechanisms on resources available for maintenance of existing neighborhoods.</p>	<p>Maintain informational material(s) on the City's website regarding code violations and resources for maintenance of existing neighborhoods.</p> <p>Annually review the number and types of code violations and identify additional resources in areas demonstrating additional need through an increase in code enforcement cases year over year.</p>	<p>Maintain updated information online throughout the Planning Period and annually review code violations.</p>	<p>The City maintains a database that tracks code complaints, types of complaints, locations of complaints, and disposition of complaints. In addition, the City dedicates staff to property maintenance activities for complainants unable to perform required upkeep. In 2023, staff made outreach efforts to communities that are low-income, with outreach meetings held in Spanish in September 2023. Staff continues to coordinate with Fair Housing and the County of Orange to bring information on resources to these communities. Staff analyzed and reviewed the inspection policies and procedures and implemented a digital format to streamline the inspection process to enhance the quality of life of our City's most vulnerable populations. Staff continues to perform annual inspections of the affordable housing stock in the City.</p>

<p>1E - The City will continue to utilize the Public Works and Community Services Departments for the removal of graffiti and other deferred maintenance issues on public property, including sidewalks, parks, bus shelters signs and other structures adjacent to the public right-of-way, to enhance the quality of Orange's residential neighborhoods.</p>	<p>Maintain informational material(s) on the City's website regarding City resources for public property maintenance.</p> <p>Annually review City-provided resources for graffiti and other deferred maintenance issues on public property, and if issues increase, identify and implement solutions and/or adopt new programs, including, but not limited to, changes to landscaping and streetscape, outreach to local residents or businesses, or increased security presence.</p>	<p>Maintain updated information online throughout the Planning Period; Annually review resources and implement new solutions or adopt new programs if additional issues arise.</p>	<p>The Public Works Field Service Division maintains information on public property maintenance reporting resources at the following link: https://www.cityoforange.org/our-city/departments/public-works/field-services-division</p> <p>The City's Public Works and Community Services Departments continue to maintain public property and address deferred maintenance issues, including on sidewalks, parks, bus shelters and signs. City staff strives to remove graffiti within 48 business hours. In 2022, City staff removed 110,000 square feet of graffiti from public right-of-way.</p>
<p>1F - The City places high priority to the conservation, preservation and enhancement of the City's historic residential neighborhoods. The City will continue to implement the goals and objectives contained in the Cultural Resources and Historic Preservation Element of the General Plan, the Historic Preservation Design Standards for Old Towne, and the Orange Eichler Design Standards to promote the continued quality of the City's historic residential resources and maintenance of the City's existing housing stock. In addition, the City will continue to promote the Mills Act Program and create public information and outreach materials.</p>	<p>Promote informational materials on historical preservation and the Mills Act Program on the City's website and at City Hall. Provide materials at community outreach events.</p>	<p>Maintain updated information online throughout the Planning Period.</p>	<p>Information regarding historic preservation and the Mills Act Program is located on our website through this link: https://www.cityoforange.org/residents/historic-preservation</p> <p>In 2023, the City distributed materials at annual community events. Staff continued to implement a Historic Property Construction Acknowledgement Form, which requires applicants to sign prior to the issuance of building permits to help deter unpermitted alterations to historic resources. Additionally, the City standardized the process for the rehabilitation of deteriorated historic accessory structures occurring from garage conversions into ADUs, which includes step by step documentation of the rehabilitation process. Staff continues to implement a Mills Act Pre-Approval Inspection template for internal use only to help in the process of Mills Act inspections.</p> <p>In 2023, staff initiated a door hanger informational handout to be given to all properties on a street where a code violation occurs in regards to the standards of the historic district. The door hanger program will be implemented in 2024 and will be posted to the City website.</p> <p>Staff initiated a story map for the Eichler Historic Districts in 2023. The Eichler District Story Map is to be completed and posted to the City website in 2024. The Eichler District Story Map will highlight the history and distinct elements of the City of Orange's three Eichler districts.</p> <p>The City continues to incentivize preserving historic residential structures through the Mills Act program and enforcement of the Old Towne Design Standards and Eichler Design Standards for projects located within established historic districts. In 2023, the City approved and recorded 19 new Mills Act Contracts. In order to encourage expansion of this program, the City currently does not limit the number of annual Mills Act applications.</p>

<p>2A - The City will continue to conduct an annual implementation review of the Housing Element consistent with HCD's annual reporting requirements. The review includes the following information: a log of new residential development permits and completion reports; inventory of units built in the Extremely Low-, Very Low- and Low-Income categories, an update or inventory of approved projects; an annual estimate of population from the State Department of Finance; and available vacant land and zoning survey.</p>	<p>Annually complete and submit the Annual Progress Report (APR) to HCD. Assess the Housing Element sites and programs every two years and, as needed, make revisions.</p>	<p>Annually complete and submit the City's APR and adopt changes to the Housing Element sites and programs as necessary every two years if development does not occur as detailed within this Housing Element.</p>	<p>The City is herewith submitting the APR. The City's Housing Element update was found to be in substantial conformance with State housing law on January 2, 2024, and every effort is being made to ensure Housing Element goals and polices are implemented. In 2023, Staff made substantial progress on the development of an objective design standards ordinance, a transfer of development rights ordinance, update to the Density Bonus ordinance, and update to the ADU ordinance. These ordinances and updates are expected to be adopted and implemented in 2024.</p>
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<p>2B - The City recognizes the need for housing affordable to all income segments of the population, especially Lower-Income households. The City will continue to support and encourage the development of housing affordable to Lower-Income households through incentives such as density bonuses. Additionally, the City will continue to outreach to the development community, seek partnerships and provide in-kind assistance in developing new affordable housing.</p>	<p>Annually outreach to and meet with the development community to promote the development of affordable housing and seek partnerships. The City has established a goal to develop 65 affordable housing units through partnerships and outreach.</p>	<p>Annually outreach to and meet with the development community with target goal to develop 65 new affordable housing units over the 6th cycle.</p>	<p>Through the course of 2022, the City engaged with a number of developers regarding the City’s affordable housing goals. These include the developers of Katella Terrace, Sisters of St. Joseph, and Valencia Garden, whereby the City provided direct and indirect funding for advancement of these 100% affordable projects. The City maintained regular communication with our local CHDO, and Orange Housing Development Corporation. Furthermore, the City processed an application with Orion/Riverside Charitable for the construction of senior affordable units.</p> <p>To create efficiency in the development review process, Staff continues to meet with prospective affordable housing developers in an effort to answer preliminary questions and explain the submittal requirements for all departments and to identify any potential development constraints.</p> <p>The City anticipates exceeding its 65 affordable housing unit goal early in the RHNA cycle.</p> <p>In 2023, construction began on the Katella Terrace and Valencia Garden affordable housing developments and are expected to finish construction and be ready for occupancy in 2024. These two developments will provide 135 affordable units (74 units for Katella Terrace and 61 for Valencia Gardens) and exceeds the goal of 65 affordable housing units by 70 units.</p> <p>Both the Valencia Gardens and Katella Terrace developments received a building height and maximum stories development standard waivers as well as a maximum wall height concession to facilitate viable developments.</p> <p>The Orion Senior Apartments, which will provide 166 affordable housing units, initiated the plan check process in 2023. The Orion Senior Apartment development received a density bonus, as well as waivers and concessions related to parking, building height, minimum unit size, usable open space, loading area dimensions, motorcycle parking, and fence height.</p>
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<p>2C - The City will continue to encourage the development of rental and for-sale housing for larger (5 or more persons) families through outreach to private and non-profit housing developers. The City will support developers/builders that incorporate larger bedroom counts (3 or more bedrooms) to accommodate the needs of larger families and reduce incidents of overcrowding in the existing housing stock. The City will identify and adopt regulatory incentives, such as density bonuses, that encourage and support the development of housing for large families.</p>	<p>Annually outreach to and meet with the development community to promote the development of units for large families and receive feedback on potential constraints or resources.</p> <p>Promote density bonuses to encourage and support the development of housing for large families.</p> <p>Identify and adopt regulatory incentives to encourage and support the development of housing for large families.</p>	<p>Annually outreach and meet with the development community; promote density bonuses on a project-by-project basis; identify and adopt regulatory incentives by December 2024.</p>	<p>Table A2 shows 2023 activity for completed construction, initiated construction, entitled projects and, projects anticipated to begin construction in 2024. In furtherance of this goal, the City provided direct and indirect funding for the Valencia Gardens affordable housing development, including the use of City owned land, which will provide 44, three-bedroom units, and will accommodate the needs of larger families reduce incidents of overcrowding. The City accommodates the density bonus statute when requested by the development community when affordable housing is a project component, however, not all projects need to utilize density bonus provisions.</p> <p>The City currently follows State Density Bonus law, however in 2023, Staff began an update to the existing Density Bonus ordinance to better align the City with the State Statute.</p>
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<p>2D - The City recognizes the unique needs of its elderly residents and will continue to encourage, through regulatory incentives, the development of senior housing that offers a wide range of housing choices from independent living to assisted living with on-site services and memory care facilities. The City shall analyze the existing provisions in the Zoning Code and then identify and implement additional ability for regulatory relief.</p>	<p>Annually outreach to and meet with the development community to promote the development of senior housing and receive feedback on potential constraints or resources.</p>	<p>Annually outreach and meet with the development community; evaluate the Zoning Code for potential amendments by December 2023 and adopt by June 2024.</p>	<p>Staff continues to maintain close contact with our CHDO, Orange Housing Development Corporation and consistently meets with any developers inquiring about sites and provides advice, guidance, funding options, and any options for City staff assistance/project streamlining. Staff dedicated to housing remain available for technical consultation on any infill development proposals. Initial assistance is always at no cost to developers. Staff regularly advertises that senior housing is permitted “by right” in all Residential and Mixed-Use Zoning districts. In addition, staff informs developers that the City utilizes State Law and OMC Chapter 17.15 to accommodate density bonuses and other incentives for affordable housing. Staff also regularly notifies the development community that senior affordable housing is also permitted, subject to Conditional Use Permit approval within commercial zones. The Commercial Code includes development standards (Urban Mixed Use zoning standards) designed to encourage and facilitate infill senior housing development close to goods and services. Staff looks for code streamlining opportunities at the time each code amendment is pursued. In 2024, it is anticipated that the City will adopt objective design standards and a transfer of development rights ordinance, which should further enhance senior affordable housing development opportunities.</p> <p>In 2023, City processing of senior affordable housing projects include the following: The Orion affordable housing development submitted for building plan check for 166 affordable senior units, and the City processed a TEFRA hearing for tax-exempt bond financing. The City used HOME grant funds to fulfill NEPA obligations using an outside consultant. Katella Terrace, a 74-unit affordable senior project began construction. Villa St. Joseph Apartments, a 50-unit affordable project, continued to receive City resources supporting NEPA documentation. Although the project is not exclusively for seniors, it is anticipated that several tenants will be senior-aged. La Linda Apartments, a 52-unit senior adaptive reuse project was entitled in 2023.</p>
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<p>2E - The City will encourage infill development within feasible development sites for homeownership and rental units. The City will continue to facilitate infill development through implementation of its General Plan and Zoning Code, allowing for higher density housing in appropriate areas of the City where potential exists for infill or site redevelopment and employment and transit are concentrated. The City will also encourage compatible residential development integrated into existing neighborhoods and districts where appropriate.</p>	<p>Within 12 months of adoption of the Housing Element, the City shall evaluate the existing provisions in the Zoning Code for feasibility of providing additional regulatory relief (i.e., streamlined review, reduced and objective development standards, lot consolidation, and other methods deemed appropriate) to further encourage infill housing development.</p> <p>Identify and adopt an inventory of potential infill sites utilizing the site analysis found in Appendix B of the Housing Element.</p> <p>Seek partnerships with and provide informational material including a copy of the inventory and listing of City incentives and programs to housing developers.</p> <p>Monitor the development of infill candidate housing sites as it relates to the provision of housing affordable to lower-income households. If development does not occur as projected, the City will identify and adopt new incentives, actions, or additional sites to continue maintain compliance with Housing Element requirements for RHNA.</p>	<p>Evaluate the Zoning Code by December 2023, and monitor and review candidate housing infill sites annually. Identify and adopt changes within 6 months of identifying a gap between projections and actual development occurring.</p>	<p>The City of Orange is built out. Hence, nearly all new units in the city are infill construction. The selected housing infill sites demonstrate the City's ability to accommodate City of Orange's RHNA allocation within the 6th Cycle. A surplus of sites has been designed to ensure housing at all income levels can be provided. The City is also in pursuit of transfer development rights and objective design standards ordinances with which the City seeks to facilitate momentum of housing development. The City is also currently working on an ADU ordinance update to further the already steady pace of ADU applications.</p> <p>In 2023, the City issued 71 building permits for new residential structures, which are for the construction of a total of 145 housing units, 74 of which are Low-Income Deed Restricted. Finaled building permits for new residential units totaled 54, all of which were accessory dwelling units. Several more residential unit building permits were issued but not yet finaled in 2023, particularly permits for accessory dwelling units. Please see Table A2 for a complete list of projects that received final building inspection, had building permits issued, and were entitled in 2023. The City received 132 ADU applications and entitled 81 ADU applications in 2023.</p> <p>The City maintains a map highlighting properties that are identified in the Housing Element as "housing opportunity sites". The map is available to housing developers via the City's website at the following link: https://cityoforange.maps.arcgis.com/apps/webappviewer/index.html?id=1dd0d2cee359446998093f5da7c81770</p> <p>The City continues to display the General Plan Housing Element on the City website and Appendix B of the element includes the Candidate Sites in map and table format. The Housing Element is located at the following link: https://www.cityoforange.org/home/showpublisheddocument/4900/638416092757800000</p> <p>Staff dedicated to housing remain available for technical consultation on any infill</p>
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<p>2F - The City will continue to use federal HOME Investment Partnerships Program (HOME) and Community Development Block Grant Program (CDBG) funds and pursue alternative funding and financing sources such as public-private partnerships in order to maximize the opportunities for new housing development.</p>	<p>Seek out and pursue funding opportunities for new housing development.</p>	<p>Annually seek for and explore funding opportunities.</p>	<p>The City's only remaining funding sources for housing development are very limited and include Federal HOME Investment Partnerships (HOME) funds and Low and Moderate Income Housing Asset Funds (LMIHA) which are program income from the former Orange Redevelopment Agency Housing Set-Aside funds. However, the City continues to explore grant opportunities to fund projects. The City has retained a consultant to guide staff on the viability of various grants offered through OCCOG, SCAG, transportation agencies, and the State. No viable grant opportunities were identified in 2023 along with potential housing projects but staff shall continue to research opportunities in 2024.</p> <p>In 2023, the City funded 1.6 million dollars for the construction and development of the Villa St. Joseph project which consists of 50 senior affordable housing units, which was made up of 651,244 in HOME funds and 576,000 LMIHA funds 372,756 in in-lieu fee funds.</p> <p>\$60,000 of HOME funds were spent on administrative support including subsidy layering analysis and attorney's fees for support of the Villa St. Joseph, Katella Terrace, and the Orion affordable housing projects.</p> <p>In 2023 the City used its CDBG funds for projects supporting programs that include street improvements, handicap accessibility improvements, after-school programs, transitional housing, and supportive services in disadvantaged areas of the City.</p> <p>The following table outlines the projects and amount of CDBG fund used on the respective projects for Fiscal Year (7/1/23 to 6/30/24):</p> <table border="0"> <thead> <tr> <th style="text-align: left;">Projects</th> <th style="text-align: right;">CDBG Amount</th> </tr> </thead> <tbody> <tr> <td>Fair Housing Foundation</td> <td style="text-align: right;">\$25,000</td> </tr> <tr> <td>After-School Community Program</td> <td style="text-align: right;">\$40,000</td> </tr> <tr> <td>Bike Team Program</td> <td style="text-align: right;">\$60,000</td> </tr> <tr> <td>Operation School Bell</td> <td style="text-align: right;">\$15,000</td> </tr> <tr> <td>Community Food Orange</td> <td style="text-align: right;">\$15,166</td> </tr> <tr> <td>Mental health and Wellness Center at Taft Elementary</td> <td style="text-align: right;">\$25,000</td> </tr> </tbody> </table>	Projects	CDBG Amount	Fair Housing Foundation	\$25,000	After-School Community Program	\$40,000	Bike Team Program	\$60,000	Operation School Bell	\$15,000	Community Food Orange	\$15,166	Mental health and Wellness Center at Taft Elementary	\$25,000
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Mental health and Wellness Center at Taft Elementary	\$25,000																

<p>2G - Section 3.J.6 of the City's Housing Element lists resources and qualified entities to preserve affordable units at risk of converting to market-rate. The City will continue to seek qualified non-profit organizations for acquisition, construction and rehabilitation of affordable housing. Funds will be made available on an annual basis, contingent on funding availability.</p>	<p>Partner with non-profit organizations for future affordable housing development and preservation of at-risk units.</p> <p>Promote available funding opportunities.</p>	<p>Annually outreach to non-profit organizations and annually maintain updated funding opportunities on the City's website.</p>	<p>The City maintains an affordable housing project compliance spreadsheet which tracks projects nearing the end of their affordability covenant. This list is reviewed annually to identify property owners that the City needs to reach out to in advance to discuss options for extending the affordability. The following project with covenants will expire in the 2021-2029 planning period.</p> <p>Three (3) units at Adams Triplex I (1837-1841 E. Adams) are identified as at-risk of converting to market rate units. These units are being preserved through the Section 8 Annual Renewal Program. The current contract runs through 2027.</p> <p>10 Other projects with a combined 838 units that have expired affordability terms have been able to be preserved as affordable housing by the City through CSCDA Bonds, Housing Set-Aside Funds, Section 811, Section 8, CDBG funds, or by virtue of the City owning the property. Although terms have expired, City efforts have kept these units affordable. One of these projects, Casas Del Rio is set to expire in 2028 however, in 2023 the Riverside Charitable affordable housing developer of an adjacent site notified the City that they are purchasing the property and restructuring the affordability agreement on the property for another 55 years.</p> <p>In 2022 the City provided 3 surplus, single family residential properties with historic homes on them to HomeAid Orange County to create a multigenerational affordable housing community that both families and seniors experiencing homelessness can reside within. As part of the project HomeAid will renovate the homes and add Accessory Dwelling Units to each property to expand the resident capacity. HomeAid submitted for building plan check in 2023, and construction for the home renovations and new ADUs is expected to begin in 2024.</p> <p>The City will continue to assist in preserving at-risk units by, but not limited to, supporting non-profit applications for funding to purchase at-risk units, work with property owners to maintain affordability and develop preservation</p>
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<p>2H - The City will continue to require non-residential and mixed use projects in the Urban Mixed Use (UMU) zoning districts only be approved when a finding can be made that the project will not reduce UMU-zoned land available for residential development such that the City can no longer accommodate its remaining RHNA need. The City will continue to track the availability of UMU-zoned sites greater than one half-acre in size through its RHNA Housing Sites Monitoring System.</p>	<p>Annually track development in the UMU zone and availability of sites.</p>	<p>Annually track non-residential and mixed-use development and availability of sites to maintain the City's ability to accommodate the remaining RHNA.</p>	<p>The City adopted the Orange General Plan update in March 2010. Approximately 426 acres are General Planned Urban Mixed Use (UMU). Mixed Use Zoning was adopted in July 2011. To date, 366 acres have been zoned Urban Mixed Use. This includes the West Katella Avenue Corridor rezoning completed in September 2019. The Urban Mixed-Use zone allows for 30 to 60 dwelling units per acre, thus providing opportunities for development of affordable housing. In order to approve Non-residential and mixed-use projects in Urban Mixed-Use zones, the decision-making body must first make the finding that the project will not reduce the amount of land available with Urban Mixed-Use zoning such that the City's RHNA goals cannot be met. A RHNA Sites Monitoring Database is being consulted and maintained by City staff as development occurs.</p> <p>The construction of a new restaurant with a drive through was the only new non-residential development that occurred in the UMU zoning district in 2023. With the construction of the new restaurant there remains a surplus of inventory for residential units.</p>
<p>2I - The City will coordinate with Chapman University to respond to the housing needs of the growing student population and challenges relating to integration of student-oriented housing in existing residential neighborhoods. As part of this effort, the City will encourage development of on-campus housing through the University's campus master planning process.</p>	<p>Work with the Chapman University to undertake activities that may include, but are not limited to, surveying students to understand off-campus housing needs, identifying appropriate locations for and types of off-campus student housing, and establishing policies and procedures to address any issues with neighborhood integration.</p>	<p>Annually coordinate with Chapman University.</p>	<p>The City continues to engage in ongoing discussions and efforts with Chapman University to develop more on-site housing for its students. In 2023, the City did not receive an application from Chapman University for development of additional student housing. In 2023, The Chapman University Specific Plan Amendment #7 was resumed. The amendment proposes a provision to house 50% of undergraduate students in on-campus housing. The City continues working with the University on an update to the Chapman University Specific Plan within this housing cycle to plan for expansion of future student housing capacity with enrollment growth.</p>

<p>2J - The City of Orange will continue to permit construction of accessory dwelling units consistent with State law. The City has incorporated new legislation regarding ADU development into the Municipal Code and will continue to make updates to the City's Municipal Code to reflect new State laws as required. The City will develop an informational packet to be available to the public at City Hall. The packet will include processes and key information regarding ADU development opportunities. The City will continue to work with property owners who come forward with interest in developing ADUs and/or questions regarding ADUs.</p>	<p>Update Municipal Code to permit ADUs and JADUs in all zones which allow residential uses and update Section 17.13.030 Permitted Uses table to clarify where ADUs and JADUs are permitted in compliance with State law.</p>	<p>Program feasibility analyzed within one year, with one additional year for implementation</p>	<p>The City continues to permit ADUs and JADUs pursuant to State law. In 2023, the City received 132 ADU/JADU applications, issued 69 building permits, and finalized 54 building permits for ADUs.</p> <p>In 2022, the City began working on an update to its ADU ordinance to implement consistency with the revised 2023 statute. An updated ordinance will be presented to the City Council in early 2024, and subsequently implemented.</p> <p>The City continues to provide an ADU and JADU information packet for ministerial review. The application includes a submittal checklist, plan checklist, guides and tables, and a question-and-answer section. The application is located at the following link: https://www.cityoforange.org/home/showpublisheddocument/246/637958161181630000 https://www.cityoforange.org/home/showpublisheddocument/5096/638367022000800000</p> <p>The City also provides a graphic display of various ADU and JADU examples that may be utilized by those seeking to add an ADU or JADU.</p>
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<p>2K - The City will create a monitoring program to track ADU creation by RHNA affordability levels throughout the planning period. This will allow the City to monitor the development of accessory units at all income levels in relation to the anticipated development within the Housing Element. Additionally, the City will conduct an evaluation of ADU development within 2 years of the adoption of the 6th cycle Housing Element. If ADU development falls below what was assumed in the Housing Element, the City will take action within 6 months of completion of the ADU review to ensure that adequate capacity at each income level is maintained to meet the City's RHNA needs.</p>	<p>Create a monitoring program to track ADU creation by RHNA affordability levels throughout the planning period.</p>	<p>Adopt Monitoring Program by December 2023, review conducted every two years during the planning period</p>	<p>The City is monitoring ADU creation. All ADUs are assumed to have a level of affordability. However, starting at the end of 2022, the City began issuing a survey form to all ADU applicants to complete prior to building permit issuance with the applicant's estimate of rental affordability for the ADU or JADU. The City maintains a log of all the survey responses and survey responses are maintained in the project case file.</p> <p>The City is on track to meet and exceed ADU development assumptions in its Housing Element. In 2023, the City received 132 applications for ADUs and JADUs, issued 69 building permits, and finalized 54 building permits. The amount of ADUs entitled, permitted, and finalized far exceed the estimate found in the Housing Element.</p>
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<p>2L - Pursuant to State Housing law, candidate sites identified in this Housing Element to accommodate a portion of the City's low- and very low -income RHNA that were identified in previously adopted Housing Elements must be rezoned to allow residential use by right at specified densities for housing developments in which at least 20 percent of the units are affordable to lower income households. By right shall mean the jurisdiction may not require any of the following discretionary actions, except if the project requires a subdivision: A conditional use permit A planned unit development permit Other discretionary, local-government review or approval that would constitute a "project" as defined in Section 21100 of</p>	<p>The City may impose objective design review standards on projects. The City has identified as part of this Housing Element update vacant and nonvacant sites that were used in previous Housing Elements to meet the current RHNA need. To accommodate the provisions of State law, the City shall streamline development review for projects on all nonvacant sites included in a prior Housing Element and all vacant sites included in two or more consecutive planning periods that meet the requirements of State housing law. These sites are identified in Appendix B.</p>	<p>By December 2024.</p>	<p>No projects were submitted in 2023 on any nonvacant sites included in a prior Housing Element or any vacant site included in two or more consecutive planning periods which met the affordability requirements of State housing law. In 2023, the City received two applications for housing developments on identified candidate sites included in previous Housing Element cycles.</p> <p>In 2022 the City began working on objective design standards. The City already practices compliance with ministerial processing of affordable residential developments under state housing law, however, completion of the objective design standards will occur in 2024 and will formalize the ministerial approval of qualifying projects. The identified sites do not need rezoning as residential development is already a permitted use.</p>
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<p>2M - The City recognizes the importance of supporting the development of housing for low and extremely low income households. While the City is not a developer, it is a primary goal of the Housing Element to support developers and increase the feasibility of development of housing for extremely low and low income households. Actions for this program include the following: The City will adopt a program to subsidize application processing fees, when funding is available, for qualifying developments where all units affordable to 80% AMI or lower. The City recognizes the importance of supporting the development of housing for low and extremely low income households. While the City is not a developer, it is a primary goal of the Housing Element to</p>	<p>The City will adopt a program to subsidize application processing fees, when funding is available, for qualifying developments where all units affordable to 80% AMI or lower.</p> <p>Promote the benefits of this program to the development community by posting information on its webpage and creating a handout to be distributed with land development applications.</p> <p>The City will annually invite nonprofit developers to discuss the city's plans, resources, development opportunities, and requests-for-quotes.</p> <p>The City will assist in the application for state and federal financial resources.</p> <p>Promote the development of 535 units for extremely low income housing units throughout the planning period.</p>	<p>By December 2023; annually promote benefits of this program.</p>	<p>The City did not formalize a program to subsidize application processing fees in 2023. Progress towards this goal shall occur as soon as funding and qualifying projects are identified. The City continues to explore grant opportunities to fund projects. The City has retained a consultant to guide staff on the viability of various grants offered through OCCOG, SCAG, transportation agencies, and the State. No grants that the City could be competitive for under the grant parameters were identified in 2023 but efforts continue in 2024.</p> <p>In 2023, the City discussed available HOME and LMIHA funds with OHDC, the City's local CHDO and discussed the potential for additional housing sites. In 2023, the City hosted an affordable housing forum in which affordable housing developers and non-profits were able to collaborate and share information for potential partnership opportunities for affordable housing development.</p> <p>The City has assisted several projects with TEFRA public hearings and will continue to do so at the City's cost for all applicable future projects. The City utilizes HOME funds as a financial resource for projects and will continue to seek out additional grants that can be leveraged. CDLAC, LHTF, LIHTC, PBS8, RDA, and City fee deferrals are additional financing tools that the City has supported use of in past projects. The City will continue to support the use of these financing tools, along with any other options.</p> <p>Several 100% affordable projects are currently either entitled or under construction including, Katella Terrace (74 units), Villa St. Joseph (50 units), Orion/Riverside Charitable (166 units), Valencia Garden (62 units), and HomeAid Orange County (6 units). The City will be significantly through accomplishing the housing unit goals of this policy during the planning period.</p> <p>For the Valencia Garden 62-unit affordable housing project, the City in partnership with OHDC, provided \$1.6 million dollars in HOME funds and 1.25 million dollars LMIHA funds.</p>
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<p>2N - Developer outreach and community engagement has shown that large parcels are perceived to have impediments. due to their development characteristics. In order to further promote development of these types of parcels, the City will establish a ministerial process to allow for the subdivision of existing large parcels, such as shopping centers or older apartment communities that have the potential to accommodate more intensive development, recognizing that these projects may need to be phased over 5-10 year periods and that the resultant land parcels may be irregular in shape (i.e., allowing for multifamily development on a former big box store site while the rest of the center remains</p>	<p>Promote tools found in the Municipal Code that allow for ministerial approval of land divisions of four lots or less.</p>	<p>By December 2024</p>	<p>The City utilizes OMC Section 16.12.030, which allows the Community Development Director ministerial approval of land division of four lots or less.</p>
<p>2O - Should affordable housing unit production not meet the pace of development projected through the Housing Element by 2026 (midway through the planning period), the City will study the development of an inclusionary housing ordinance and consider adoption during the planning period.</p>	<p>The City will monitor the production of residential development for targeted 6th Cycle RHNA goals.</p>	<p>By December 2027</p>	<p>The City is monitoring the production of all residential development. The City has multiple projects expected to be completed in 2024, including Valencia Gardens, Katella Terrace, and Villa St. Joseph. Orion Senior housing development is expected to start construction in 2024. As reflected in Policy 2K, the City continues to experience a higher than estimated number of applications for ADUs. ADUs continue to be a major part of residential development in the City.</p>

<p>3A - The City shall continue to provide the public information related to the development of housing through the continued promotion of educational materials. The information may describe incentives in the Orange Municipal Code that support the development of affordable housing and how the provisions of affordable housing benefits the community. This may take the form of community newsletter articles, information posted on the City's website that is available to the public, and staff available to respond to inquiries.</p>	<p>Annually outreach to the community with information on affordable housing development.</p>	<p>Maintain updated information online and annually outreach to the community.</p>	<p>In 2023, the City continued to engage the public on the City's draft Housing Element Update. Public comments were considered in the process, and public notification occurred online and via newspaper advertising. The Housing Element on the City's website includes a Housing Needs Assessment for several focus areas of the City. The focus areas include maps identifying specific parcels that have the potential for redevelopment with housing units.</p> <p>In 2024, the City anticipates to have several Ordinance amendments to implement Housing Element Policy Action items. These work efforts will involve community outreach via newspaper and online advertising and/or noticing.</p> <p>In 2023, the City continued to display all new entitlement applications, including for affordable housing projects, in tabular and map form on the City website at the following links: https://www.cityoforange.org/home/showpublisheddocument/4696/638423169036730000 https://experience.arcgis.com/experience/ed084eb077db49ee8bd0513f1ef5f623/</p> <p>In addition, the City continued to maintain an Affordable Housing Map, Find Compliant Affordable Housing Link, and list of site available as housing development opportunities at the following Housing Division link: https://www.cityoforange.org/our-city/departments/community-development/housing At the above link the community may also find information about the City's housing programs, HUD programs, information about our Housing Successor Agency, Housing and HUD Documents, and an Affordable Housing Resource Toolkit.</p> <p>Additionally, the City developed and posted maps highlighting properties that are identified in the Housing Element as "housing opportunity sites". Many of these sites have been developed as infill projects but several remain available. The maps are available to housing developers via the City's website at the</p>
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<p>3B - Pursuant to Chapter 727, Statutes of 2005 (SB 1087), the City of Orange is required to deliver its adopted Housing Element and any amendments thereto to local water and sewer service providers, including the City's own water provider services, Metropolitan Water District (MWD) and the Orange County Sanitation District (OCSD). This legislation allows for coordination between the City and water and sewer providers when considering approval of new residential projects. Additionally, cooperation with local service providers will support the prioritization of water and sewer services for future residential development, including units affordable to lower-income households. The City will submit the adopted Housing Element to local water and sewer service providers for their review</p>	<p>Deliver the adopted Housing Element to local water and sewer service providers.</p>	<p>Immediately upon adoption of the 6th Cycle Housing Element</p>	<p>Subsequent to the HCD finding the City's Housing Element update to be in substantial conformance with State housing law on January 2, 2024, the City provided the adopted Housing Element to local water and sewer service providers.</p>
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<p>3C - SB 1035 requires that the City, after the initial revision of the Safety Element to identify flood hazards and address the risk of fire in certain lands upon each revision of the Housing Element, review and, if necessary, revise the Safety Element to identify new information relating to flood and fire hazards that was not previously available during the previous revision of the Safety Element. The City is currently in the process of revising the Safety Element and will take the document to City Council for adoption within 12 months of adoption of the 6th Cycle Housing Element. SB 1000 (2018) requires that the City include an environmental justice component to the General Plan during the 6th Cycle update of the City's Housing Element. The City is currently planning</p>	<p>Update the Safety and Environmental Justice Elements.</p>	<p>Safety Element Update by June 2024, Environmental Justice policy update by June 2024</p>	<p>The Safety Element is on target for an update on time. A draft has already been completed and needs review by CalFire before proceeding to next steps.</p> <p>The General Plan has environmental justice policies throughout all elements. However, it is the City's goal to bolster additional environmental justice language in appropriate elements.</p>
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<p>3D - The City has hosted workshops and public meetings throughout the 2021-2029 Housing Element Update to gather public input and feedback as it relates to development of and access to housing. The City will extend outreach efforts throughout the planning period to continue gathering community input on, but not limited to, affordable housing, housing for special needs populations, and ADUs. The continued outreach will be City-wide with a focus on traditionally under-represented communities.</p>	<p>Annually outreach and host a community meeting to discuss housing</p>	<p>A minimum of one meeting held annually</p>	<p>In 2023, the City hosted an affordable housing forum in which affordable housing developers and non-profits were able to collaborate and share information for potential partnership opportunities for affordable housing development.</p>
<p>3E - In order to ensure the maintenance, preservation, and improvement of housing throughout the City, an estimate of the number of units in need of rehabilitation is necessary.</p>	<p>Yearly implement and assess a survey of the City's housing stock to identify potential rehabilitation needs. Based on the results, the City shall adopt additional policy actions such as, but not limited to, promoting funding opportunities and community outreach and education on available resources.</p>	<p>Survey conducted annually; potential follow-up policy actions to be adopted and implemented within 6 months of identifying a need</p>	<p>Code Enforcement staff continue to partner with the Orange Police Department on annual programs addressing areas where housing conditions and deferred maintenance are of concern. In 2023, 629 cases specifically involving property maintenance on private property were opened. In 2023, 1506 code enforcement cases were opened, and 450 cases were closed, not including fire or public right-of-way cases.</p> <p>In 2023, staff made outreach efforts to communities that are low-income, with outreach meetings held in Spanish in September 2023. Staff continues to coordinate with Fair Housing and the County of Orange to bring information on resources to these communities.</p> <p>Staff will continue to seek private partnerships and grant opportunities to enable additional housing stock rehabilitation.</p>

<p>3F - Existing shopping center and office complex properties represent much of the future residential redevelopment potential in Orange. As such, the City feels it is important to plan for the possibility that some of these properties may not develop in the timeframe anticipated and the need to identify additional opportunity areas may be necessary. If these properties are not entitled and able to receive building permits for residential uses by mid-2027, the City will identify additional alternative sites within Orange that can accommodate a potential shortfall in housing sites to accommodate the remaining RHNA within 180 days of determination of a shortfall of adequate sites as required by SB 166 (No Net Loss).</p>	<p>Evaluate progress in the redevelopment of properties at existing shopping centers and office complexes in mid-2027 to determine if additional candidate housing sites are needed to make up a shortfall in meeting the City's RHNA.</p>	<p>Rezone within 180 days of determination of a shortfall of candidate housing sites due to lack of development on shopping center and office complex parcels.</p>	<p>The City continues to make progress towards its housing goals in anticipation of mid-2027. The City has multiple projects expected to be completed in 2024, including Valencia Gardens, Katella Terrace, and Villa St. Joseph. Orion Senior housing development is expected to start construction in 2024. As reflected in Policy 2K, the City continues to experience a higher than estimated number of applications for ADUs. ADUs continue to be a major part of residential development in the City.</p>
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<p>4A - Pursuant to AB 686, the City will AFFH by taking meaningful actions in addition to resisting discrimination, that overcomes patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristic.</p> <p>The HE contains analysis of regional and local contributing factors to fair housing issues within Orange and determined the following factors were applicable:</p> <p>Educational Opportunities: Countywide, there are disparities across racial/ethnic groups in access to educational opportunities as measured by the index. The City of Orange showed lower scores in educational opportunity, low composite education index scores signify low opportunity and</p>	<p>Please see Housing Element Table 4-1: AFFH Actions on page 205 of the Housing Element at the below link: https://www.cityoforange.org/home/showdocument?id=4137&t=638119648106848609</p>	<p>Monitor individual actions and timeframes annually</p>	<p>Housing Mobility - Educational Opportunities</p> <p>Utilizing CDBG funds, the City funded after school programs in partnership with the Youth Center of Orange at two park sites for children with less educational opportunity and funded the Assistance League of Orange with Operation School Bell which provides clothing and school supplies to under privileged children. The Assistance League assisted 206 children and Operation School Bell assisted 66 children in 2023.</p> <p>For FY 2023-24 the City funded a wellness center with \$25,000 of CDBG funds to assist children in underperforming schools which correlates to neighborhoods with low opportunity and resource scores.</p> <p>The City's CDBG Committee and City Council annually consider community input prior to awarding distribution of CDBG funds for assistance programs.</p> <p>Housing Choice and Affordability in Areas of Opportunity</p> <p>The City is working to accomplish a Transfer of Development Rights Ordinance in 2024. Once completed, promotional materials will be distributed via the City's social media and to targeted populations in manners necessary to achieve viable furthering of affordable development.</p> <p>Work began in 2023 on amending the City's Density Bonus Ordinance, and adoption and implementation is expected for 2024. However, where the Orange Municipal Code is silent or in conflict with the statute, the City always reverts to the statute. A Small Lot Subdivision Ordinance was completed in 2021 and staff promotes the ordinance to housing developers as an alternative development option. One small lot subdivision development project is currently in entitlement review.</p> <p>Place-Based Strategies- Conservation and Revitalization</p> <p>Note the activities under Housing Mobility - Educational Opportunities above. Additionally, the City's Library also offers free lunches through the Summer Food Service Program administered by the California Department of Education for children and teens under the age of 18. The library also offers a Homework Center for children and teens. The City will continue to provide these programs (contingent on funding availability) to the community which benefit community assets and promote equitable access to community resources.</p>
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<p>4B - The City will continue to support local and inter-jurisdictional efforts to reduce temporary and chronic homelessness. The City shall continue to promote a comprehensive approach to addressing homelessness consistent with the Continuum of Care model. Additionally the City provides support for the Navigation Centers in Buena Park and Placentia in the form of financial assistance for operations.</p>	<p>Coordinate with 2-1-1 Orange County, non-profit entities, the Orange County Housing Authority and other applicable government agencies to provide a range of services and housing opportunities for homeless persons in Orange.</p>	<p>Annually coordinate with local organizations and entities.</p>	<p>In 2023, the City continued to fund a collaboration with a number of neighboring Orange County cities, the City of Orange participates in the North Services Planning Area (SPA) partnership. The North SPA Partnership is a joint collaboration that includes two full-service Navigation Centers to provide help to the region’s homeless – the Buena Park Center and the Placentia Center will provide homeless individuals a total of 250 beds, health resources, job skill training, and the ability to reconnect with lost family. These facilities join the two shelters already built by the City of Anaheim, which house another 326 beds. In addition to participating in the North SPA, Orange has undertaken several other initiatives to address the local homelessness issue; including partnering with HomeAid of Orange County to develop the Orange Family Care Center. The Orange Family Care Center specializes in serving the needs of families who are experiencing homelessness and has over 55 beds. The Orange Police Department’s Homeless Engagement, Assistance & Resource Team (HEART) program has been operating since 2013. HEART Officers engage daily with local homeless individuals, working with them one-on-one to help facilitate their re-entry back into mainstream society. The Police Department also assists in providing resources and assistance through collaborations with local community organizations and agencies.</p> <p>Starting in June 2022, the City set up a new hub of homelessness services. “The HUB OC” oversees continuum of care services on behalf of the City of Orange and manages rental facilities including meals, laundry machines, portable showers, hand washing stations, and portable restrooms to help with personal hygiene. The HUB OC manages the recruiting, training, and mobilizing of the team of volunteers from local churches and the community to help meet the needs of homeless residents in partnership with the City of Orange, the HEART team, and LOVE Orange. Services include receiving intake information, coordinated entry system (CES), Homeless management Information System (HMIS), volunteer recruitment and training, distribution of hygiene supplies and management of hygiene resources. Referral services include shelter, mental</p>
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<p>4C - The City of Orange currently contracts with the Fair Housing Foundation which provides community education, individual counseling, mediation, and low-cost advocacy with the expressed goal of eliminating housing discrimination and guaranteeing the rights of all people to freely choose the housing for which they qualify in the area they desire. The City refers all inquiries for these services to the Fair Housing Foundation and maintains literature and informational brochures at City Hall available for public distribution.</p>	<p>Provide informational brochures at the City library, Senior Center and other locations frequented by the public. Continue the provision of fair housing assistance including landlord/tenant counseling and amelioration or removal of identified impediments and work with the Fair Housing Foundation to provide community education on fair housing throughout the year.</p> <p>Continue to contract with the Fair Housing Foundation or a similar agency for these services.</p>	<p>Annually promote information and maintain updated information; review fair housing assistance annually and on a case-by-case basis.</p>	<p>In 2023, the City distributed Fair Housing Foundation informational materials at City annual events, the Community Development public service counter, and also relied on Fair Housing Foundation events for distribution of information. In 2023, the City hosted three in-person and eight virtual Fair Housing Foundation community meetings. In 2023, staff made outreach efforts to communities that are low-income, with outreach meetings held in Spanish in September 2023. Staff continues to coordinate with Fair Housing and the County of Orange to bring information on resources to these communities. In 2023 staff provided additional fair housing literature at other City facilities such as libraries, the City Clerk's Office, Police Headquarters, and Fire Department Headquarters.</p> <p>In 2023, the Fair Housing Foundation assisted 162 unduplicated Orange clients, received 15 Fair Housing allegations, and opened 8 fair housing cases.</p>
<p>4D - On behalf of the City, the Orange County Housing Authority currently administers the Section 8 Rental Assistance program which assists renter households in the City. The City of Orange will continue to provide referral services and information to the City's residents.</p>	<p>Assist 484 households annually through the planning period.</p>	<p>Annually assist households; maintain updated information and outreach annually; and, implement changes based on feedback from outreach.</p>	<p>In 2023, the Orange County Housing Authority (OCHA) assisted 345 renter households in Orange through the Section 8 Housing Choice Voucher (Rental Assistance) Program. An additional 23 households were assisted by OCHA through the Continuum of Care certificate program.</p> <p>During FY 23-24, the City will continue to support OCHA's applications for Section 8 vouchers as well as the continuation of the FSS Program, FUP, HUD-VASH Program, and NED Program.</p>

<p>4E - The City Staff will support the ability of persons with developmental disabilities to live in integrated community settings. The City will work with the Regional Center of Orange County to identify the housing needs of persons served by the Center, promote opportunities for supportive living services and support efforts to eliminate barriers to housing for persons with developmental disabilities.</p>	<p>Annually outreach to and partner with the Regional Center of Orange County to identify the housing needs of persons served by the Center, promote opportunities for supportive living services and support efforts to eliminate barriers to housing for persons with developmental disabilities.</p>	<p>Annually outreach to and partner with the Regional Center of Orange County.</p>	<p>In 2023, the City continued its outreach efforts with the Regional Center of Orange County to identify the needs of persons with development disabilities and to promote opportunities and eliminate barriers for housing.</p> <p>In 2023, the City continued to offer its Reasonable Accommodation provisions to eliminate barriers to housing for persons with disabilities. The provisions are offered to all persons with disabilities.</p>
<p>4F - The City will amend the Orange Municipal Code to be compliant with State law regarding residential care facilities serving seven (7) or more persons in all residential zones, as well as ensure barrier-free housing choices for persons with disabilities. The City will also provide information online and at City Hall on reasonable accommodation with respect to zoning, permit processing, or building laws.</p>	<p>Update the Orange Municipal Code to comply with State law.</p> <p>Provide information online and at City Hall on reasonable accommodation with respect to zoning, permit processing, or building laws.</p>	<p>Adopt Municipal Code amendment by December 2023; maintain update information online and at City Hall.</p>	<p>Staff work efforts are underway and an update to the Orange Municipal Code to comply with State law is anticipated to be adopted and implemented in early 2024.</p>

<p>4G - The City will update the Orange Municipal Code to permit Low Barrier Navigation Center development as a matter of right in appropriate zoning districts, subject to requirements of state law. Per California Government Code Section 65660, low barrier navigation centers are defined as a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. "Low Barrier" means best practices to reduce barriers to entry. These requirements include implementing standards, provisions and limitations governing the permitting, development, siting and management of</p>	<p>Adopt an amendment to the Orange Municipal Code to permit Low Barrier Navigation Center in compliance with State law.</p> <p>Update the Orange Municipal Code to comply with State law.</p>	<p>By December 2023, Reviewed Annually for updates in response to changes in State law</p>	<p>Staff work efforts are underway and an update to the Orange Municipal Code to comply with State law is anticipated to be adopted and implemented in early 2024.</p>
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<p>4H - The City will update the Orange Municipal Code to permit Single-Room Occupancy units in appropriate zoning districts, subject to requirements of state law. These requirements include implementing standards, provisions and limitations governing the permitting, development, siting, and management of Single-Room Occupancy units. The City of Orange will continue to make the appropriate revisions the Municipal Code to comply with California Government Code Section 65583(c)(1).</p>	<p>Update the Orange Municipal Code to comply with State law.</p>	<p>By December 2023, Reviewed Annually for updates in response to changes in State law</p>	<p>Staff work efforts are underway and an update to the Orange Municipal Code to comply with State law is anticipated to be adopted and implemented in early 2024.</p>
<p>4I - The City of Orange will update the Orange Municipal Code to comply with provisions for farmworker housing in compliance with the Employee Housing Act (Sections 17000-17062.5 of the California Health and Safety Code).</p>	<p>Update the Orange Municipal Code to comply with State law.</p>	<p>By December 2023</p>	<p>The City does not have significant agriculture or farming industries. However, staff work efforts are underway and an update to the Orange Municipal Code to comply with State law is anticipated to be adopted and implemented in early 2024.</p>

Jurisdiction	Orange	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Orange	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA* Listed for Informational Purposes Only				Units that Count Towards RHNA* Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1*. For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income*	Very Low-Income*	Low-Income*	TOTAL UNITS*	Extremely Low-Income*	Very Low-Income*	Low-Income*	TOTAL UNITS*	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Orange	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1				2	3	4
APN	Street Address	Project Name⁺	Local Jurisdiction Tracking ID⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

Jurisdiction	Orange	NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2023 (Jan. 1 - Dec. 31)		

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

For Orange County jurisdictions, please format the APN's as follows:999-999-99

Table H						
Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						

Jurisdiction	Orange	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?		
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.		
Notes		

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	74
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	69
Above Moderate		1
Total Units		144

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	54
Above Moderate		0
Total Units		54