



AGENDA

Planning Commission March 17, 2025

Anna Pehoushek
Assistant Community
Development Director

Nathalie Adourian
Senior Assistant City Attorney

Jennifer Scudellari
Executive Assistant

5:30 PM Regular Session

City Council Chamber
300 E. Chapman Avenue
Orange, CA 92866

ALISON VEJAR
Chair

ISAIAH LESLIE
Vice Chair

RICK MARTINEZ
Commissioner

DAVID VAZQUEZ
Commissioner

RUBY MALDONADO
Commissioner

SHANNON TUCKER
Commissioner

TIM McCORMACK
Commissioner

Welcome to the Planning Commission meeting. Regular meetings of the City of Orange Planning Commission are held the first and third Monday of each month at 5:30 p.m.

Agenda Information

The agenda contains a brief general description of each item to be considered. Written materials relating to an item on the agenda that are provided to the Planning Commission after agenda packet distribution and within 72 hours before it is to consider the item will be made available for public inspection in the City Clerk's Office located at 300 E. Chapman Avenue, Orange, during normal business hours; at the Planning Commission meeting; and made available on the City's website.

Public Participation

Planning Commission meetings may be viewed on Spectrum Cable Channel 3 and AT&T U-verse Channel 99 or streamed live and on-demand on the City's website at www.cityoforange.org.

Pursuant to Government Code Section 54954.3, members of the public may address the Planning Commission on any agenda items or matters within the jurisdiction of the governing body by using any of the following methods:

1) In-person

To speak on an item on the agenda, complete a speaker card indicating your name, address, and identify the agenda item number or subject matter you wish to address. The card should be given to City staff prior to the start of the meeting. General comments are made during the "Public Comments" section at the beginning of the meeting. Public Comments are limited to three (3) minutes per speaker unless a different time limit is announced. It is requested that you state your name for the record, then proceed to address the Commission. All speakers shall observe civility, decorum, and good behavior.

(Continued on page 2)

2) Written Public Comments via eComment

Members of the public can submit their written comments electronically for Planning Commission consideration by using the eComment feature on the Agenda page of the City's website at www.cityoforange.org. To ensure distribution to the Planning Commission prior to consideration of the agenda, we encourage the public to submit written comments by 3:00 p.m. the day of the meeting. All written comments will be provided to the Commissioners for consideration and posted on the City's website after the meeting.

3) Public Comments via recorded voicemail message

Finally, the public can record their comments by calling (714) 744-7271 no later than 4:00 p.m. the day of the meeting. Recorded messages will not be played at the meeting, but will be provided to the Planning Commission and the caller's position will be summarized in the minutes.

Please contact the City Clerk's Office at (714) 744-5500 with any questions.

ADA Requirements: In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, contact the Clerk's office at (714) 744-5500. Notification at least 48 hours in advance of meeting will enable the City to make arrangements to assure accessibility to this meeting.

REMINDER: Please silence all electronic devices while Planning Commission is in session.

APPEAL PROCEDURE

Any final determination by the Planning Commission may be appealed, and such appeal must be filed within 7 business days after the Planning Commission action. This appeal shall be made in written form to the Community Development Department, accompanied by an initial appeal deposit of \$1,000.00.

The City Clerk, upon filing of said appeal, will set petition for public hearing before the City Council at the earliest date. All owners of property located within 300 feet of the project site will be notified by the City Clerk of said hearing. For additional information, please call (714) 744-7220.

If you challenge any City of Orange decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on this agenda or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

1. OPENING/CALL TO ORDER**1.1 PLEDGE OF ALLEGIANCE**

Commissioner David Vazquez

1.2 ROLL CALL**2. PUBLIC COMMENTS**

At this time, members of the public may address the Commission on matters not listed on the Agenda which are within the subject matter jurisdiction of the Commission, provided that NO action may be taken on off-agenda items unless authorized by law. Public Comments are limited to three (3) minutes per speaker.

3. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine by the Planning Commission and will be enacted by one motion. There will be no separate discussion of said items unless members of the Planning Commission, staff or the public request specific items removed from the Consent Calendar for separate action.

3.1. Approval of meeting minutes of the City of Orange Planning Commission Regular Meeting held on February 20, 2025.**Recommended Action:**

Approve minutes as presented.

Attachments: [Staff Report](#)
[February 20, 2025 Regular Meeting minutes](#)

4. COMMISSION BUSINESS**4.1. General Plan Annual Progress Report to the State of California.****Recommended Action:**

Receive and file the 2024 General Plan Annual Progress Report.

Attachments: [Staff Report](#)
[Attachment 1 - 2010 General Plan Vision Statement](#)
[Attachment 2 - 2024 General Plan Annual Progress Report](#)
[Attachment 3 - 2024 Annual Housing Element Progress Report](#)

5. PUBLIC HEARINGS**5.1. Public Hearing to consider a request to increase the maximum capacity of students at an existing day care center on a church campus located at 250 S. Prospect Street and finding of CEQA Exemption (Conditional Use Permit No. 3235).**

Recommended Action:

Continue to the April 7, 2025, Regular Planning Commission meeting.

Attachments: [Staff Report](#)

5.2. Public Hearing to consider an ordinance establishing Single Room Occupancy housing as a permitted land use for certain qualifying properties and finding of CEQA exemption.**Recommended Action:**

1. Adopt Planning Commission Resolution No. 16-24 recommending the City Council adopt an Ordinance amending Title 17 of the Orange Municipal Code to allow Single-Room Occupancy housing as a permitted use in certain zoning districts and related definitions and development standards.
2. Find the ordinance categorically exempt from the California Environmental Quality Act (CEQA) per State CEQA Guidelines Sections 15061(b)(3) and 15378.

Attachments: [Staff Report](#)

[Attachment 1 - PC Resolution NO. PC 16-24 with Draft Ordinance](#)

[Attachment 2 – Map of Eligible Hotel Properties](#)

[Attachment 3 – Map of Eligible Office Properties](#)

[Attachment 4 - Police Department Report of Hotel Calls for Service](#)

6. ADJOURNMENT

The next Regular Planning Commission Meeting will be held on Monday, April 7, 2025, at 5:30 p.m., in the Council Chamber.

I, Jennifer Scudellari, Executive Assistant for the City of Orange, hereby declare, under penalty of perjury, that a full and correct copy of this agenda was posted pursuant to Government Code Section 54950 et. seq., at the following locations: Orange Civic Center kiosk and Orange City Clerk's Office at 300 E. Chapman Avenue, Police facility at 1107 N. Batavia, Orange Main Public Library at 407 E. Chapman Avenue, and uploaded to the City's website www.cityoforange.org.

Date posted: March 13, 2025



Agenda Item

Planning Commission

Item #: 3.1.

3/17/2025

File #: 25-0143

TO: Chair and Members of the Planning Commission

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Jennifer Scudellari, Executive Assistant

1. SUBJECT

Approval of meeting minutes of the City of Orange Planning Commission Regular Meeting held on February 20, 2025.

2. SUMMARY

Submitted for your consideration and approval are the minutes of the above meeting(s).

3. RECOMMENDED ACTION

Approve minutes as presented.

4. ATTACHMENTS

- February 20, 2025 Regular Meeting minutes



Agenda Item

Planning Commission

Item #: 3.1.

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File #: 25-0143

TO: Chair and Members of the Planning Commission

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Jennifer Scudellari, Executive Assistant

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2. SUMMARY

Submitted for your consideration and approval are the minutes of the above meeting(s).

3. RECOMMENDED ACTION

Approve minutes as presented.

4. ATTACHMENTS

- February 20, 2025 Regular Meeting minutes

MINUTES - DRAFT

City of Orange

Planning Commission

February 20, 2025

The Planning Commission of the City of Orange, California convened on February 20, 2025, at 5:30 p.m. in a Regular Meeting in the Council Chamber, 300 E. Chapman Avenue, Orange, California.

1. OPENING/CALL TO ORDER

Chair Vazquez called the meeting to order at 5:30 p.m.

1.1 PLEDGE OF ALLEGIANCE

Commissioner Leslie led the flag salute.

1.2 ROLL CALL

Present: Leslie, Martinez, Vazquez, Maldonado, Tucker, McCormack, and Vejar

Absent: None

2. PUBLIC COMMENTS

None.

3. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine by the Planning Commission and will be enacted by one motion. There will be no separate discussion of said items unless members of the Planning Commission, staff or the public request specific items removed from the Consent Calendar for separate action.

3.1. Approval of meeting minutes of the City of Orange Planning Commission Regular Meeting held on January 20, 2025.

ACTION: Approved minutes as presented.

Approval of the Consent Calendar

A motion was made by Commissioner Tucker, seconded by Commissioner Maldonado to approve the Consent Calendar. The motion carried by the following vote:

Ayes: Leslie, Simpson, Martinez, Vazquez, Maldonado, Tucker, McCormack, and Vejar

Noes: None

Absent: None

4. COMMISSION BUSINESS

4.1. Selection of Planning Commission Officers.

A motion was made by Chair Vazquez, seconded by Commissioner Martinez to

nominate Commissioner Vejar to serve as Chair for a one-year term effective February 21, 2025. The motion carried by the following vote:

- Ayes:** Martinez, Vejar, Maldonado, Tucker, McCormack, Leslie, and Vazquez
- Noes:** None
- Absent:** None

A motion was made by Commissioner Martinez, seconded by Commissioner Leslie to nominate Chair Vazquez to serve as Vice Chair for a one-year term effective February 21, 2025.

Chair Vazquez declined the nomination for Vice Chair.

A substitute motion was made by Chair Vazquez, seconded by Commissioner Martinez to nominate Commissioner Leslie to serve as Vice Chair for a one-year term effective February 21, 2025. The motion carried by the following vote:

- Ayes:** Leslie, Simpson, Martinez, Vazquez, Maldonado, Tucker, McCormack, and Vejar
- Noes:** None
- Absent:** None

5. PUBLIC HEARINGS

5.1. Public Hearing to consider a request by CDO Orange, LLC, dba Culinary Dropout for a Type 47 ABC License (On-Sale General) at a proposed restaurant located at 191 N. Orange Street and finding of CEQA Exemption (Resolution No. PC 33-24).

Chair Vazquez opened the public hearing 5:50 p.m.

Public Speakers:

The following spoke in opposition of the project:

Diana Zdenk, Craig Enberg, Guy Hinrichs, Brian Lochrie, Kathy Bruner and Robert Boice

The following spoke in favor of the project: Leezie Kim

Chair Vazquez closed the public hearing at 6:26 p.m.

Chair Vazquez re-opened the public hearing at 6:42 p.m. to allow the applicant to speak.

Chair Vazquez closed the public hearing at 6:43 p.m.

A motion was made by Commissioner Maldonado, seconded by Commissioner Leslie, to:

Adopt Resolution No. PC 33-24 with the following modifications to proposed conditions:

Condition 8 shall read “The use of the business is considered a restaurant. Interior construction shall remain consistent with approved building shell entitlements (MNSP No. 1066-22, DRC No. 5056-22, APP No. 0557-22, and Resolution No. PC 05-22). No new interior construction resulting in a change to the floor plan will occur unless a revised floor plan is approved by the Community Development Department. None of the floor area will be designated for dancing or live entertainment unless a subsequent CUP is approved by the Planning Commission.

Condition 13 shall read “The business shall operate Sunday through Thursday from 7:00 a.m. to 10:00 p.m. and Fridays and Saturdays from 7:00 a.m. to 11:00 p.m. These hours do not restrict employees from being on the premises before opening for

preparations and deliveries or after close for clean-up. Clean-up may not be conducted by patrons

Condition 25 shall read “The outdoor patio area shall be divided into two sections: a North Patio dining section and a West Patio dining section. Everyday use of the North Patio shall be from 10:00 a.m. to 8:00 p.m. with no new customers seated after 7:00 p.m. The West Patio shall be open Sunday through Thursday from 7:00 a.m. to 10:00 p.m. with no new customers seated after 9:00 pm. The West Patio shall be open Friday and Saturday from 7:00 a.m. to 11:00 p.m. with no new customers seated after 10:00 p.m.

Condition 26 is eliminated.

The motion carried by the following vote:

Ayes: Vejar, Maldonado, Leslie, and Vazquez

Noes: Martinez, Tucker, and McCormack

Absent: None

5.2. Public Hearing to consider a request to allow the sale of beer and wine for on-site consumption at a restaurant located at 765 The City Drive South #130 and finding of CEQA Exemption (Resolution No. PC 01-25).

Chair Vazquez opened the public hearing at 7:16 p.m.

Public Speakers:

The following spoke on behalf of the project:

Hiro Igarashi from HiroNori Craft Ramen, Applicant

Chair Vazquez closed the public hearing at 7:17 p.m.

A motion was made by Commissioner Tucker, seconded by Commissioner McCormack to:

1. Adopt Planning Commission Resolution No. PC 01-25. A Resolution of the Planning Commission of the City of Orange approving Conditional Use Permit No. 3232, allowing the sale of beer and wine for on-site consumption in conjunction with a State of California Department of Alcoholic Beverage Control Type 41 License (On-Sale Beer and Wine - Eating Place) at a restaurant located at 765 The City Drive South #130.
2. Find the proposed project exempt from the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15301 (Class 1 - Existing Facilities).

The motion carried by the following vote:

Ayes: Martinez, Vejar, Maldonado, Tucker, McCormack, Leslie, and Vazquez

Noes: None

Absent: None

6. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:19 p.m.

The next Regular Planning Commission Meeting will be held on Monday, March 17, 2025 at 5:30 p.m., in the Council Chamber, 300 E. Chapman Avenue, Orange, California 92866.

Anna Pehoushek, FAICP
Assistant Community Development Director



Agenda Item

Planning Commission

Item #: 4.1.

3/17/2025

File #: 25-0140

TO: Chair and Members of the Planning Commission

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Arlen Beck, Associate Planner

1. SUBJECT

General Plan Annual Progress Report to the State of California.

2. SUMMARY

California Government Code Section 65400 requires that cities submit an annual report on the status of their General Plan and progress in its implementation to the Governor's Office of Land Use and Climate Innovation and the Department of Housing and Community Development each year.

3. RECOMMENDED ACTION

Receive and file the 2024 General Plan Annual Progress Report.

4. AUTHORIZING GUIDELINES

California Government Code Section 65400 requires that cities submit an annual report on the status of their General Plan and progress in its implementation to the Governor's Office of Land Use and Climate Innovation and Department of Housing and Community Development. In addition to submittal to the State, the annual report must be presented to the City Council for review and acceptance. As a procedural matter, staff is bringing this annual report to the Planning Commission for receipt and acceptance prior to the City Council action given the role of the Commission as advisory to the Council in planning matters, including implementation of the General Plan.

5. PROJECT BACKGROUND

The City's 2010 General Plan was adopted on March 9, 2010. State law requires generalized annual reporting on General Plan implementation, with specific reporting requirements and forms related to the Housing Element.

6. PROJECT DESCRIPTION

Over the course of 2024, the City undertook a number of activities that implement the goals and policies of the Land Use, Circulation & Mobility, Natural Resources, Cultural Resources & Historic Preservation, Infrastructure, Urban Design, Public Safety, Economic Development, and Housing Elements. These activities also reflect progress made on the programs of the General Plan Implementation Plan.

7. DISCUSSION

General Plan Implementation

General Plan implementation supports the quality of life objectives for the community that serve as the foundation for the General Plan (Attachment 1). Activities undertaken by the City through its Capital Improvement Program, project plans and studies, facility maintenance and management, and inter-agency coordination each play a part in General Plan implementation. Annual report and tracking activities enable the City and State to track progress made on General Plan implementation. Over the course of 2024, the City continued to make measurable progress in implementing important goals, policies, and programs that span a range of General Plan Elements. The General Plan Implementation Report (Attachment 2) details the key implementation actions that the City accomplished or made progress on in 2024. Some highlights of the City's accomplishments in 2024 include:

- Opened 1,199 code enforcement cases and closed 1,263 cases.
- Completed one signalization project, with another under construction.
- Improved the intersection at Chapman Avenue and Batavia Street.
- Provided a Police storage facility through a Corp Yard Renovation
- Accomplished a Mobile Data Computer Replacement Program
- Established a Police Enterprise System (Axon & Central Square)
- Replaced HVAC at the Orange Public Library & History Center
- Continued annual public right-of-way and infrastructure maintenance including pavement patching and maintenance, slurry seal, 24,795 tons of asphalt concrete replacement, 1,832 linear feet of new or replaced curb and gutter, installation of 105 new ADA wheelchair access ramps, water meter replacement, street tree maintenance, pothole repairs, 6,860 square feet of sidewalk installation, fleet vehicle maintenance, water lateral replacement
- Adopted an objective design standards ordinance, a transfer of development rights ordinance, an update to the homeless shelter ordinance, an update to the Density Bonus ordinance, and an update to the ADU ordinance.
- Continued work on ordinances to update the City's sign and landscape standards.

Housing Element

The State Department of Housing and Community Development (HCD) requires the reporting of Housing Element implementation on specific state reporting forms. Staff shall submit the report to HCD subsequent to presentation to the Planning Commission. The reporting format of Housing Element implementation is established by HCD with the purpose of tracking overall housing production in a community, as well as a jurisdiction's progress toward meeting its regional housing needs assessment (RHNA) allocation. The City's Housing Element Implementation Progress Report is included in Attachment 3 of this report.

In 2024 the City issued 111 building permits which will result in 274 housing units, 166 of which are Low-Income Deed Restricted. In 2024 a total of 79 building permits were finalized resulting in 188 housing units, 112 of which are Very-Low or Low-Income Deed Restricted.

The City received 93 ADU applications and approved 94 ADU applications in 2024.

The City’s progress in meeting its Year 2021-2029 RHNA goals is summarized in the table below.

2024 Building Permit Issuance In Relation to RHNA

Income Level	2021-2029 RHNA (# of units)	2021 New Units (As of 10/15/2021)	2022 New Units	2023 New Units	2024 New Units	2021-2029 Remaining RHNA Need
<i>Very Low</i>	1,067	0	0	50	0	1,017
<i>Low</i>	604	0	62	24	166	352
<i>Moderate</i>	677	2	82	69	104	392
<i>Above-Moderate</i>	1,588	1	50	1	4	1,532
Total	3,936	3	194	144	274	3,293

As further detailed in Table D of Attachment 3, the City also continues its efforts to implement the Policy Actions of its Housing Element. Furthermore, preparation of this annual report constitutes implementation of Policy Action 2A: Annual Review of Housing Element

8. PUBLIC NOTICE

No public notification is required for this report to the Planning Commission.

9. ENVIRONMENTAL REVIEW

Since this item is informational in nature and involves no action by the Planning Commission, CEQA does not apply. Notwithstanding, Final Program Environmental Impact Report (EIR) No. 1815-09 for the Comprehensive General Plan Update was certified on March 9, 2010 and prepared in accordance with CEQA. The implementation activities identified in the subject report are addressed in the previously-approved General Plan EIR.

10. ADVISORY BOARD ACTION

None.

11. ATTACHMENTS

- Attachment 1 - 2010 General Plan Vision Statement
- Attachment 2 - 2024 General Plan Implementation Report
- Attachment 3 - 2024 Annual Housing Element Implementation Progress Report



Agenda Item

Planning Commission

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3/17/2025

File #: 25-0140

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3. RECOMMENDED ACTION

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4. AUTHORIZING GUIDELINES

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10. ADVISORY BOARD ACTION

None.

11. ATTACHMENTS

- Attachment 1 - 2010 General Plan Vision Statement
- Attachment 2 - 2024 General Plan Implementation Report
- Attachment 3 - 2024 Annual Housing Element Implementation Progress Report



A VISION FOR ORANGE: 2030

Preamble

The people, neighborhoods, businesses, and educational and religious institutions define Orange. Our identity has been enhanced because we have honored the past while creating our future. We must continue to maintain our small town character within residential neighborhoods, while providing a wide range of services, products, and amenities in our commercial, retail, and industrial districts.

Where We Live

Our vision for Orange is to continue to provide housing for all lifestyles within its diverse population. The General Plan will strive to maintain the different residential areas that make Orange unique: whether living in a semi-rural area that provides scenic views of natural beauty and convenient access to nature and trails; residing in a traditional suburban neighborhood setting; or enjoying the urban core experience near shops, restaurants, civic facilities, and public services. In the future, we will strive to achieve the following objectives:

- Orange must continue to encourage a variety of living environments for a diverse population, consistent with existing neighborhoods.
- The City will build upon existing assets to create a living, active, and diverse environment that complements all lifestyles and enhances neighborhoods, without compromising the valued resources that make Orange unique.
- The City will continue efforts to protect and enhance its historic core. This same type of care and attention will be applied throughout the rest of the City.
- The City will work to improve the quality of life for all residents by providing residential, commercial, industrial, and public uses that exist in harmony with the surrounding urban and natural environments.
- Residential areas will be connected to commercial, recreational, and open space areas, as well as educational and cultural facilities via a balanced, multi-modal circulation network that accommodates vehicles, pedestrians, cyclists, hikers, and equestrians. This network will create additional opportunities for walking and biking, enhancing safety and well-being for neighborhoods and businesses.
- The City will encourage a local economy that provides ample commercial, financial, office, and industrial opportunities that provide employment and sufficient revenue to support important community services.
- Orange recognizes the importance of managing development in a manner that ensures adequate and timely public services and infrastructure and limits impacts on the natural environment.



Where We Work

Our vision for Orange is to find an appropriate balance between residential, commercial, and industrial demands. This vision encourages the City’s retail districts to improve piece by piece, so that their efforts will result in a public realm along Chapman Avenue, Tustin Street, Katella Avenue, and Main Street that will be characterized by visually attractive commercial development, active public areas, high-quality streetscapes, and innovative design that complements Orange’s heritage.

To achieve our vision, we shall work toward the following objectives:

- The City will strive to provide for a range of businesses including both small, family-owned businesses and larger businesses that serve a regional market.
- The appearance and variety of commercial, retail, industrial, and employment centers will reflect the pride that residents have for Orange, as well as the long-term investments the City has made in its infrastructure.
- Orange will tap into the entertainment and hospitality markets by enabling development of high-quality facilities strategically located near other regional tourist draws.
- We will continue to support educational and medical institutions and other industries that provide high paying jobs and are major contributors to the community.

Where We Play

Our community recognizes that its quality of life will be judged by how well we connect with our surroundings. Therefore, this General Plan has focused on maintaining and creating those special places that bring us together. It is paramount to reinforce the connections between those places and the community, so that all our residents and visitors can share and enjoy the outdoors and other activities.

Therefore, our Vision includes the following objectives:

- The City will work to define neighborhoods through the use of open space areas and a trail system that provides a source of aesthetic beauty and recreational opportunities. These open space areas support a healthy and active community.
- We will continue to protect our critical watersheds, such as Santiago Creek, and other significant natural and open space resources.
- The City will strive to build a comprehensive system of parks, open space, equestrian areas, scenic resources, undeveloped natural areas, as well as a full array of recreational, educational, and cultural offerings such as libraries, sports, entertainment areas, and play facilities.
- We will develop a connected multi-modal network for traveling from one end of town to the other that provides the option for residents from different neighborhoods to access parks, open spaces, and scenic areas by vehicle, transit, foot, bicycle or, where appropriate, horse.

City of Orange General Plan Implementation Report For Calendar Year 2024

1. Introduction

The 2010 General Plan provides a strategic program for addressing and planning for the quality of life and needs of the community through 2030. The document consists of a Community Vision Statement that is supported by goals, policies and implementation programs presented in 11 elements. The content strives to address regional and state issues and ensure that a multi-disciplinary approach is taken with the change and physical evolution that occurs in the City.

The complete General Plan, Implementation Plan, and Program EIR are available on the City's website at:

<https://www.cityoforange.org/our-city/departments/community-development/general-plan>

2. Table of Contents

The Table of Contents was submitted to the State Office of Planning and Research (OPR), now the Governor's Office of Land Use and Climate Innovation (LCI) in April 2011 and is on file.

3. Date of Presentation/Acceptance by Local Legislative Body

The City Council adopted the 2010 General Plan and certified the associated Program EIR on March 9, 2010. Resolutions 10425 and 10436 are on file with the OPR. The City adopted a General Plan Amendment on December 8, 2015, and again on January 14, 2025, for an accuracy review and technical cleanup of the General Plan. City Council Resolutions 10911 and SAORA-38 related to these accuracy updates are on file with LCI.

4. General Plan Implementation Actions in 2024

During the 2024 calendar year the City accomplished or made significant progress on key implementation actions including:

Zoning Code Update (*Implementation Program I-1*): In 2024, the City adopted an objective design standards ordinance, a transfer of development rights ordinance, update to the homeless shelter ordinance, update to the Density Bonus ordinance, and an update to the ADU ordinance. Additionally, staff continued work on ordinances to update the City's sign and landscape standards, update the City's alcohol permit process, and create a single room occupancy ordinance, in 2024.

These activities implement Goals 1.0, 6.0, and 8.0 and Policies 1.1, 1.2, 1.3, 1.4, 6.1, 6.2, 6.6, 8.1 and 8.3 of the Land Use Element; Goal 7.0 and Policies 7.2, 7.5, and 7.6 of the Public Safety Element; Goals 1.0, 2.0, and 5.0 and Policies 1.1,1.2, 1.3, 2.2,

5.1, and 5.2 of the Noise Element; Goals 1.0, 4.0, and 6.0 and Policies 1.1, 1.4, 4.1, 6.1, and 6.3 of the Urban Design Element; and Goals 1.0, 3.0, 1.0, 3.0, 5.0, and 7.0 and Policies 1.1, 1.5, 3.2, 3.4, 5.2, 5.4, 5.5, 7.1 and 7.2 of the Economic Development Element.

Plans, Standards, and Guidelines (Implementation Program I-4): In 2024, the City adopted and implemented Objective Design Standards (ODS). Additionally, staff continued work on ordinances to update the City’s sign and landscape standards, and create a single room occupancy ordinance, in 2024. Additionally, in 2024, the City initiated public outreach to formulate a vision plan for the West Katella Gateway.

This activity is anticipated to implement Goals 1.0, 2.0, 3.0, 6.0, and Policies 1.2, 1.4, 1.6, 2.5, 2.6, 2.7, 2.8, 3.1, 3.3, 6.1, 6.3, 6.6, and 6.8 of the Land Use Element; Goals 1.0, 2.0, 3.0, 4.0, and 6.0 and Policies 1.1, 1.3, 1.7, 2.5, 2.6, 3.2, 3.3, 4.2, 4.7, and 6.3 of the Circulation & Mobility Element; Goal 1.0 and Policies 1.1, 1.5, 1.6, 1.7, and 1.9 of the Growth Management Element; Goal 2.0 and Policies 2.2, 2.3, 2.6, 2.8, 2.14, 2.15 of the Natural Resources Element; Goals 2.0, 7.0, 9.0 and Policies 2.4, 7.2, 7.3, 7.4, 7.5, and 9.3 of the Public Safety Element; Goals 1.0, 2.0, and 5.0 and Policies 1.2, 1.3, 1.5, 2.2, 2.3, 2.5, 5.1, and 5.2 of the Noise Element; Goal 3.0 and Policy 3.5 of the Infrastructure Element; Goals 1.0, 2.0, 3.0, 4.0, and 6.0 and Policies 1.1, 1.2, 1.3, 1.5, 2.2, 2.3, 2.4, 2.5, 3.1, 4.1, 4.2, 4.3, 6.1, and 6.2 of the Urban Design Element; Goal 5.0, and Policy 5.2 of the Economic Development Element; and Goal 3.0 of the Housing Element.

Transfer of Development Rights Ordinance (Implementation Program I-5): In 2024, the City adopted and implemented a Transfer of Development Rights Ordinance.

This activity implements Goals 1.0, 2.0, 5.0 and Policies 1.2, 1.3, 2.1, 2.2, and 2.8 of the Land Use Element; Goal 5.0 and Policy 5.4 of the Circulation and Mobility Element; Goal 1.0 and Policies 1.6, 1.8, 2.4, and 3.2 of the Growth Management Element; Goal 5.0 and Policies 5.4, 5.5 and 5.7 of the Natural Resources Element; Goals 4.0, 5.0, and 6.0 and Policies 4.1, 5.3, and 6.2 of the Urban Design Element; Goals 3.0 and 7.0 and Policies 3.3, 4.3, 5.4, 7.1, and 7.2 of the Economic Development Element; and Goal 3.0 of the Housing Element.

Prepare Design Guidelines (Implementation Program I-6): In 2024, the City adopted and implemented Objective Design Standards (ODS). Additionally, staff continued work on ordinances to update the City’s sign and landscape standards, in 2024. Additionally, in 2024, the City initiated public outreach to formulate a vision plan for the West Katella Gateway.

This activity implements Goals 2.7, 2.8, and 2.10, and 8.1 of the Land Use Element. Goals 1.3, 2.8, 7.5 of the Natural Resources Element, and Goals 2.1, 2.6, 3.2, 4.1, and 6.2 of the Urban Design Element

Code Enforcement (Implementation Program I-8): In 2024, 1,199 code enforcement cases of all types were opened, and 1,263 cases were closed. Although nearly all code

enforcement cases relate to property maintenance in some form, 471 cases specifically involving property maintenance were opened in 2024.

This activity implements Goals 5.0 and 7.0 and Policy 7.5 of the Land Use Element; Goal 7.0 of the Safety Element; Goal 1.0 and Policy 1.4 of the Noise Element; Goals 4.0 and 5.0 and Policies 4.2 and, 5.2 of the Economic Development Element; and, Policy Action 24 of the Housing Element.

Traffic Signals (Implementation Program I-10): Several signalization projects were completed or were under construction in 2024. Those projects include:

The following projects were completed in 2024:

- Tustin Avenue / Rose Drive Traffic Signal Synchronization Program Project

The following projects were under construction in 2024:

- Chapman Avenue & Batavia Street Traffic Signal Modification (Left-Turn)

This activity implements Goals 1.0 and Policy 1.2 of the Circulation and Mobility Element; Goal 3.0 and Policy 3.3 of the Infrastructure Element; and, Goal 6.0, and Policies 6.1 and 6.2 of the Economic Development Element.

Intersection Improvements (Implementation Program I-11): “Critical Intersections” consist of key intersections with historical or projected traffic congestion problems. In 2024, the following intersection improvement project was under construction:

- Chapman Avenue & Batavia Street Traffic Signal Modification (installation of protected left-turn phasing on Batavia Street legs)

This activity implements Goal 1.0 and Policy 1.2 of the Circulation and Mobility Element; Goal 3.0 and Policies 3.1 and 3.3 of the Infrastructure Element; and, Goal 6.0 and Policy 6.1 and 6.2 of the Economic Development Element.

Operating Budget (Implementation Program I-15): In 2024, the City continued to maintain necessary levels of City services for infrastructure such as water, sewer, roads and, parks; and, for recreation programs, public safety, and capital improvement and private development review.

Although all General Plan Goals and Policies relate to the operating budget, the most directly related Goals and Policies to the implementation program include Goals 1.0 and 5.0 and Policies 1.7, 5.6, 5.7 and, 6.4 of the Land Use Element; Goals 1.0, 2.0, 3.0, 4.0, 6.0 and Policies 1.1, 1.2, 1.6, 3.2, 4.5, 4.7 and, 6.1 - 6.3 of the Circulation & Mobility Element; Goals 2.0 and 5.0 and Policies 2.3, 2.13, 5.1, 5.2, 5.5, 6.2 of the Natural Resources Element; Goals 3.0 and 6.0 and Policies 3.4, 3.8, 6.1, 6.2, 6.3 of the Public Safety Element; Goal 5.0 and Policies 5.1 and 5.5 of the Cultural

Resources Element; Goals 1.0, 2.0 and, 3.0 and Policies 1.1, 1.2, 1.5, 2.1, 3.1, 3.2, 3.3 and, 3.5 of the Infrastructure Element; and, Goals 2.0, 5.0 and 6.0 and Policies 2.4, 5.4, 6.1 and, 6.2 of the Economic Development Element.

Eichler Historic Districts (Implementation Program I-18): Staff completed a story map for the Eichler Historic Districts in 2024. The Eichler District Story Map is on the City website at:

<https://storymaps.arcgis.com/stories/c5f913f6197c4e5f96e68a08162e3687>.

The Eichler District Story Map highlights the history and distinct elements of the City of Orange's three Eichler districts.

This activity implements Goals 1.0, and 3.0 and Policies 1.2, 3.1, and 3.2 of the Cultural Resources & Historic Preservation Element.

Community Character Design Elements (Implementation Program I-24): In 2024, the City adopted an objective design standards ordinance, a transfer of development rights ordinance, update to the homeless shelter ordinance, update to the Density Bonus ordinance, and an update to the ADU ordinance. Additionally, staff continued work on ordinances to update the City's sign and landscape standards, in 2024. Additionally, in 2024, the City initiated public outreach to formulate a vision plan for the West Katella Gateway.

These activities implement Goals 1.0, 6.0, and 8.0 and Policies 1.1, 1.2, 1.3, 1.4, 6.1, 6.2, 6.6, 8.1 and 8.3 of the Land Use Element; Goal 7.0 and Policies 7.2, 7.5, and 7.6 of the Public Safety Element; Goals 1.0, 2.0, and 5.0 and Policies 1.1, 1.2, 1.3, 2.2, 5.1, and 5.2 of the Noise Element; Goals 1.0, 4.0, and 6.0 and Policies 1.1, 1.4, 4.1, 6.1, and 6.3 of the Urban Design Element; and Goals 1.0, 3.0, 1.0, 3.0, 5.0, and 7.0 and Policies 1.1, 1.5, 3.2, 3.4, 5.2, 5.4, 5.5, 7.1 and 7.2 of the Economic Development Element.

Green Space Initiatives (Implementation Program I-25): In 2024, the City adopted and implemented a Transfer of Development Rights Ordinance which will incentivize project applicants and developers to provide green spaces in exchange for development right in other parts of the City.

This activity implements Goals 1.0, and 6.0, and Policies 1.7, 2.8, 6.3, and 6.4 of the Land Use Element; Goals 1.0, and 5.0 and Policies 1.2, 5.4 and 5.7 of the Natural Resources Element; and, Goals 1.0, 4.0, and 6.0 and Policies 1.1, 4.1, 4.3, 4.5, 6.2, and 6.3 of the Urban Design Element

Joint-Use agreements for Parks and Open Space (Implementation Program I-26): In 2023, the City finalized a lease agreement with the Orange County Flood Control District (OCFCD) so that the City can build a new park on County property adjacent to the Santa Ana River. The environmental review and park design process started in FY 24 and are still in development. The roughly 2-acre property will be developed into a linear park with play equipment, fitness area, skate plaza, shaded seating options, and landscaping. The project completion date is dependent on

OCFCD's project to raise the levee along the riverbed.

This activity implements Goal 7.0, and Policy 7.6 of the Land Use Element; Goals 1.0, and 5.0 and Policies 1.2, 5.4 and 5.7 of the Natural Resources Element

Fire Hazard Information and Suppression (Implementation Program I-27):

Maintaining and keeping up fire stations is crucial to ensure that all facilities and equipment are in optimal condition for responding to emergencies. Regular maintenance helps to uphold the readiness and effectiveness of emergency operations, enhancing the safety of both the firefighters and the community they serve. In 2024, the Orange City Fire Department focused on maintenance of the stations through improvements, including new paint, carpet, and window coverings.

The Fire Department's top priority is to ensure the safety of its personnel and the public they serve. To achieve this, it is essential that our firefighters and apparatus are properly equipped to perform their duties. In 2024, the Fire Department received one new TDA ladder truck, and three new rescue ambulances. Additionally, the department received one UTV and trailer, and one EMS transport cart to be utilized for remote rescue operations, REMS assignments special events in the city. In 2024, the City updated the General Plan Public Safety Element, many of the goal and policy updates related to suppression and readiness activities.

This activity implements Goal 3.0 and Policies 3.4, 3.6, and 3.8, and Goal 8.0 and Policies 8.1 and 8.2 of the Public Safety Element, pertaining to fire protection, and emergency preparedness.

Hazardous Materials Monitoring (Implementation Program I-29): The Fire Department Hazmat Specialists manage approximately 620 hazmat sites with a total of 165 Underground Storage Tanks.

This activity implements Goal 4.0 and Policies 4.1 - 4.4 of the Public Safety Element.

Noise Regulations (Implementation Program I-30): In 2024, City code enforcement staff responded to 28 noise complaints. Additionally, during the course of entitlement application review, planning staff provided applicants with comments regarding appropriate placement of walls, landscaping, outdoor open spaces, building orientation, and hours of operation to reduce the interface of projects with potential noise sources or to reduce potential noise sources introduced by the project from creating impacts to adjacent uses. Projects in initial stages of review are frequently amended to include staff-recommended design features to reduce potential noise issues. In 2024, several projects included noise conditions related to those situations identified during initial plan review to ensure design features are implemented or so that operating conditions are limited to reduce potential noise issues.

Orange Police Department conducted surveillance at late night establishments to limit noise intrusion into noise sensitive land uses and to aid city staff in identifying public nuisance crimes including combative/disruptive subjects, assault and battery, noise

complaints, citizen assists, drunk in public and alarm response.

This activity implements Goal 6.0 and Policies 1.6, 3.4, 4.3, 6.2, and 6.10 of the Land Use Element; Goals 1.0, 2.0, 3.0, 5.0, 6.0, and 7.0 and, Policies 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 2.1, 2.2, 3.1, 5.1, 5.2, 5.3, 6.1, 7.2, 7.3, and 7.4.

Library Programs (Implementation Program I-31): In 2024, public attendance and use of library services continued to increase from previous years as the Library provided new and expanded programs, resources, and excellent customer service. The Orange Public Library & History Center was refreshed with a new energy efficient HVAC system to provide a safe and comfortable environment to patrons, volunteers, and staff.

The Library collaborated with OUSD to present the Lunch at the Library summer program at the El Modena Branch Library that served 1,487 meals to children, a 28% increase over the previous year. Staff presented diverse programs and exhibits, including Mandarin Language Story Hours at Taft Branch Library, a community ofrenda at El Modena Branch Library, and bilingual storytimes at the Orange Public Library & History Center. The Library expanded Adult Literacy Program services by offering new online reading comprehension software. The Library also planned, coordinated, and presented the 2024 Orange Public Library Comic Convention program in partnership with other library divisions and City departments, Library support groups, local organizations, and volunteers.

The Library expanded Pop Up Library outreach through partnerships, including the Orange Senior Center, CSUF Pollack Library, Lampson Elementary School, Golden Future Senior Expo, Outlets at Orange, and the Orange Home Grown Farmers market and coordinated donation drives for local nonprofits and organizations, including the Orange Senior Center, Friendly Center, and American Red Cross, to help the residents of Orange and surrounding communities.

This activity implements Goals 1.0, 3.0, 4.0 and 5.0, and Policies 1.1, 1.2, 3.1, 4.3, 4.6 and, 5.1 - 5.5, of the Cultural Resources and Historic Preservation Element.

Flood Control and Storm Drain Facilities (Implementation Program I-32): The City performed routine inspections of storm drains, removing debris from catch basins and maintaining storm drain facilities to minimize the potential for local flooding.

This activity implements Goal 2.0 of the Public Safety Element; and, Goal 1.0 and Policies 1.1 and 1.2 of the Infrastructure Element, pertaining to sufficient maintenance of infrastructure systems.

Solid Waste and Recycling Services (Implementation Programs I-33 and IV-5): In addition to routine collection of trash, recyclable materials, organics, and diversion of construction waste, in 2024, the City and CR&R agreed to a renegotiated and amended franchise agreement which became effective March 1, 2024 until February 28, 2034, with the possibility to extend. With AB 341, AB 1826, and SB 1383 in place,

the City continues to educate and provide outreach to residential, commercial, and multifamily accounts while focusing on meeting AB 341, AB 1826, and SB 1383 mandates. CR&R continues to partner with Abound Food Care to facilitate edible food recovery for distribution to those in need. The City also received a second SB 1383 Grant offered by CalRecycle. The City has and will continue to leverage these funds to assist with increased outreach and education by holding multiple workshops, producing social media content, and rebranding outreach material in an effort to educate residential, multifamily, and commercial account holders.

This activity implements Goal 7.0 and Policy 7.4 of the Land Use Element; Goal 2.0 and Policy 2.5 of the Natural Resources Element; and, Goal 2.0 and Policies 2.1 – 2.4 of the Infrastructure Element.

Noise Standards and Acoustical Studies for Noise Reduction (*Implementation Programs I-34 and III-18*): In 2024, staff continued to review noise analyses and provide mitigation for entitlement projects identified as having the potential to cause construction noise, operational noise, and to mitigate existing noise environments for project occupants. Code Enforcement responded to 28 complaints related to noise in 2024.

This activity implements Goal 6.0 and Policy 6.2 of the Land Use Element; and, Goals 1.0, 2.0, 3.0, 5.0, 6.0 and, 7.0 and Policies 1.1 – 1.6, 2.1 - 2.5, 3.1, 5.1- 5.3, 6.1, 6.2 and, 7.1- 7.4 of the Noise Element.

Vehicle Noise Reduction (*Implementation Program 1-37*): In 2024, the City actively participates in OCTA’s Traffic Signal Synchronization Program Projects (aka Project P) which synchronizes signals across multiple jurisdictions along major arterials. Traffic signal synchronization projects reduce travel times, use of gas, and idling at red lights which in turn reduces vehicle noise and emissions.

The City continues to utilize rubberized asphalt to overlay street improvement projects along arterials, which assists in reducing vehicle noise.

This activity implements Goal 1.0 and Policy 1.3 of the Circulation and Mobility Element; Goal 2.0 and Policies 2.2 and 2.5 of the Noise Element; and Goal 9.0 and Policy 9.3 of the Public Safety Element

Capital Improvement Program Projects (*Implementation Program Section II-1 and V-1*): A number of Capital Improvement Program projects were initiated or completed during 2024. These projects include:

- Annual Slurry FY 23-24
- Annual Pavement Maintenance FY 22-23
- Annual Concrete Replacement FY 22-23
- CDBG Americans With Disabilities Act Wheelchair Access Ramp Replacement FY 23-24
- CDBG Grand Street Neighborhood Street Rehabilitation FY 23-24

- Overflow parking for Olive Park
- Police HQ Lobby Roof and HVAC Rehabilitation
- Santiago Canyon Road Rehabilitation from Newport Boulevard to Jamboree Road
- Steel Streetlight Replacement FY 21-22
- Taft Avenue and Lewis Street Water Quality Storm Drain Improvement Project
- Chapman Avenue, Main Street, and Katella Avenue Water Quality Storm Drain Improvement
- Cannon Street & Serrano Avenue Intersection Widening
- Corp Yard Renovation – Police Storage Facility
- Mobile Data Computer Replacement Program
- Police Facility Improvements
- Flock Safety Cameras
- Police Enterprise System (Axon & Central Square)
- Orange Public Library & History Center HVAC Replacement

These activities implement Goals 1.0 and 5.0, and Policies 1.1, 1.7, 2.4, 3.3, 5.3, 5.6, 5.7, 5.9, 6.3 and 6.4 of the Land Use Element; Goals 1.0, 2.0, and 4.0 and Policies 1.1, 1.2, 1.6, 2.3, 4.7 and, 5.2 of the Circulation and Mobility Element; Goals 1.0 and 2.0 and Policy 2.1 of the Growth Management Element; Goals 2.0, 5.0, and 6.0 and Policies 2.3, 2.9, 5.1, 5.2, 5.5, 6.2, and 6.5 of the Natural Resources Element; Goals 2.0, 3.0, 6.0, 7.0, and 9.0 and Policies 2.4, 3.4, 3.5, 3.8, 6.3, 7.2, 7.6, and 9.1 of the Public Safety Element; Goal 5.0 and Policies 5.1, 5.2, and 5.5 of the Cultural Resources Element; Goals 1.0 and 3.0 and Policies 1.3, 3.1, and 3.3 of the Infrastructure Element; Goal 6.0 and Policies 2.3, 2.5, and 6.3 of the Urban Design Element; and Goals 2.0, 4.0, and 6.0 and Policies 2.4, 4.2, and 6.1 of the Economic Development Element.

Sewer Line Replacement (Implementation Programs II-1 and II-6): Sewer line replacements were completed in 2024 throughout the City to address infrastructure condition and capacity issues. The City replaced 6,384 Linear Feet (L.F.) of existing 6” vitrified clay pipe with 8” vitrified clay pipe, reconstructed 6 sewer manholes, installed 494 LF of Cure-in-Place Pipe liner for Corrugated Metal Pipe (CMP) storm drain, and replaced 75 LF of 18”x29” CMP storm drain.

This activity implements Goal 1.0 and Policies 1.1 and 1.2 of the Infrastructure Element.

Santiago Creek Bike Trail (Implementation Program II-3): In 2024, the City continued to pursue working on the design for the engineering and environmental study phase of the extension of the Santiago Creek Bike Trail. The proposed project will connect the existing bike trail west of Cannon Street and parallel the existing equestrian trail on the northern bank and terminate at the Santiago Oaks Regional Park.

This activity implements Goals 1.0 and 4.0 and Policies 1.1, 4.1 and, 4.8 of the Circulation and Mobility Element; Goal 2.0 and Policy 2.2 of the Growth Management

Element; Goals 2.0, 5.0 and, 6.0 and Policies 2.2, 5.2, 6.1, 6.4 of the Natural Resources Element; and, Goal 9.0 of the Public Safety Element.

Pedestrian and Bicycle Amenities (Implementation Program II-4): During 2024, the City performed sidewalk repair and rehabilitation, and accessibility improvements throughout the community. The City continued to require the installation of bike racks for new development projects in 2024.

In 2024, the City applied for and received HSIP Cycle 12 funding for two projects:

- Installation of rectangular rapid flashing beacon pedestrian crossing at Shaffer St & Everett Pl, Shaffer St near Almond Ave, Walnut Ave & Harwood St and Rancho Santiago Blvd & Orange Grove Ave (estimated completion in 2028)
- Installation of bike lanes along Glassell St (from Riverdale to Katella), Fletcher St (from Batavia to Glassell), Main St (from Taft to Collins), and Canyon View Ave (from Newport to Jamboree) (estimated completion in 2028)

Also in 2024, the City applied for and received HSIP Cycle 11 funding for the following project:

- Installation of rectangular rapid flashing beacon pedestrian crossing at Collins Ave & California St, Jordan Ave & Esplanade St, La Veta Ave & Malena Dr (estimated completion in 2028)

This activity implements Goals 1.0, 4.0 and 6.0, and Policies 1.1, 1.6, 4.2 and Policy 6.2 of the Circulation & Mobility Element; and, Goal 9.0, Policies 9.1 and 9.3 of the Public Safety Element.

California Environmental Quality Act (Implementation Program III-1): In 2024, the City continued to review entitlements for private development and capital improvement projects in accordance with the California Environmental Quality Act (CEQA) pursuant to Section III-1 of the Implementation Plan where specific programs are applicable. Mitigation and/or conditioning were recommended and implemented for all entitled projects respective to each applicable Section III program.

This activity implements Goals 1.0 – 8.0 of the Land Use Element and multiple policies therein, Goals 1.0, 2.0, and 3.0 of the Circulation and Mobility Element; Goals 1.0 and 2.0 of the Growth Management Element; Goals 1.0, 2.0, 3.0, 4.0, 5.0, and 7.0 and multiple policies therein to the Natural Resources Element, Goals 1.0, 2.0, 3.0, 4.0, 6.0, 7.0, and 9.0 of the Public Safety Element; Goals 1.0, 2.0, 5.0, 6.0, and 7.0 of the Noise Element; Goals 1.0, 2.0, and 4.0 of the Cultural Resources Element; Goals 1.0, 3.0, 4.0, and 5.0 of the Infrastructure Element; Goals 2.0, 3.0, 4.0, 5.0, and 6.0; Goals 4.0 and 6.0 of the Economic Development Element, and Goal 3.0 of the Housing Element.

Site Development Review (Implementation Program III-2): In 2024, the City continued to review development projects, and use the site plan review process via the City’s inter-departmental Staff Review Committee (SRC) to ensure that applicable General Plan policies and City standards and regulations are applied to proposals for specific development projects.

This activity implements Goals 1.0, 2.0, 3.0, 4.0, and 6.0, and Policies 1.6, 1.7, 2.5, 2.7, 2.8, 3.1, 3.4, 4.3, 4.5, 6.1, 6.2, 6.9, 6.10, 6.12 of the Land Use Element; Goals 1.0 and 5.0, and Policies 1.1, 1.7, 5.1 and, 5.2 of the Circulation and Mobility Element; Goals 1.0, 2.0, 4.0, and 5.0, and Policies 1.3, 2.3, 2.6, 2.13, 2.14, 2.15, 2.16, 4.3, 4.4, 4.5, 5.4, 5.6, 5.7, 6.6 and, 7.5 of the Natural Resources Element; Goals 1.0 and 4.0, and Policies 1.3, 1.4, 1.5, 1.6, 4.1, 4.2, 4.3, 4.4, and 4.5 of the Cultural Resources & Historic Preservation Element; Goals 1.0, 2.0, 3.0, 4.0, 6.0, 7.0, and 9.0, and Policies 1.1, 2.5, 3.3, 3.5, 4.2, 4.3, 6.2, 7.2, 7.3, 7.4 and, 9.1 of the Public Safety Element; Goals 1.0, 2.0, 5.0, and 6.0, and Policies 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 2.1, 2.2, 5.1, 5.2, 5.3, 6.1 and, 6.2 of the Noise Element; Goals 2.0, 3.0, and 6.0, and Policies 2.4, 2.5, 2.6, 3.4, 3.5 and, 6.1 of the Urban Design Element; and, Goal 1.0 and Policies 1.4 and 1.5 of the Infrastructure Element.

Commission/Committee Review (Implementation Program III-3): In 2024, the Design Review Committee (DRC) continued to evaluate development proposals and provide conditions or recommendations for project improvements.

This activity implements Goals 2.0, 5.0, 6.0, and 8.0 and Policies 2.7, 2.8, 5.5, 6.1, and 8.3 of the Land Use Element; Policies 7.2 and 7.3 of the Public Safety Element; Policies 1.3, 3.1, and 5.2 of the Noise Element; Goal 1.0 and Policies 1.3 and 1.4 of the Cultural Resources Element; Goals 1.0, 2.0, 3.0, 5.0 and, 6.0 and Policies 1.5, 2.4, 3.2, 3.3, 5.3, 5.4, 6.1, 6.2, 6.4, and 6.5 of the Urban Design Element.

Traffic Impact Analysis (Implementation Program III-4): The City continues to evaluate both Level of Service (LOS) and Vehicle Miles Traveled (VMT) to determine traffic impacts from proposed projects. In 2024, the City reviewed 26 proposed projects that conducted Traffic Impact Analysis reports.

This activity implements Goals 2.0, 3.0, 5.0 and, 6.0 and Policies 2.4, 2.5, 2.6, 2.9, 3.3, 5.1, 5.7, and 5.9 of the Land Use Element; Goals 1.0, 2.0, 3.0, and 4.0 and Policies 1.2, 2.4, 2.6, 3.3, and 4.1 of the Circulation and Mobility Element; Goals 1.0 and 2.0 and Policies 1.2, 1.6, 1.7, 1.8, 1.9, 1.12, 2.1, and 2.3 of the Growth Management Element; Goals 2.0 and 3.0 and Policies 2.1, 2.2, 3.1, and 3.2 of the Natural Resource Element; Goal 2.0 and Policy 2.2 of the Noise Element, Goals 1.0 and 2.0 and Policies 1.1, 2.1, 2.2, and 5.1; Economic Development Element Policies 3.4 and 5.3; and Goal 3.0 of the Housing Element.

National Pollutant Discharge Elimination System Compliance (Implementation Program III- 6): In 2024, the City continued to require, review, and implement the use of Low Impact Development design features within the City through the use of Water Quality Management Plans for all applicable entitlement projects.

This activity implements Goal 6.0 and Policies 4.3 and 6.5 of the Land Use Element, Goal 2.0 and Policies 2.12, 2.13, 2.14, 2.15, 2.16 and, 2.17 of the Natural Resources Element; and, Policy 2.3 of the Public Safety Element.

Adequate Public Safety and Emergency Response (Implementation Program III-8): In 2024, the City continued to fund, staff, and maintain equipment and facilities at a level adequate to provide police and fire response and services to the City. This included funding for additional police department staffing to address community needs and expectations, changes in population, intensity of the workload, and long-term growth. The Homeless Outreach Program, Homeless Engagement, Assistance & Resource Team (HEART) and Bike Team, deployed outreach services and community engagement to the homeless population in Orange and successfully provided resources to over 800 individuals.

The City acquired a crossing guard contract to reinstitute the School Crossing Guard Program to adequately staff multiple crossing guard locations in the City of Orange. Also, the City implemented the parking control contract to adequately staff parking enforcement positions that enforce city parking regulations and aid the public.

Maintaining and keeping up fire stations is crucial to ensure that all facilities and equipment are in optimal condition for responding to emergencies. Regular maintenance helps to uphold the readiness and effectiveness of emergency operations, enhancing the safety of both the firefighters and the community they serve. In 2024, the Orange City Fire Department focused on maintenance of the stations through improvements, including new paint, carpet, and window coverings.

The Fire Department's top priority is to ensure the safety of its personnel and the public they serve. To achieve this, it is essential that our firefighters and apparatus are properly equipped to perform their duties. In 2024, the Fire Department received one new TDA ladder truck, and three new rescue ambulances. Additionally, the department received one UTV and trailer, and one EMS transport cart to be utilized for remote rescue operations, REMS assignments special events in the city.

In 2024, the City updated the General Plan Public Safety Element, many of the goal and policy updates related to suppression and readiness activities.

This activity directly or indirectly implements all Goals and Policies of the Public Safety Element.

Cultural Resources Inventories (Implementation Program III-10): In 2024, the City continued to include mitigation measures in mitigation monitoring programs for capital projects such as the Grijalva Park Skate Park, and the Cannon Street Widening projects and private development projects such as Batavia Self Storage and Intercorp to require tribal and archaeological monitoring during the ground disturbing phases of the projects.

This activity implements Goal 6.0 and Policy 6.11 of the Land Use Element, and Goal 4.0 and Policies 4.1 and 4.5 of the Cultural Resources & Historic Preservation Element.

Green Buildings and Energy Conservation (Implementation Program III-11):

Orange is a participating city in the North Orange County Cities Energy Efficiency Partnership (NOCCEEP) with Southern California Edison (SCE) and the So Cal Gas Company. Through this effort, the City receives financial incentives to implement energy efficiency projects. In 2024, the NOCCEEP assisted the City by performing energy audits at various facilities which can be used to identify improvements in future years.

This activity implements Goal 2.0 and Policies 2.7, 2.9 and 2.10 of the Natural Resources Element.

Noise Reduction in New Construction (Implementation Program III-18):

The City continues to include conditions of approval and mitigation measures as applicable on new construction related to construction equipment maintenance, adherence to operational hours as outlined in the Orange Municipal Code Noise Ordinance, excessive idling periods, and locating stationary equipment as far as possible from noise sensitive receptors.

This activity implements Policies 1.1, 1.2, 1.4, 1.5, and 7.2 of the Noise Element.

Annual Review of General Plan and Land Use Policy Map (Implementation Program IV-1):

In 2024, the City completed and adopted an amendment to the General Plan Public Safety Element in coordination with the California Department of Forestry and Fire Protection to comply with State law. Concurrently with the Safety Element update, a review of the entire General Plan was done to make non-substantive accuracy updates to all the General Plan Elements and General Plan Implementation Plan.

This activity implements all General Plan Element Goals and Policies, with specific emphasis to the Safety Element for 2020 efforts.

Park Acquisition, Construction and Maintenance Report (Implementation Program IV-2):

In 2024, construction bids were received for the Hart Park Pickleball and Fitness Circuit project. As the City was the recipient of federal Community Project funding in the amount of \$2 million due to Congressman Lou Correa's advocacy, City staff is currently working to ensure observance of contractual federal funding requirements. Once federal funding requirements are met, the award for construction will be scheduled for City Council approval in Spring 2025, with construction beginning in Summer 2025.

Final plans and specifications for the Skate Park at Grijalva project have been received by the City and are currently going through internal review. Environmental review is in

process and close to completion. After final plans are approved and environmental review completed, staff will put out a Request for Bid for construction. Staff anticipate that award for construction will go to City Council for approval in Fall 2025, with construction beginning in late 2025.

The El Modena Park Area Renovation project was planned as a phased project. The last phase includes design and installation of a new backstop, fencing, poles, and netting around the existing baseball field to address safety concerns related to errant foul balls. The design is scheduled for completion in Spring 2025.

The Yorba Dog Park Improvements Project will replace decomposed granite with concrete pavers in the entry ways of the three dog parks and will replace decomposed granite with turf in the small dog park. Hardscape elements such as new curbing and a retaining wall are included in the scope of work to bring the grade up, and a new gated entrance to the large dog park has been included to maintain ADA compliance. Design has been completed and award for construction will be scheduled for City Council approval in Spring 2025.

In 2023, the City finalized a lease agreement with the Orange County Flood Control District (OCFCD) so that the City can build a new park on County property adjacent to the Santa Ana River. The environmental review and park design process started in FY 24 and are still in development. The roughly 2-acre property will be developed into a linear park with play equipment, fitness area, skate plaza, shaded seating options, and landscaping. The project completion date is dependent on OCFCD's project to raise the levee along the riverbed.

The Cerro Villa Open Space Improvements project was completed in December 2024. This project enhanced the open space by grading the existing ¼ mile loop trail, installing a natural material entry path, new lodge pole fencing at entry, open space rules signage, and installation of a park bench, trash receptacle, and mile markers along the existing footpath.

The Park Signage Installation project is being completed in 3 phases. Phase one of this project was completed in FY 23 and consisted of replacing monument signs at Eisenhower, El Modena, El Modena Basin, Hart, La Veta, and Killefer Parks. Phase two of this project was completed in Summer 2024 and consisted of fabrication and installation of new Park Rules signs and Bike Trail rules signage. In FY 25, phase three will include the replacement of other missing and/or damaged regulatory signs throughout City parks.

The Resurfacing of Bike Trails and Walking Paths project and the Parking Lot Pavement Rehabilitation projects were completed in February 2024 and consisted of parking lot pavement rehabilitation at McPherson Athletic Facility, Serrano Park, Fred Barrera Park, Santiago Hills Park, and Hart Park and the resurfacing of bike trails and walking paths along the El Modena and Santiago Creek Trails.

This activity implements Goal 1.0 and 6.0 and Policies 1.7 and 6.4 of the Land Use Element; Goals 1.0, 2.0, 5.0, 6.0 and Policies 1.2, 2.3, 5.1, 5.2, 5.5, 5.6, 6.1, 6.4, and 6.6 of the Natural Resources Element; and, Goal 4.0 and Policy 4.4 of the Cultural Resources Element; Goal 6.0 and Policies 6.2 and 6.3; and, Goal 6.0 and Policy 6.2 of the Economic Development Element.

Public Education (Implementation Program IV-3): The Police Department continued to support local Neighborhood Watch Programs and held 54 meetings. The Police Department participated in the 2024 National Night Out program and participated in community engagement programs such as Coffee with a COP, Story Time at the City libraries, the Walk to School program, Red Ribbon Week, and Trunk or Treat. In 2024, the Citizens' Police Academy had two classes, which allowed approximately 60 participants, through weekly sessions, to attend interactive courses to learn about the specific aspects of the Police Department. The Hispanic Outreach program had one class of six weekly sessions for approximately 30 participants, the senior Citizens' Academy had one class at the Senior Center with six weekly sessions with approximately 50 participants, and the Teen Academy had one class of five weekly sessions for approximately 25 participants. The Police Department also continued to promote the application of Crime Prevention through Environmental Design (CPTED) standards through the review of applicable development projects.

The Orange City Fire Department has continued to take a larger role in the public education arena, working to increase fire safety awareness in our community schools, community groups, and neighborhood organizations. Through this effort the City continued to build positive working relationships throughout the community, by participating in programs like Read Across America, Fire Safety Week, Ready Set Go, and Spark of Love Toy Drive. In 2024 the Orange City Fire Department was able to collect and donate 4905 toys to non-profit organizations within our community. The Orange City Fire Prevention Bureau continues to provide complimentary home assessments for residents located in our wildland urban interface fire zones. Through these assessment inspections, residents continue to gain valuable information on how to better prepare their homes for wildfires. The City has seen a spike in requests for information on wildfire education, vegetation management and home hardening options in our wildland interface in the Eastern portion of the city.

The Library provided the public with new opportunities for learning and self-development with its expansion of public spaces, technology, collections, and new programs. Technology was upgraded to improve user experience and provide new features through introduction of a new online library catalog, library mobile app, and all-in-one room rental and event booking software.

The Library also collaborated with other City departments and historical groups on local history preservation and programs, such as installations of Mendez v Westminster exhibit at the El Modena Branch Library, and an archives donation drive in collaboration with the Chamber of Commerce.

Additionally, the Library expanded efforts to support community health and

accessibility through new partnerships with Braille Institute and Alzheimer's OC to offer free workshops on cognitive health.

This activity implements Goal 8.0 and Policies 8.1 and 8.3 of the Land Use Element; Goal 2.0 and Policy 2.17 with regard to the Natural Resources Element; Goals 3.0, 6.0, 7.0 and, 8.0 and Policies 3.6, 6.5, 7.1 and, 8.1 with regard to the Public Safety Element; Goals 1.0 and 3.0 and Policies 1.2 and 3.1 with regard to the Cultural Resources Element; and, Goals 1.0 and 2.0 and Policies 1.3 2.2, and 2.4 with regard to the Infrastructure Element.

Transportation Demand and System Management (Implementation Program IV-6): To address current CEQA requirements for project related traffic impacts, the City has an adopted methodology for evaluating the Vehicle Miles Traveled (VMT). For each proposed project, the City conducts a "Screening Analysis" of the project VMT. This Screening determines if there is any additional analysis and proposed mitigation required of the project.

This activity implements Goals 1.0 and 2.0 and Policies 1.2, 1.3, and 2.4 with regard to the Circulation and Mobility Element, Goals 1.0 and 7.0 and Policies 1.2, 7.1, 7.2, 7.5. 7.6 With regard to the Public Safety Element; and, Goal 3.0 and Policy 3.3 with regard to the Infrastructure Element.

Growth Management/Traffic Mitigation Measures (Implementation Program IV-7): For 2024, the City continued to collect fair-share cost recovery, via mitigation, to offset traffic impacts created by development projects. The following was collected:

- IDI Logistics – 759 N Eckhoff St - \$93,059.70

This activity implements Goal 1.0 and Policies 1.2 - 1.5 with regard to the Growth Management Element.

Coordination with Other Agencies and Organizations (Implementation Program Section V): The City participated in inter-agency coordination during 2024. Outside agency coordination included:

- Utility companies such as Southern California Edison for coordination of capital improvement plans.
- Adjacent jurisdictions for noticing of development proposals in the City.
- CalTrans for review of environmental documents pertaining to projects within the City.
- Orange County Transportation Authority (OCTA) for bus detours.
- Secretary of the Interior (SOI) for continued eligibility designation in the National Register of Historic Places for the Plaza and Old Towne Orange historic districts

in the National Register. This effort involves through review of development projects for conformance with SOI standards for the Treatment of Historic Properties. Finally, the City approved 19 new Mills Act Contracts for qualified historic properties in 2023.

- Continued coordination with OCTA on Katella Avenue Traffic Signal Synchronization Program Project, Main Street TSSP Project, Garden Grove Boulevard TSSP Project. OCTA was the lead agency implementing the improvements and signal timing synchronization for these three arterial projects.
- The City is closely coordinating with the partner agencies for the Tustin Avenue / Rose Drive TSSP Project: Caltrans, Tustin, Santa Ana, Anaheim, Placentia and Yorba Linda.
- There are various regional projects on the State Highways surrounding the city that involve coordination with Caltrans and OCTA: 55- freeway project (between I-5 to 91) and 57-freeway project (between Orangewood Ave and Katella Ave). These projects are on-going and only in the design phase (construction not expected for another year or two).
- The Orange Police Department, through the North Orange County Public Safety Collaborative, has partnered with the Youth Centers of Orange to support developmental needs of at-risk youth, including mentoring, tutoring, sports, music, and various enrichment opportunities.
- Coordination with the State Department of Housing and Community Development for the Annual Performance Report, Housing Element Policy Action Item progress, and resolution of questions pertaining to accessory dwelling unit production.

This activity implements Goal 7.0 of the Land Use Element and Policy 7.3; Goals 2.0, 3.0 and, 4.0 and Policies 2.1 -2.4, 3.1 and, 4.1 of the Circulation and Mobility Element; Goal 2.0 and Policies 2.1 and 2.5 of the Growth Management Element; Goals 2.0 and 7.0 and Policies 2.1 and 7.4 of the Natural Resources Element; Goals 1.0, 2.0, 3.0 and, 8.0 and Policies 1.3, 2.1, 3.7, 8.2 and, 8.3 of the Public Safety Element, Goal 2.0 and Policy 2.4 of the Noise Element; Goals 1.0 and 5.0 and Policies 1.3, 1.6 and, 5.4 of the Cultural Resources Element; and, Goal 5.0 and Policies 5.1 and 5.2 of the Infrastructure Element; Goal 1.0 and Policy 1.4 of the Urban Design Element.

5. Housing Element Reporting

The 2024 Housing Element Annual Progress Report prepared in accordance with HCD requirements is provided as Attachment 1 to this report.

6. General Plan Compliance with OPR Guidelines

The 2010 General Plan (Rev. 2015 & 2025) includes all of the state required elements

as well as additional optional elements. Environmental Justice is interspersed throughout all elements. The document was prepared in accordance with OPR Guidelines and is on file with OPR.

Date of Last General Plan Update

As indicated in Item 3 above, the comprehensive update to the City of Orange General Plan was adopted on March 9, 2010. General Plan Amendment No. 2014-0001 & 2024-0002 were adopted by the Orange City Council on December 8, 2015 and January 14, 2025, respectively for General Plan maintenance and language accuracy.

In 2024, the City completed and adopted an amendment to the General Plan Public Safety Element in coordination with the California Department of Forestry and Fire Protection to comply with State law. Concurrently with the Safety Element update, a review of the entire General Plan was done to make non-substantive accuracy updates to all the General Plan Elements and General Plan Implementation Plan.

The City adopted its Housing Element Update in accordance with state requirements on October 30, 2023. 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.

Attachments:

1. 2024 Housing Element Annual Progress Report

Please Start Here

General Information	
Jurisdiction Name	Orange
Reporting Calendar Year	2024
Contact Information	
First Name	Arlen
Last Name	Beck
Title	Associate Planner
Email	abeck@cityoforange.org
Phone	7147447272
Mailing Address	
Street Address	300 E. Chpman Ave.
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.

v_02_12_25

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.

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://hcd.my.site.com/hcdconnect>

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

Submittal Instructions
<p>Please save your file as Jurisdictionname2024 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2024</p> <p>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:</p> <ol style="list-style-type: none">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. <i>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.</i>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	2024	(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	0
	Non-Deed Restricted	0
Low	Deed Restricted	166
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	104
Above Moderate		4
Total Units		274

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	51	4	2
2 to 4 units per structure	0	0	0
5+ units per structure	0	166	112
Accessory Dwelling Unit	94	104	74
Mobile/Manufactured Home	0	0	0
Total	145	274	188

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	111	274
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	96
Number of Proposed Units in All Applications Received:	96
Total Housing Units Approved:	96
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 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 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	95	95
Discretionary	1	1

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	3
Number of Units in Projects Permitted with a Density Bonus	166

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

09407401	09407401	694 S WHEELER P ADU-0380	ADU-0380	ADU	R	09/03/2024						1						NONE	No	No	Approved	Ministerial
39020117	39020117	251 S GLENVIEW F ADU-0384	ADU-0384	ADU	R	09/03/2024						1						NONE	No	No	Approved	Ministerial
38644204	38644204	365 N CLARK ST ADU-0385	ADU-0385	ADU	R	12/10/2024						1						NONE	No	No	Approved	Ministerial
37262203	37262203	2405 E ALTURA AV ADU-0386	ADU-0386	ADU	R	09/11/2024						1						NONE	No	No	Approved	Ministerial
38609107	38609107	231 N CAMBRIDGE ADU-0390	ADU-0390	ADU	R	12/02/2024						1						NONE	No	No	Approved	Ministerial
39041420	39041420	454 S SHAFFER ST ADU-0391	ADU-0391	ADU	R	09/17/2024						1						NONE	No	No	Approved	Ministerial
37427202	37427202	2746 N PAMPAS ST ADU-0392	ADU-0392	ADU	R	11/14/2024						1						NONE	No	No	Approved	Ministerial
39046112	39046112	921 E PALMYRA A ADU-0394	ADU-0394	ADU	R	10/09/2024						1						NONE	No	No	Approved	Ministerial
35214120	35214120	803 S BREEZY W ADU-0398	ADU-0398	ADU	R	10/07/2024						1						NONE	No	No	Approved	Ministerial
09339603	09339603	3910 E WALNUT A ADU-0399	ADU-0399	ADU	R	10/30/2024						1						NONE	No	No	Approved	Ministerial
09339603	09339603	3910 E WALNUT A ADU-0400	ADU-0400	ADU	R	10/30/2024						1						NONE	No	No	Approved	Ministerial
38629103	38629103	1422 E COLLINS A ADU-0402	ADU-0402	ADU	R	11/14/2024						1						NONE	No	No	Approved	Ministerial
38659217	38659217	834 N GRAND ST ADU-0404	ADU-0404	ADU	R	10/23/2024						1						NONE	No	No	Approved	Ministerial
09441406	09441406	458 S LORETTA DR ADU-0405	ADU-0405	ADU	R	11/20/2024						1						NONE	No	No	Approved	Ministerial
36014302	36014302	712 E MEADOWBRAD ADU-0406	ADU-0406	ADU	R	11/19/2024						1						NONE	No	No	Approved	Ministerial
38605204	38605204	157 N SHATTUCK F ADU-0407	ADU-0407	ADU	R	11/19/2024						1						NONE	No	No	Approved	Ministerial
37414206	37414206	1119 E CUMBERLAND ADU-0408	ADU-0408	ADU	R	11/14/2024						1						NONE	No	No	Approved	Ministerial
37266303	37266303	3628 E SLUMMITRICK ADU-0410	ADU-0410	ADU	R	11/12/2024						1						NONE	No	No	Approved	Ministerial
03903122	03903122	290 N JEWELL PL ADU-0411	ADU-0411	ADU	R	12/13/2024						1						NONE	No	No	Approved	Ministerial
39042323	39042323	390 S PINE ST ADU-0413	ADU-0413	ADU	R	12/16/2024						1						NONE	No	No	Approved	Ministerial
39048145	39048145	1331 E CENTURY C ADU-0417	ADU-0417	ADU	R	12/16/2024						1						NONE	No	No	Approved	Ministerial
39010320	39010320	323 E RIVER AVE VAR-2262	VAR-2262	SFD	O	10/21/2024							1					NONE	No	No	Approved	Discretionary

Table A2

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

Project Identifier			13	14	15	16		17	18	19	20			21	22	23	24
Project Identifier			Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus					
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	
37407222	2349 N GREENGROVE ST	2102-218	0	NONE	Y			All ADUs assumed to have a level of affordability									
37529114	525 W STRUCK AVE BLDG. A	SP-1010	0	NONE	Y	HOME, CDLAC, LHFT, LIHTC, PBS8, RDA	DB		55				0.0%	2	Development Standards Modification	Yes	
37529114	525 W STRUCK AVE BLDG. B	SP-1010	0	NONE	Y	HOME, CDLAC, LHFT, LIHTC, PBS8, RDA	DB		55				0.0%	2	Development Standards Modification	Yes	
03933219	2041 W MAPLE AVE	ADU-0090	0	NONE	Y			All ADUs assumed to have a level of affordability									
39046118	227 S CAMBRIDGE ST B	ADU-0087	0	NONE	Y			All ADUs assumed to have a level of affordability									
39028303	425 S CREST RD	ADU-0013	0	NONE	Y			All ADUs assumed to have a level of affordability									
09458214	3121 E ALMOND AVE	ADU-0114	0	NONE	Y			All ADUs assumed to have a level of affordability									
37234109	2030 N SACRAMENTO ST	ADU-0113	0	NONE	Y			All ADUs assumed to have a level of affordability									
39025116	1451 W ALMOND AVE B & C	ADU-0096	0	NONE	Y			All ADUs assumed to have a level of affordability									
39025116	1451 W ALMOND AVE D	ADU-0096	0	NONE	Y			All ADUs assumed to have a level of affordability									
39025116	1451 W ALMOND AVE E	ADU-0096	0	NONE	Y			All ADUs assumed to have a level of affordability									
39025116	1451 W ALMOND AVE F	ADU-0096	0	NONE	Y			All ADUs assumed to have a level of affordability									
37550231	1240 E LOCUST AVE	ADU-0075	0	NONE	Y			All ADUs assumed to have a level of affordability									
39219114	4118 E CENTURY DR	ADU-0076	0	NONE	Y			All ADUs assumed to have a level of affordability									
03935209	2236 W SYCAMORE AVE	ADU-0070	0	NONE	Y			All ADUs assumed to have a level of affordability									
37911207	5220 E AVENIDA PALMAR	ADU-0151	0	NONE	Y			All ADUs assumed to have a level of affordability									
39039506	145 E PALMYRA AVE	ADU-0098	0	NONE	Y			All ADUs assumed to have a level of affordability									
09450307	4546 E WASHINGTON AVE	ADU-0172	0	NONE	Y			All ADUs assumed to have a level of affordability									
38623207	555 N PINE ST	ADU-0156	0	NONE	Y			All ADUs assumed to have a level of affordability									
04113125	352 S CLARK ST	ADU-0166	0	NONE	Y			All ADUs assumed to have a level of affordability									
04113125	348 S CLARK ST	ADU-0166	0	NONE	Y			All ADUs assumed to have a level of affordability									
04113125	338 S CLARK ST	ADU-0166	0	NONE	Y			All ADUs assumed to have a level of affordability									
38612218	1141 E PALM AVE	ADU-0179	0	NONE	Y			All ADUs assumed to have a level of affordability									
37518105	508 E ELIZABETH DR	ADU-0158	0	NONE	Y			All ADUs assumed to have a level of affordability									
37934516	120 N BOBWHITE WAY	ADU-0181	0	NONE	Y			All ADUs assumed to have a level of affordability									
03935264	301 N DONNEYPROOKE ST	ADU-0196	0	NONE	Y			All ADUs assumed to have a level of affordability									
37434121	2555 N BERKELEY ST	ADU-0208	0	NONE	Y			All ADUs assumed to have a level of affordability									
38621117	564 N WAVERLY ST	ADU-0155	0	NONE	Y			All ADUs assumed to have a level of affordability									
37554141	1935 E ADAMS AVE	ADU-0195	0	NONE	Y			All ADUs assumed to have a level of affordability									
09339610	3821 E EUCLID AVE	ADU-0176	0	NONE	Y			All ADUs assumed to have a level of affordability									

38614108	602 E WALNUT AVE	ADU-0209	0	NONE	Y			All ADUs assumed to have a level of affordability												
03929101	1107 W WALNUT AVE	ADU-0201	0	NONE	Y			All ADUs assumed to have a level of affordability												
37261108	2143 E VILLA VISTA WAY	ADU-0162	0	NONE	Y			All ADUs assumed to have a level of affordability												
03901217	419 N CITRUS ST	ADU-0227	0	NONE	Y			All ADUs assumed to have a level of affordability												
37263212	2221 E ALTURA AVE	ADU-0235	0	NONE	Y			All ADUs assumed to have a level of affordability												
37521221	958 N CAMBRIDGE ST	ADU-0048	0	NONE	Y			All ADUs assumed to have a level of affordability												
37443116	485 E GROVE AVE	ADU-0226	0	NONE	Y			All ADUs assumed to have a level of affordability												
03934328	1849 W WILLOW AVE	ADU-0224	0	NONE	Y			All ADUs assumed to have a level of affordability												
09447126	3812 E ROBERTA DR	ADU-0230	0	NONE	Y			All ADUs assumed to have a level of affordability												
38622111	1003 E EVERETT PL	ADU-0234	0	NONE	Y			All ADUs assumed to have a level of affordability												
37234413	2061 N DIAMOND ST	ADU-0249	0	NONE	Y			All ADUs assumed to have a level of affordability												
39020145	236 S FELDNER RD B	ADU-0250	0	NONE	Y			All ADUs assumed to have a level of affordability												
37022415	6014 E CRATER LAKE AVE	ADR-0132	0	NONE	Y									1 Demolished	O					
36173109	2514 N WATERFORD ST	ADR-0183	0	NONE	Y									1 Demolished	O					
37026128	6750 E WATERTON AVE	2005-062	0	NONE	Y			All ADUs assumed to have a level of affordability												
13746318	110 N WINDGAP DR	ADU-0017	0	NONE	Y			All ADUs assumed to have a level of affordability												
38613404	367 N PINE ST	ADU-0044	0	NONE	Y			All ADUs assumed to have a level of affordability												
39042122	515 E VAN BIBBER AVE	ADU-0060	0	NONE	Y			All ADUs assumed to have a level of affordability												
39041413	431 E LA VETA AVE	ADU-0050	0	NONE	Y			All ADUs assumed to have a level of affordability												
38606209	123 N WAVERLY ST	ADU-0097	0	NONE	Y			All ADUs assumed to have a level of affordability												
39024124	1748 W ROBIN RD	ADU-0122	0	NONE	Y			All ADUs assumed to have a level of affordability												
37831510	2346 E LAKESIDE AVE	ADU-0147	0	NONE	Y			All ADUs assumed to have a level of affordability												
37917302	940 N RIDGELINE RD	ADU-0120	0	NONE	Y			All ADUs assumed to have a level of affordability												
38316121	2820 E BARKLEY AVE	ADU-0124	0	NONE	Y			All ADUs assumed to have a level of affordability												
39022126	231 S MARIE PL	ADU-0168	0	NONE	Y			All ADUs assumed to have a level of affordability												
03903311	1129 W MAPLE AVE	ADU-0188	0	NONE	Y			All ADUs assumed to have a level of affordability												
03915303	335 N OLIVE ST	ADU-0185	0	NONE	Y			All ADUs assumed to have a level of affordability												
39010325	531 S GRAND ST	ADU-0135	0	NONE	Y			All ADUs assumed to have a level of affordability												
09408316	3003 E STEARNS DR	ADU-0210	0	NONE	Y			All ADUs assumed to have a level of affordability												
37840303	2729 E WILSON AVE	ADU-0194	0	NONE	Y			All ADUs assumed to have a level of affordability												
38630307	703 N LINCOLN ST	ADU-0163	0	NONE	Y			All ADUs assumed to have a level of affordability												
38623220	562 N CAMBRIDGE ST	ADU-0214	0	NONE	Y			All ADUs assumed to have a level of affordability												
37419306	634 E GROVE AVE	ADU-0216	0	NONE	Y			All ADUs assumed to have a level of affordability												
03903421	1010 W PALM AVE	ADU-0215	0	NONE	Y			All ADUs assumed to have a level of affordability												
39043410	830 E WASHINGTON AVE	ADU-0189	0	NONE	Y			All ADUs assumed to have a level of affordability												
03920415	226 E EVERETT PL	ADU-0246	0	NONE	Y			All ADUs assumed to have a level of affordability												
38645122	217 N CLARK ST	ADU-0287	0	NONE	Y			All ADUs assumed to have a level of affordability												
50383229	220 N SWEETWATER LN	ADU-0308	0	NONE	Y			All ADUs assumed to have a level of affordability												
38646213	134 N PIXLEY ST	ADU-0304	0	NONE	Y			All ADUs assumed to have a level of affordability												
03921202	587 N ORANGE ST	ADU-0273	0	NONE	Y			All ADUs assumed to have a level of affordability												
39214109	2352 E DELIA LN	ADU-0324	0	NONE	Y			All ADUs assumed to have a level of affordability												
39048201	1232 E CENTURY DR	ADU-0323	0	NONE	Y			All ADUs assumed to have a level of affordability												
39013183	462 S CAMBRIDGE ST	ADU-0296	0	NONE	Y			All ADUs assumed to have a level of affordability												
39058202	2404 W MILLS DR	ADU-0346	0	NONE	Y			All ADUs assumed to have a level of affordability												

38627320	781 N MAPLEWOOD ST	ADU-0325	0	NONE	Y			All ADUs assumed to have a level of affordability									
39043409	820 E WASHINGTON AVE	ADU-0329	0	NONE	Y			All ADUs assumed to have a level of affordability									
38625318	645 E OAKMONT AVE	ADU-0363	0	NONE	Y			All ADUs assumed to have a level of affordability									
4108044	490 S BATAVIA ST	CUP-0290	24	NONE	Y	HOME, Other	Other	Deed restriction agreement with the City recorded.	55	0							
37409150	534 E HEIM AVE	ADU-0091	0	NONE	Y			All ADUs assumed to have a level of affordability									
39043118	543 E WASHINGTON AVE	ADU-0092	0	NONE	Y			All ADUs assumed to have a level of affordability									
37428502	203 E DUNTON AVE	ADU-0102	0	NONE	Y			All ADUs assumed to have a level of affordability									
39032215	1800 E LA VETA AVE BLDG. A	CUP-3146	0	NONE	Y	HOME, RDA, CDLAC, LIHTC, PBS8	DB		55	0			80.0%	8	Development Standards Modification	Yes	
39032215	1800 E LA VETA AVE BLDG. B	CUP-3146	0	NONE	Y	HOME, RDA, CDLAC, LIHTC, PBS8	DB		55	0			80.0%	8	Development Standards Modification	Yes	
39032215	1800 E LA VETA AVE BLDG. C	CUP-3146	0	NONE	Y	HOME, RDA, CDLAC, LIHTC, PBS8	DB		55	0			80.0%	8	Development Standards Modification	Yes	
38613109	327 N SHAFFER ST	ADU-0115	0	NONE	Y			All ADUs assumed to have a level of affordability									
04114110	637 W LA VETA AVE B	ADU-0182	0	NONE	Y			All ADUs assumed to have a level of affordability									
04114111	627 W LA VETA AVE	ADU-0183	0	NONE	Y			All ADUs assumed to have a level of affordability									
04114112	619 W LA VETA AVE	ADU-0184	0	NONE	Y			All ADUs assumed to have a level of affordability									
38659209	831 N ORANGE ST	ADU-0165	0	NONE	Y			All ADUs assumed to have a level of affordability									
38659301	310 E COLLINS AVE	ADR-0203	0	NONE	Y												
39022208	323 S POINSETTIA DR	ADU-0159	0	NONE	Y			All ADUs assumed to have a level of affordability									
04113302	668 W PALMYRA AVE	ADU-0223	0	NONE	Y			All ADUs assumed to have a level of affordability									
38623210	525 N PINE ST	ADU-0123	0	NONE	Y			All ADUs assumed to have a level of affordability									
37221104	2909 E BLUERIDGE AVE	ADU-0197	0	NONE	Y			All ADUs assumed to have a level of affordability									
38609120	274 N WAVERLY ST	ADU-0169	0	NONE	Y			All ADUs assumed to have a level of affordability									
03919535	751 N GRAND ST	ADU-0170	0	NONE	Y			All ADUs assumed to have a level of affordability									
09324290	7719 E SANTIAGO CANYON R	ADU-0221	0	NONE	Y			All ADUs assumed to have a level of affordability									
23128112	3813 W PARK BALBOA AVE	ADU-0225	0	NONE	Y			All ADUs assumed to have a level of affordability									
36039305	3007 N WESTHAVEN ST	ADU-0231	0	NONE	Y			All ADUs assumed to have a level of affordability									
38612245	1027 E PALM AVE	ADU-0236	0	NONE	Y			All ADUs assumed to have a level of affordability									
13746212	3725 W SHERRINGHAM AVE	ADU-0275	0	NONE	Y			All ADUs assumed to have a level of affordability									
37415104	2153 N SHAFFER ST	ADU-0258	0	NONE	Y			All ADUs assumed to have a level of affordability									
37928105	7100 E CAMBRIA CIR	ADU-0274	0	NONE	Y			All ADUs assumed to have a level of affordability									
38613419	358 N CAMBRIDGE ST	ADU-0270	0	NONE	Y			All ADUs assumed to have a level of affordability									
13746213	3735-3737 W SHERRINGHAM	ADU-0277	0	NONE	Y			All ADUs assumed to have a level of affordability									
38612237	352 N MAPLEWOOD ST	ADU-0262	0	NONE	Y			All ADUs assumed to have a level of affordability									
37839418	993 N LAUREL DR	ADU-0265	0	NONE	Y			All ADUs assumed to have a level of affordability									
03919534	313 E MAYFAIR AVE	ADU-0240	0	NONE	Y			All ADUs assumed to have a level of affordability									
36107130	2803 E ECHO HILL WAY	ADR-0221	0	NONE	Y												
38606113	158 N WAVERLY ST	ADU-0212	0	NONE	Y			All ADUs assumed to have a level of affordability									
37515601	1196 N SHAFFER ST	ADU-0257	0	NONE	Y			All ADUs assumed to have a level of affordability									
37545302	1310 E TRENTON AVE	ADU-0278	0	NONE	Y			All ADUs assumed to have a level of affordability									
39014106	339 S WAYFIELD ST	ADU-0276	0	NONE	Y			All ADUs assumed to have a level of affordability									
37520415	339 E COLLINS AVE	ADU-0303	0	NONE	Y			All ADUs assumed to have a level of affordability									
09347322	313 N EARLHAM ST	ADU-0266	0	NONE	Y			All ADUs assumed to have a level of affordability									
39213134	512 S FAIRMONT WAY	ADU-0233	0	NONE	Y			All ADUs assumed to have a level of affordability									

03903515	925 W MAPLE AVE	ADU-0280	0	NONE	Y			All ADUs assumed to have a level of affordability												
37541508	1103 N LINCOLN ST	ADU-0263	0	NONE	Y			All ADUs assumed to have a level of affordability												
39039706	333 E PALMYRA AVE	ADU-0229	0	NONE	Y			All ADUs assumed to have a level of affordability												
37411403	2385 N NORTHUMBERLAND	ADU-0307	0	NONE	Y			All ADUs assumed to have a level of affordability												
39041306	449 S GRAND ST	ADU-0298	0	NONE	Y			All ADUs assumed to have a level of affordability												
39042101	311 S SHAFFER ST	ADU-0272	0	NONE	Y			All ADUs assumed to have a level of affordability												
39214118	619 S BREEZY WAY	ADU-0288	0	NONE	Y			All ADUs assumed to have a level of affordability												
03936215	248 N STEVENS ST	ADU-0110	0	NONE	Y			All ADUs assumed to have a level of affordability												
39036317	1604 E YOUNG CIR	ADU-0300	0	NONE	Y			All ADUs assumed to have a level of affordability												
09449308	260 S SHASTA ST	ADU-0317	0	NONE	Y			All ADUs assumed to have a level of affordability												
38615117	1244 E WALNUT AVE	ADU-0282	0	NONE	Y			All ADUs assumed to have a level of affordability												
38628202	883 N WAVERLY ST	ADU-0238	0	NONE	Y			All ADUs assumed to have a level of affordability												
37437107	1746 N SHAFFER ST	DRC-5087	0	NONE	Y															
37437107	1748 N SHAFFER ST	DRC-5087	0	NONE	Y															
37827608	3149 E JUNIPER AVE	ADU-0322	0	NONE	Y			All ADUs assumed to have a level of affordability												
03920312	690 N GRAND ST	ADU-0301	0	NONE	Y			All ADUs assumed to have a level of affordability												
37003154	1658 N MODOC ST	ADU-0315	0	NONE	Y			All ADUs assumed to have a level of affordability												
37541610	1056 N LINCOLN ST	ADU-0316	0	NONE	Y			All ADUs assumed to have a level of affordability												
38613418	350 N CAMBRIDGE ST	ADU-0291	0	NONE	Y			All ADUs assumed to have a level of affordability												
38612224	374 N MAGNOLIA ST	ADU-0338	0	NONE	Y			All ADUs assumed to have a level of affordability												
39221105	166 S ESPLANADE ST	ADU-0299	0	NONE	Y			All ADUs assumed to have a level of affordability												
03929426	1237 W SYCAMORE AVE	ADU-0337	0	NONE	Y			All ADUs assumed to have a level of affordability												
36028312	4070 N RAMONA ST	ADU-0320	0	NONE	Y			All ADUs assumed to have a level of affordability												
39014107	329 S WAYFIELD ST	ADU-0294	0	NONE	Y			All ADUs assumed to have a level of affordability												
03904217	170 N LESTER DR	ADU-0256	0	NONE	Y			All ADUs assumed to have a level of affordability												
03924404	269 N CENTER ST	ADU-0244	0	NONE	Y			All ADUs assumed to have a level of affordability												
39050218	2047 E PALMYRA AVE	ADU-0260	0	NONE	Y			All ADUs assumed to have a level of affordability												
36107130	2805 E ECHO HILL WAY	ADU-0269	0	NONE	Y			All ADUs assumed to have a level of affordability												
37418243	2059 N SILVERWOOD ST	ADU-0267	0	NONE	Y			All ADUs assumed to have a level of affordability												
37419410	620 E BUCKEYEWOOD AVE	ADU-0351	0	NONE	Y			All ADUs assumed to have a level of affordability												
38614304	478 N PINE ST	ADU-0347	0	NONE	Y			All ADUs assumed to have a level of affordability												
36009316	4122 N OCEANVIEW ST	ADU-0284	0	NONE	Y			All ADUs assumed to have a level of affordability												
37435410	203 E WOODSTOCK AVE	ADU-0357	0	NONE	Y			All ADUs assumed to have a level of affordability												
39218409	215 S EARLHAM ST	ADU-0370	0	NONE	Y			All ADUs assumed to have a level of affordability												
09336231	3413 E VINE AVE	ADU-0345	0	NONE	Y			All ADUs assumed to have a level of affordability												
03919403	322 E MAYFAIR AVE	ADU-0364	0	NONE	Y			All ADUs assumed to have a level of affordability												
03904432	1018 W MAPLE AVE	ADU-0331	0	NONE	Y			All ADUs assumed to have a level of affordability												
38631201	797 N HIGHLAND ST	ADU-0368	0	NONE	Y			All ADUs assumed to have a level of affordability												
03925322	322 E MAPLE AVE	ADU-0353	0	NONE	Y			All ADUs assumed to have a level of affordability												
39067110	835-837 W ALMOND AVE	ADU-0343 (ADU) & ADU-0344 (JADU)	0	NONE	Y			All ADUs assumed to have a level of affordability												
03914301	230 W WALNUT AVE	ADU-0318	0	NONE	Y			All ADUs assumed to have a level of affordability												
03935257	322 N BITTERBUSH ST	ADU-0362	0	NONE	Y			All ADUs assumed to have a level of affordability												
37818220	2409 E TRENTON AVE	ADU-0355	0	NONE	Y			All ADUs assumed to have a level of affordability												
39037302	1242 E FAIRWAY DR	ADU-0376	0	NONE	Y			All ADUs assumed to have a level of affordability												

37006105	1763 WINDES DR	ADU-0328	0	NONE	Y			All ADUs assumed to have a level of affordability												
37417232	624 E GATES AVE	ADU-0393	0	NONE	Y			All ADUs assumed to have a level of affordability												
09447111	3730 E PALMYRA AVE	ADU-0382	0	NONE	Y			All ADUs assumed to have a level of affordability												
39041313	337 E LA VETA AVE	ADU-0395	0	NONE	Y			All ADUs assumed to have a level of affordability												
03904428	1025 W ARBOR WAY	ADU-0389	0	NONE	Y			All ADUs assumed to have a level of affordability												
03902407	1202 W SYCAMORE AVE	ADU-0397	0	NONE	Y			All ADUs assumed to have a level of affordability												
03903507	938 W ACACIA AVE	ADU-0396	0	NONE	Y			All ADUs assumed to have a level of affordability												
39046112	921 E PALMYRA AVE	ADR-0235		NONE	Y															
37266303	3628 E SUMMITRIDGE LN	ADR-0240		NONE	Y															
39022226	2131 W PALMYRA AVE	ADU-0334		NONE	Y			All ADUs assumed to have a level of affordability												
36031320	3017 N BUTTERFIELD RD	ADU-0339		NONE	Y			All ADUs assumed to have a level of affordability												
03919410	430 E MAYFAIR AVE	ADU-0340		NONE	Y			All ADUs assumed to have a level of affordability												
03929215	1149 W WALNUT AVE	ADU-0348		NONE	Y			All ADUs assumed to have a level of affordability												
23128116	3725 W PARK BALBOA AVE	ADU-0349		NONE	Y			All ADUs assumed to have a level of affordability												
38644240	388 N PARKER ST	ADU-0350		NONE	Y			All ADUs assumed to have a level of affordability												
37418233	2059 N MAPLEWOOD ST	ADU-0352		NONE	Y			All ADUs assumed to have a level of affordability												
37509111	233 E CHESTNUT AVE	ADU-0354		NONE	Y			All ADUs assumed to have a level of affordability												
36186117	2545 N LA CAPELLA CT	ADU-0356		NONE	Y			All ADUs assumed to have a level of affordability												
03914214	412 N LEMON ST	ADU-0359		NONE	Y			All ADUs assumed to have a level of affordability												
38314402	762 N MILFORD ST	ADU-0365		NONE	Y			All ADUs assumed to have a level of affordability												
39007111	903 E VAN BIBBER AVE	ADU-0366		NONE	Y			All ADUs assumed to have a level of affordability												
37450118	2700 N DUNBAR ST	ADU-0367		NONE	Y			All ADUs assumed to have a level of affordability												
36028405	4063 N RAMONA ST	ADU-0369		NONE	Y			All ADUs assumed to have a level of affordability												
39007220	936 E VAN BIBBER AVE	ADU-0371		NONE	Y			All ADUs assumed to have a level of affordability												
39013105	512 E CULVER AVE	ADU-0372		NONE	Y			All ADUs assumed to have a level of affordability												
37554206	1828 E ADAMS AVE	ADU-0373		NONE	Y			All ADUs assumed to have a level of affordability												
37540404	1091 N CALIFORNIA ST	ADU-0374		NONE	Y			All ADUs assumed to have a level of affordability												
38614203	520 E JEFFERSON AVE	ADU-0375		NONE	Y			All ADUs assumed to have a level of affordability												
39043202	730 E ALMOND AVE	ADU-0377		NONE	Y			All ADUs assumed to have a level of affordability												
38627104	927 E OAKMONT AVE	ADU-0378		NONE	Y			All ADUs assumed to have a level of affordability												
03920102	313 E EVERETT PL	ADU-0379		NONE	Y			All ADUs assumed to have a level of affordability												
09407401	694 S WHEELER PL	ADU-0380		NONE	Y			All ADUs assumed to have a level of affordability												
39020117	251 S GLENVIEW PL	ADU-0384		NONE	Y			All ADUs assumed to have a level of affordability												
38644204	365 N CLARK ST	ADU-0385		NONE	Y			All ADUs assumed to have a level of affordability												
37262203	2405 E ALTURA AVE	ADU-0386		NONE	Y			All ADUs assumed to have a level of affordability												
38609107	231 N CAMBRIDGE ST	ADU-0390		NONE	Y			All ADUs assumed to have a level of affordability												
39041420	454 S SHAFFER ST	ADU-0391		NONE	Y			All ADUs assumed to have a level of affordability												
37427202	2745 N PAMPAS ST	ADU-0392		NONE	Y			All ADUs assumed to have a level of affordability												
39046112	921 E PALMYRA AVE	ADU-0394		NONE	Y			All ADUs assumed to have a level of affordability												
39214120	603 S BREEZY WAY	ADU-0398		NONE	Y			All ADUs assumed to have a level of affordability												
09339603	3910 E WALNUT AVE	ADU-0399		NONE	Y			All ADUs assumed to have a level of affordability												
09339603	3910 E WALNUT AVE	ADU-0400		NONE	Y			All ADUs assumed to have a level of affordability												
38629103	1422 E COLLINS AVE	ADU-0402		NONE	Y			All ADUs assumed to have a level of affordability												

Table A2

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

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name ⁺	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	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
			0	0	166	0	0	104	4		274
37407222	2349 N GREENGROVE ST	2102-218									0
37529114	525 W STRUCK AVE BLDG. A	SP-1010									0
37529114	525 W STRUCK AVE BLDG. B	SP-1010									0
03933219	2041 W MAPLE AVE	ADU-0090									0
39046118	227 S CAMBRIDGE ST B	ADU-0087									0
39028303	425 S CREST RD	ADU-0013									0
09458214	3121 E ALMOND AVE	ADU-0114									0
37234109	2030 N SACRAMENTO ST	ADU-0113									0
39025116	1451 W ALMOND AVE B & C	ADU-0096									0
39025116	1451 W ALMOND AVE D	ADU-0096									0
39025116	1451 W ALMOND AVE E	ADU-0096									0
39025116	1451 W ALMOND AVE F	ADU-0096									0
37550231	1240 E LOCUST AVE	ADU-0075									0
39219114	4118 E CENTURY DR	ADU-0076									0
03935209	2236 W SYCAMORE AVE	ADU-0070									0
37911207	5220 E AVENIDA PALMAR	ADU-0151									0
39039506	145 E PALMYRA AVE	ADU-0098									0
09450307	4546 E WASHINGTON AVE	ADU-0172									0
38623207	555 N PINE ST	ADU-0156									0
04113125	352 S CLARK ST	ADU-0166									0
04113125	348 S CLARK ST	ADU-0166									0
04113125	338 S CLARK ST	ADU-0166									0
38612218	1141 E PALM AVE	ADU-0179									0
37518105	508 E ELIZABETH DR	ADU-0158									0
37934516	120 N BOBWHITE WAY	ADU-0181									0
03935264	301 N DONEYBROOKE ST	ADU-0196									0
37434121	2555 N BERKELEY ST	ADU-0208									0
38621117	564 N WAVERLY ST	ADU-0155									0
37554141	1935 E ADAMS AVE	ADU-0195									0
09339610	3821 E EUCLID AVE	ADU-0176									0
38614108	602 E WALNUT AVE	ADU-0209									0
03929101	1107 W WALNUT AVE	ADU-0201									0
37261108	2143 E VILLA VISTA WAY	ADU-0162									0
03901217	419 N CITRUS ST	ADU-0227									0
37263212	2221 E ALTURA AVE	ADU-0235									0
37521221	958 N CAMBRIDGE ST	ADU-0048						1		1/30/2024	1
37443116	485 E GROVE AVE	ADU-0226									0
03934328	1849 W WILLOW AVE	ADU-0224									0
09447126	3812 E ROBERTA DR	ADU-0230						1		1/8/2024	1

38622111	1003 E EVERETT PL	ADU-0234						1		2/12/2024	1
37234413	2061 N DIAMOND ST	ADU-0249									0
39020145	236 S FELDNER RD B	ADU-0250						1		3/22/2024	1
37022415	6014 E CRATER LAKE AVE	ADR-0132									0
36173109	2514 N WATERFORD ST	ADR-0183									0
37026128	6750 E WATERTON AVE	2005-062									0
13746318	110 N WINDGAP DR	ADU-0017									0
38613404	367 N PINE ST	ADU-0044									0
39042122	515 E VAN BIBBER AVE	ADU-0060									0
39041413	431 E LA VETA AVE	ADU-0050									0
38606209	123 N WAVERLY ST	ADU-0097									0
39024124	1748 W ROBIN RD	ADU-0122									0
37831510	2346 E LAKESIDE AVE	ADU-0147						1		2/22/2024	1
37917302	940 N RIDGELINE RD	ADU-0120									0
38316121	2820 E BARKLEY AVE	ADU-0124									0
39022126	231 S MARIE PL	ADU-0168									0
03903311	1129 W MAPLE AVE	ADU-0188									0
03915303	335 N OLIVE ST	ADU-0185									0
39010325	531 S GRAND ST	ADU-0135						1		1/9/2024	1
09408316	3003 E STEARNS DR	ADU-0210						1		3/5/2024	1
37840303	2729 E WILSON AVE	ADU-0194									0
38630307	703 N LINCOLN ST	ADU-0163						1		1/11/2024	1
38623220	562 N CAMBRIDGE ST	ADU-0214									0
37419306	634 E GROVE AVE	ADU-0216									0
03903421	1010 W PALM AVE	ADU-0215						1		1/30/2024	1
39043410	830 E WASHINGTON AVE	ADU-0189						1		2/7/2024	1
03920415	226 E EVERETT PL	ADU-0246						1		2/28/2024	1
38645122	217 N CLARK ST	ADU-0287						1		4/16/2024	1
50383229	220 N SWEETWATER LN	ADU-0308						1		5/23/2024	1
38646213	134 N PIXLEY ST	ADU-0304						1		4/17/2024	1
03921202	587 N ORANGE ST	ADU-0273						1		5/20/2024	1
39214109	2352 E DELIA LN	ADU-0324						1		4/15/2024	1
39048201	1232 E CENTURY DR	ADU-0323						1		5/8/2024	1
39013183	462 S CAMBRIDGE ST	ADU-0296						1		5/17/2024	1
39058202	2404 W MILLS DR	ADU-0346						1		7/16/2024	1
38627320	781 N MAPLEWOOD ST	ADU-0325						1		6/27/2024	1
39043409	820 E WASHINGTON AVE	ADU-0329						1		6/11/2024	1
38625318	645 E OAKMONT AVE	ADU-0363						1		9/3/2024	1
4108044	490 S BATAVIA ST	CUP-0290									0
37409150	534 E HEIM AVE	ADU-0091						1		07/15/2024	1
39043118	543 E WASHINGTON AVE	ADU-0092						1		05/06/2024	1
37428502	203 E DUNTON AVE	ADU-0102						1		12/12/2024	1
39032215	1800 E LA VETA AVE BLDG. A	CUP-3146	51							05/17/2024	51
39032215	1800 E LA VETA AVE BLDG. B	CUP-3146	56							05/17/2024	56
39032215	1800 E LA VETA AVE BLDG. C	CUP-3146	59							05/17/2024	59
38613109	327 N SHAFFER ST	ADU-0115						1		05/28/2024	1
04114110	637 W LA VETA AVE B	ADU-0182						1		11/14/2024	1
04114111	627 W LA VETA AVE	ADU-0183						1		11/14/2024	1
04114112	619 W LA VETA AVE	ADU-0184						1		11/14/2024	1
38659209	831 N ORANGE ST	ADU-0165						1		09/09/2024	1
38659301	310 E COLLINS AVE	ADR-0203							1	05/17/2024	1
39022208	323 S POINSETTIA DR	ADU-0159						1		05/14/2024	1
04113302	668 W PALMYRA AVE	ADU-0223						1		01/16/2024	1
38623210	525 N PINE ST	ADU-0123						1		07/08/2024	1
37221104	2909 E BLUERIDGE AVE	ADU-0197						1		08/07/2024	1
38609120	274 N WAVERLY ST	ADU-0169						1		02/09/2024	1
03919535	751 N GRAND ST	ADU-0170						1		02/14/2024	1
09324290	7719 E SANTIAGO CANYON	ADU-0221						1		03/14/2024	1
23128112	3813 W PARK BALBOA AVE	ADU-0225						1		04/29/2024	1
36039305	3007 N WESTHAVEN ST	ADU-0231						1		04/15/2024	1

38612245	1027 E PALM AVE	ADU-0236						1		04/03/2024	1
13746212	3725 W SHERRINGHAM AVE	ADU-0275						1		03/08/2024	1
37415104	2153 N SHAFFER ST	ADU-0258						1		07/10/2024	1
37928105	7100 E CAMBRIA CIR	ADU-0274						1		06/05/2024	1
38613419	358 N CAMBRIDGE ST	ADU-0270						1		03/11/2024	1
13746213	3735-3737 W SHERRINGHAM	ADU-0277						1		03/06/2024	1
38612237	352 N MAPLEWOOD ST	ADU-0262						1		11/05/2024	1
37839418	993 N LAUREL DR	ADU-0265						1		11/07/2024	1
03919534	313 E MAYFAIR AVE	ADU-0240						1		11/20/2024	1
36107130	2803 E ECHO HILL WAY	ADR-0221							1	06/10/2024	1
38606113	158 N WAVERLY ST	ADU-0212						1		04/16/2024	1
37515601	1196 N SHAFFER ST	ADU-0257						1		06/28/2024	1
37545302	1310 E TRENTON AVE	ADU-0278						1		10/17/2024	1
39014106	339 S WAYFIELD ST	ADU-0276						1		08/22/2024	1
37520415	339 E COLLINS AVE	ADU-0303						1		05/08/2024	1
09347322	313 N EARLHAM ST	ADU-0266						1		08/13/2024	1
39213134	512 S FAIRMONT WAY	ADU-0233						1		09/10/2024	1
03903515	925 W MAPLE AVE	ADU-0280						1		08/21/2024	1
37541508	1103 N LINCOLN ST	ADU-0263						1		06/10/2024	1
39039706	333 E PALMYRA AVE	ADU-0229						1		09/10/2024	1
37411403	2385 N NORTHUMBERLAND	ADU-0307						1		05/22/2024	1
39041306	449 S GRAND ST	ADU-0298						1		06/24/2024	1
39042101	311 S SHAFFER ST	ADU-0272						1		04/24/2024	1
39214118	619 S BREEZY WAY	ADU-0288						1		07/22/2024	1
03936215	248 N STEVENS ST	ADU-0110						1		07/18/2024	1
39036317	1604 E YOUNG CIR	ADU-0300						1		07/26/2024	1
09449308	260 S SHASTA ST	ADU-0317						1		07/16/2024	1
38615117	1244 E WALNUT AVE	ADU-0282						1		05/17/2024	1
38628202	883 N WAVERLY ST	ADU-0238						1		08/19/2024	1
37437107	1746 N SHAFFER ST	DRC-5087							1	07/08/2024	1
37437107	1748 N SHAFFER ST	DRC-5087							1	07/08/2024	1
37827608	3149 E JUNIPER AVE	ADU-0322						1		07/22/2024	1
03920312	690 N GRAND ST	ADU-0301						1		08/06/2024	1
37003154	1658 N MODOC ST	ADU-0315						1		06/06/2024	1
37541610	1056 N LINCOLN ST	ADU-0316						1		06/24/2024	1
38613418	350 N CAMBRIDGE ST	ADU-0291						1		11/07/2024	1
38612224	374 N MAGNOLIA ST	ADU-0338						1		06/25/2024	1
39221105	166 S ESPLANADE ST	ADU-0299						1		10/21/2024	1
03929426	1237 W SYCAMORE AVE	ADU-0337						1		08/29/2024	1
36028312	4070 N RAMONA ST	ADU-0320						1		10/09/2024	1
39014107	329 S WAYFIELD ST	ADU-0294						1		07/11/2024	1
03904217	170 N LESTER DR	ADU-0256						1		08/15/2024	1
03924404	269 N CENTER ST	ADU-0244						1		12/17/2024	1
39050218	2047 E PALMYRA AVE	ADU-0260						1		10/04/2024	1
36107130	2805 E ECHO HILL WAY	ADU-0269						1		08/08/2024	1
37418243	2059 N SILVERWOOD ST	ADU-0267						1		09/30/2024	1
37419410	620 E BUCKEYEWOOD AVE	ADU-0351						1		09/05/2024	1
38614304	478 N PINE ST	ADU-0347						1		12/16/2024	1
36009316	4122 N OCEANVIEW ST	ADU-0284						1		09/04/2024	1
37435410	203 E WOODSTOCK AVE	ADU-0357						1		09/12/2024	1
39218409	215 S EARLHAM ST	ADU-0370						1		07/22/2024	1
09336231	3413 E VINE AVE	ADU-0345						1		10/03/2024	1
03919403	322 E MAYFAIR AVE	ADU-0364						1		10/17/2024	1
03904432	1018 W MAPLE AVE	ADU-0331						1		09/16/2024	1
38631201	797 N HIGHLAND ST	ADU-0368						1		12/13/2024	1
03925322	322 E MAPLE AVE	ADU-0353						1		09/05/2024	1

39067110	835-837 W ALMOND AVE	ADU-0343 (ADU) & ADU-0344 (JADU)							1		10/21/2024	1
03914301	230 W WALNUT AVE	ADU-0318							1		10/18/2024	1
03935257	322 N BITTERBUSH ST	ADU-0362							1		10/16/2024	1
37818220	2409 E TRENTON AVE	ADU-0355							1		10/16/2024	1
39037302	1242 E FAIRWAY DR	ADU-0376							1		09/20/2024	1
37006105	1763 WINDES DR	ADU-0328							1		12/23/2024	1
37417232	624 E GATES AVE	ADU-0393							1		12/11/2024	1
09447111	3730 E PALMYRA AVE	ADU-0382							1		12/10/2024	1
39041313	337 E LA VETA AVE	ADU-0395							1		11/27/2024	1
03904428	1025 W ARBOR WAY	ADU-0389							1		11/18/2024	1
03902407	1202 W SYCAMORE AVE	ADU-0397							1		12/12/2024	1
03903507	938 W ACACIA AVE	ADU-0396							1		12/12/2024	1
39046112	921 E PALMYRA AVE	ADR-0235										0
37266303	3628 E SUMMITRIDGE LN	ADR-0240										0
39022226	2131 W PALMYRA AVE	ADU-0334										0
36031320	3017 N BUTTERFIELD RD	ADU-0339										0
03919410	430 E MAYFAIR AVE	ADU-0340										0
03929215	1149 W WALNUT AVE	ADU-0348										0
23128116	3725 W PARK BALBOA AVE	ADU-0349										0
38644240	388 N PARKER ST	ADU-0350										0
37418233	2059 N MAPLEWOOD ST	ADU-0352										0
37509111	233 E CHESTNUT AVE	ADU-0354										0
36186117	2545 N LA CAPELLA CT	ADU-0356										0
03914214	412 N LEMON ST	ADU-0359										0
38314402	762 N MILFORD ST	ADU-0365										0
39007111	903 E VAN BIBBER AVE	ADU-0366										0
37450118	2700 N DUNBAR ST	ADU-0367										0
36028405	4063 N RAMONA ST	ADU-0369										0
39007220	936 E VAN BIBBER AVE	ADU-0371										0
39013105	512 E CULVER AVE	ADU-0372										0
37554206	1828 E ADAMS AVE	ADU-0373										0
37540404	1091 N CALIFORNIA ST	ADU-0374										0
38614203	520 E JEFFERSON AVE	ADU-0375										0
39043202	730 E ALMOND AVE	ADU-0377										0
38627104	927 E OAKMONT AVE	ADU-0378										0
03920102	313 E EVERETT PL	ADU-0379										0
09407401	694 S WHEELER PL	ADU-0380										0
39020117	251 S GLENVIEW PL	ADU-0384										0
38644204	365 N CLARK ST	ADU-0385										0
37262203	2405 E ALTURA AVE	ADU-0386										0
38609107	231 N CAMBRIDGE ST	ADU-0390										0
39041420	454 S SHAFFER ST	ADU-0391										0
37427202	2745 N PAMPAS ST	ADU-0392										0
39046112	921 E PALMYRA AVE	ADU-0394										0
39214120	603 S BREEZY WAY	ADU-0398										0
09339603	3910 E WALNUT AVE	ADU-0399										0
09339603	3910 E WALNUT AVE	ADU-0400										0
38629103	1422 E COLLINS AVE	ADU-0402										0
												0
38659217	834 N GRAND ST	ADU-0404										0
09441406	458 S LORETTA DR	ADU-0405										0
36014302	712 E MEADOWBROOK AVE	ADU-0406										0
38605204	157 N SHATTUCK PL	ADU-0407										0
37414206	1119 E CUMBERLAND RD	ADU-0408										0
37266303	3628 E SUMMITRIDGE LN	ADU-0410										0

03903122	290 N JEWELL PL	ADU-0411								0
39042323	390 S PINE ST	ADU-0413								0
										0
										0
39048145	1331 E CENTURY DR	ADU-0417								0
										0
										0
39010320	323 E RIVER AVE	VAR-2262								0
37546141	901 E KATELLA AVE	GPA 2021-0004								0
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Table A2

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

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								11	12
Current APN	Street Address	Project Name*	10							Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>		
			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			
			50	0	62	0	0	74	2		188	
37407222	2349 N GREENGROVE ST	2102-218						1		01/31/2024	1	
37529114	525 W STRUCK AVE BLDG. A	SP-1010			34					03/08/2024	34	
37529114	525 W STRUCK AVE BLDG. B	SP-1010			28					03/08/2024	28	
03933219	2041 W MAPLE AVE	ADU-0090						1		04/11/2024	1	
39046118	227 S CAMBRIDGE ST B	ADU-0087						1		01/18/2024	1	
39028303	425 S CREST RD	ADU-0013						1		01/22/2024	1	
09458214	3121 E ALMOND AVE	ADU-0114						1		04/24/2024	1	
37234109	2030 N SACRAMENTO ST	ADU-0113						1		04/24/2024	1	
39025116	1451 W ALMOND AVE B & C	ADU-0096						2		05/07/2024	2	
39025116	1451 W ALMOND AVE D	ADU-0096						1		05/07/2024	1	
39025116	1451 W ALMOND AVE E	ADU-0096						1		05/07/2024	1	
39025116	1451 W ALMOND AVE F	ADU-0096						1		05/07/2024	1	
37550231	1240 E LOCUST AVE	ADU-0075						1		01/08/2024	1	
39219114	4118 E CENTURY DR	ADU-0076						1		03/28/2024	1	
03935209	2236 W SYCAMORE AVE	ADU-0070						1		04/09/2024	1	
37911207	5220 E AVENIDA PALMAR	ADU-0151						1		06/11/2024	1	
39039506	145 E PALMYRA AVE	ADU-0098						1		01/16/2024	1	
09450307	4546 E WASHINGTON AVE	ADU-0172						1		01/08/2024	1	
38623207	555 N PINE ST	ADU-0156						1		05/08/2024	1	
04113125	352 S CLARK ST	ADU-0166						1		03/13/2024	1	
04113125	348 S CLARK ST	ADU-0166						1		03/13/2024	1	
04113125	338 S CLARK ST	ADU-0166						1		03/13/2024	1	
38612218	1141 E PALM AVE	ADU-0179						1		04/23/2024	1	
37518105	508 E ELIZABETH DR	ADU-0158						1		04/11/2024	1	
37934516	120 N BOBWHITE WAY	ADU-0181						1		02/05/2024	1	
03935264	301 N DONEYBROOKE ST	ADU-0196						1		02/15/2024	1	
37434121	2555 N BERKELEY ST	ADU-0208						1		01/25/2024	1	
38621117	564 N WAVERLY ST	ADU-0155						1		03/20/2024	1	
37554141	1935 E ADAMS AVE	ADU-0195						1		02/27/2024	1	
09339610	3821 E EUCLID AVE	ADU-0176						1		03/08/2024	1	
38614108	602 E WALNUT AVE	ADU-0209						1		01/31/2024	1	
03929101	1107 W WALNUT AVE	ADU-0201						1		06/17/2024	1	
37261108	2143 E VILLA VISTA WAY	ADU-0162						1		06/05/2024	1	
03901217	419 N CITRUS ST	ADU-0227						1		01/22/2024	1	
37263212	2221 E ALTURA AVE	ADU-0235						1		01/22/2024	1	
37521221	958 N CAMBRIDGE ST	ADU-0048						1		06/24/2024	1	
37443116	485 E GROVE AVE	ADU-0226						1		03/25/2024	1	
03934328	1849 W WILLOW AVE	ADU-0224						1		05/08/2024	1	

09447126	3812 E ROBERTA DR	ADU-0230						1			06/05/2024	1
38622111	1003 E EVERETT PL	ADU-0234						1			06/03/2024	1
37234413	2061 N DIAMOND ST	ADU-0249						1			01/11/2024	1
39020145	236 S FELDNER RD B	ADU-0250						1			06/17/2024	1
37022415	6014 E CRATER LAKE AVE	ADR-0132							1		06/27/2024	1
36173109	2514 N WATERFORD ST	ADR-0183							1		03/25/2024	1
37026128	6750 E WATERTON AVE	2005-062						1			08/14/2024	1
13746318	110 N WINDGAP DR	ADU-0017						1			08/28/2024	1
38613404	367 N PINE ST	ADU-0044						1			08/07/2024	1
39042122	515 E VAN BIBBER AVE	ADU-0060						1			11/15/2024	1
39041413	431 E LA VETA AVE	ADU-0050						1			10/17/2024	1
38606209	123 N WAVERLY ST	ADU-0097						1			12/09/2024	1
39024124	1748 W ROBIN RD	ADU-0122						1			10/18/2024	1
37831510	2346 E LAKESIDE AVE	ADU-0147						1			11/26/2024	1
37917302	940 N RIDGELINE RD	ADU-0120						1			11/19/2024	1
38316121	2820 E BARKLEY AVE	ADU-0124						1			12/04/2024	1
39022126	231 S MARIE PL	ADU-0168						1			09/05/2024	1
03903311	1129 W MAPLE AVE	ADU-0188						1			07/23/2024	1
03915303	335 N OLIVE ST	ADU-0185						1			12/04/2024	1
39010325	531 S GRAND ST	ADU-0135						1			12/12/2024	1
09408316	3003 E STEARNS DR	ADU-0210						1			09/26/2024	1
37840303	2729 E WILSON AVE	ADU-0194						1			10/08/2024	1
38630307	703 N LINCOLN ST	ADU-0163						1			12/23/2024	1
38623220	562 N CAMBRIDGE ST	ADU-0214						1			08/07/2024	1
37419306	634 E GROVE AVE	ADU-0216						1			09/30/2024	1
03903421	1010 W PALM AVE	ADU-0215						1			10/29/2024	1
39043410	830 E WASHINGTON AVE	ADU-0189						1			07/25/2024	1
03920415	226 E EVERETT PL	ADU-0246						1			10/14/2024	1
38645122	217 N CLARK ST	ADU-0287						1			08/07/2024	1
50383229	220 N SWEETWATER LN	ADU-0308						1			09/04/2024	1
38646213	134 N PIXLEY ST	ADU-0304						1			09/03/2024	1
03921202	587 N ORANGE ST	ADU-0273						1			10/17/2024	1
39214109	2352 E DELIA LN	ADU-0324						1			11/21/2024	1
39048201	1232 E CENTURY DR	ADU-0323						1			12/19/2024	1
39013183	462 S CAMBRIDGE ST	ADU-0296						1			12/02/2024	1
39058202	2404 W MILLS DR	ADU-0346						1			12/11/2024	1
38627320	781 N MAPLEWOOD ST	ADU-0325						1			12/19/2024	1
39043409	820 E WASHINGTON AVE	ADU-0329						1			11/13/2024	1
38625318	645 E OAKMONT AVE	ADU-0363						1			12/23/2024	1
4108044	490 S BATAVIA ST	CUP-0290		50							08/23/2024	50
37409150	534 E HEIM AVE	ADU-0091										0
39043118	543 E WASHINGTON AVE	ADU-0092										0
37428502	203 E DUNTON AVE	ADU-0102										0
39032215	1800 E LA VETA AVE BLDG. A	CUP-3146										0
39032215	1800 E LA VETA AVE BLDG. B	CUP-3146										0
39032215	1800 E LA VETA AVE BLDG. C	CUP-3146										0
38613109	327 N SHAFFER ST	ADU-0115										0
04114110	637 W LA VETA AVE B	ADU-0182										0
04114111	627 W LA VETA AVE	ADU-0183										0
04114112	619 W LA VETA AVE	ADU-0184										0
38659209	831 N ORANGE ST	ADU-0165										0
38659301	310 E COLLINS AVE	ADR-0203										0
39022208	323 S POINSETTIA DR	ADU-0159										0
04113302	668 W PALMYRA AVE	ADU-0223										0
38623210	525 N PINE ST	ADU-0123										0
37221104	2909 E BLUERIDGE AVE	ADU-0197										0
38609120	274 N WAVERLY ST	ADU-0169										0
03919535	751 N GRAND ST	ADU-0170										0
09324290	7719 E SANTIAGO CANYON R	ADU-0221										0

23128112	3813 W PARK BALBOA AVE	ADU-0225									0
36039305	3007 N WESTHAVEN ST	ADU-0231									0
38612245	1027 E PALM AVE	ADU-0236									0
13746212	3725 W SHERRINGHAM AVE	ADU-0275									0
37415104	2153 N SHAFFER ST	ADU-0258									0
37928105	7100 E CAMBRIA CIR	ADU-0274									0
38613419	358 N CAMBRIDGE ST	ADU-0270									0
13746213	3735-3737 W SHERRINGHAM	ADU-0277									0
38612237	352 N MAPLEWOOD ST	ADU-0262									0
37839418	993 N LAUREL DR	ADU-0265									0
03919534	313 E MAYFAIR AVE	ADU-0240									0
36107130	2803 E ECHO HILL WAY	ADR-0221									0
38606113	158 N WAVERLY ST	ADU-0212									0
37515601	1196 N SHAFFER ST	ADU-0257									0
37545302	1310 E TRENTON AVE	ADU-0278									0
39014106	339 S WAYFIELD ST	ADU-0276									0
37520415	339 E COLLINS AVE	ADU-0303									0
09347322	313 N EARLHAM ST	ADU-0266									0
39213134	512 S FAIRMONT WAY	ADU-0233									0
03903515	925 W MAPLE AVE	ADU-0280									0
37541508	1103 N LINCOLN ST	ADU-0263									0
39039706	333 E PALMYRA AVE	ADU-0229									0
37411403	2385 N NORTHUMBERLAND F	ADU-0307									0
39041306	449 S GRAND ST	ADU-0298									0
39042101	311 S SHAFFER ST	ADU-0272									0
39214118	619 S BREEZY WAY	ADU-0288									0
03936215	248 N STEVENS ST	ADU-0110									0
39036317	1604 E YOUNG CIR	ADU-0300									0
09449308	260 S SHASTA ST	ADU-0317									0
38615117	1244 E WALNUT AVE	ADU-0282									0
38628202	883 N WAVERLY ST	ADU-0238									0
37437107	1746 N SHAFFER ST	DRC-5087									0
37437107	1748 N SHAFFER ST	DRC-5087									0
37827608	3149 E JUNIPER AVE	ADU-0322									0
03920312	690 N GRAND ST	ADU-0301									0
37003154	1658 N MODOC ST	ADU-0315									0
37541610	1056 N LINCOLN ST	ADU-0316									0
38613418	350 N CAMBRIDGE ST	ADU-0291									0
38612224	374 N MAGNOLIA ST	ADU-0338									0
39221105	166 S ESPLANADE ST	ADU-0299									0
03929426	1237 W SYCAMORE AVE	ADU-0337									0
36028312	4070 N RAMONA ST	ADU-0320									0
39014107	329 S WAYFIELD ST	ADU-0294									0
03904217	170 N LESTER DR	ADU-0256									0
03924404	269 N CENTER ST	ADU-0244									0
39050218	2047 E PALMYRA AVE	ADU-0260									0
36107130	2805 E ECHO HILL WAY	ADU-0269									0
37418243	2059 N SILVERWOOD ST	ADU-0267									0
37419410	620 E BUCKEYEWOOD AVE	ADU-0351									0
38614304	478 N PINE ST	ADU-0347									0
36009316	4122 N OCEANVIEW ST	ADU-0284									0
37435410	203 E WOODSTOCK AVE	ADU-0357									0
39218409	215 S EARLHAM ST	ADU-0370									0
09336231	3413 E VINE AVE	ADU-0345									0
03919403	322 E MAYFAIR AVE	ADU-0364									0
03904432	1018 W MAPLE AVE	ADU-0331									0
38631201	797 N HIGHLAND ST	ADU-0368									0

03925322	322 E MAPLE AVE	ADU-0353										0
39067110	835-837 W ALMOND AVE	ADU-0343 (ADU) & ADU-0344 (JADU)										0
03914301	230 W WALNUT AVE	ADU-0318										0
03935257	322 N BITTERBUSH ST	ADU-0362										0
37818220	2409 E TRENTON AVE	ADU-0355										0
39037302	1242 E FAIRWAY DR	ADU-0376										0
37006105	1763 WINDES DR	ADU-0328										0
37417232	624 E GATES AVE	ADU-0393										0
09447111	3730 E PALMYRA AVE	ADU-0382										0
39041313	337 E LA VETA AVE	ADU-0395										0
03904428	1025 W ARBOR WAY	ADU-0389										0
03902407	1202 W SYCAMORE AVE	ADU-0397										0
03903507	938 W ACACIA AVE	ADU-0396										0
39046112	921 E PALMYRA AVE	ADR-0235										0
37266303	3628 E SUMMITRIDGE LN	ADR-0240										0
39022226	2131 W PALMYRA AVE	ADU-0334										0
36031320	3017 N BUTTERFIELD RD	ADU-0339										0
03919410	430 E MAYFAIR AVE	ADU-0340										0
03929215	1149 W WALNUT AVE	ADU-0348										0
23128116	3725 W PARK BALBOA AVE	ADU-0349										0
38644240	388 N PARKER ST	ADU-0350										0
37418233	2059 N MAPLEWOOD ST	ADU-0352										0
37509111	233 E CHESTNUT AVE	ADU-0354										0
36186117	2545 N LA CAPELLA CT	ADU-0356										0
03914214	412 N LEMON ST	ADU-0359										0
38314402	762 N MILFORD ST	ADU-0365										0
39007111	903 E VAN BIBBER AVE	ADU-0366										0
37450118	2700 N DUNBAR ST	ADU-0367										0
36028405	4063 N RAMONA ST	ADU-0369										0
39007220	936 E VAN BIBBER AVE	ADU-0371										0
39013105	512 E CULVER AVE	ADU-0372										0
37554206	1828 E ADAMS AVE	ADU-0373										0
37540404	1091 N CALIFORNIA ST	ADU-0374										0
38614203	520 E JEFFERSON AVE	ADU-0375										0
39043202	730 E ALMOND AVE	ADU-0377										0
38627104	927 E OAKMONT AVE	ADU-0378										0
03920102	313 E EVERETT PL	ADU-0379										0
09407401	694 S WHEELER PL	ADU-0380										0
39020117	251 S GLENVIEW PL	ADU-0384										0
38644204	365 N CLARK ST	ADU-0385										0
37262203	2405 E ALTURA AVE	ADU-0386										0
38609107	231 N CAMBRIDGE ST	ADU-0390										0
39041420	454 S SHAFFER ST	ADU-0391										0
37427202	2745 N PAMPAS ST	ADU-0392										0
39046112	921 E PALMYRA AVE	ADU-0394										0
39214120	603 S BREEZY WAY	ADU-0398										0
09339603	3910 E WALNUT AVE	ADU-0399										0
09339603	3910 E WALNUT AVE	ADU-0400										0
38629103	1422 E COLLINS AVE	ADU-0402										0
												0
38659217	834 N GRAND ST	ADU-0404										0
09441406	458 S LORETTA DR	ADU-0405										0
36014302	712 E MEADOWBROOK AVE	ADU-0406										0
38605204	157 N SHATTUCK PL	ADU-0407										0

37414206	1119 E CUMBERLAND RD	ADU-0408																	0
37266303	3628 E SUMMITRIDGE LN	ADU-0410																	0
03903122	290 N JEWELL PL	ADU-0411																	0
39042323	390 S PINE ST	ADU-0413																	0
																			0
																			0
39048145	1331 E CENTURY DR	ADU-0417																	0
																			0
																			0
39010320	323 E RIVER AVE	VAR-2262																	0
37546141	901 E KATELLA AVE	GPA 2021-0004																	0
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Table A2

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

Project Identifier			13	14	15	16		17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	
37407222	2349 N GREENGROVE ST	2102-218	0	NONE	Y			All ADUs assumed to have a level of affordability									
37529114	525 W STRUCK AVE BLDG. A	SP-1010	0	NONE	Y	HOME, CDLAC, LHFT, LIHTC, PBS8, RDA	DB		55				0.0%	2	Development Standards Modification	Yes	
37529114	525 W STRUCK AVE BLDG. B	SP-1010	0	NONE	Y	HOME, CDLAC, LHFT, LIHTC, PBS8, RDA	DB		55				0.0%	2	Development Standards Modification	Yes	
03933219	2041 W MAPLE AVE	ADU-0090	0	NONE	Y			All ADUs assumed to have a level of affordability									
39046118	227 S CAMBRIDGE ST B	ADU-0087	0	NONE	Y			All ADUs assumed to have a level of affordability									
39028303	425 S CREST RD	ADU-0013	0	NONE	Y			All ADUs assumed to have a level of affordability									
09458214	3121 E ALMOND AVE	ADU-0114	0	NONE	Y			All ADUs assumed to have a level of affordability									
37234109	2030 N SACRAMENTO ST	ADU-0113	0	NONE	Y			All ADUs assumed to have a level of affordability									
39025116	1451 W ALMOND AVE B & C	ADU-0096	0	NONE	Y			All ADUs assumed to have a level of affordability									
39025116	1451 W ALMOND AVE D	ADU-0096	0	NONE	Y			All ADUs assumed to have a level of affordability									
39025116	1451 W ALMOND AVE E	ADU-0096	0	NONE	Y			All ADUs assumed to have a level of affordability									
39025116	1451 W ALMOND AVE F	ADU-0096	0	NONE	Y			All ADUs assumed to have a level of affordability									
37550231	1240 E LOCUST AVE	ADU-0075	0	NONE	Y			All ADUs assumed to have a level of affordability									
39219114	4118 E CENTURY DR	ADU-0076	0	NONE	Y			All ADUs assumed to have a level of affordability									
03935209	2236 W SYCAMORE AVE	ADU-0070	0	NONE	Y			All ADUs assumed to have a level of affordability									
37911207	5220 E AVENIDA PALMAR	ADU-0151	0	NONE	Y			All ADUs assumed to have a level of affordability									
39039506	145 E PALMYRA AVE	ADU-0098	0	NONE	Y			All ADUs assumed to have a level of affordability									
09450307	4546 E WASHINGTON AVE	ADU-0172	0	NONE	Y			All ADUs assumed to have a level of affordability									
38623207	555 N PINE ST	ADU-0156	0	NONE	Y			All ADUs assumed to have a level of affordability									
04113125	352 S CLARK ST	ADU-0166	0	NONE	Y			All ADUs assumed to have a level of affordability									
04113125	348 S CLARK ST	ADU-0166	0	NONE	Y			All ADUs assumed to have a level of affordability									
04113125	338 S CLARK ST	ADU-0166	0	NONE	Y			All ADUs assumed to have a level of affordability									
38612218	1141 E PALM AVE	ADU-0179	0	NONE	Y			All ADUs assumed to have a level of affordability									
37518105	508 E ELIZABETH DR	ADU-0158	0	NONE	Y			All ADUs assumed to have a level of affordability									
37934516	120 N BOBWHITE WAY	ADU-0181	0	NONE	Y			All ADUs assumed to have a level of affordability									
03935264	301 N DONNEYPROOKE ST	ADU-0196	0	NONE	Y			All ADUs assumed to have a level of affordability									
37434121	2555 N BERKELEY ST	ADU-0208	0	NONE	Y			All ADUs assumed to have a level of affordability									
38621117	564 N WAVERLY ST	ADU-0155	0	NONE	Y			All ADUs assumed to have a level of affordability									
37554141	1935 E ADAMS AVE	ADU-0195	0	NONE	Y			All ADUs assumed to have a level of affordability									
09339610	3821 E EUCLID AVE	ADU-0176	0	NONE	Y			All ADUs assumed to have a level of affordability									

38614108	602 E WALNUT AVE	ADU-0209	0	NONE	Y			All ADUs assumed to have a level of affordability												
03929101	1107 W WALNUT AVE	ADU-0201	0	NONE	Y			All ADUs assumed to have a level of affordability												
37261108	2143 E VILLA VISTA WAY	ADU-0162	0	NONE	Y			All ADUs assumed to have a level of affordability												
03901217	419 N CITRUS ST	ADU-0227	0	NONE	Y			All ADUs assumed to have a level of affordability												
37263212	2221 E ALTURA AVE	ADU-0235	0	NONE	Y			All ADUs assumed to have a level of affordability												
37521221	958 N CAMBRIDGE ST	ADU-0048	0	NONE	Y			All ADUs assumed to have a level of affordability												
37443116	485 E GROVE AVE	ADU-0226	0	NONE	Y			All ADUs assumed to have a level of affordability												
03934328	1849 W WILLOW AVE	ADU-0224	0	NONE	Y			All ADUs assumed to have a level of affordability												
09447126	3812 E ROBERTA DR	ADU-0230	0	NONE	Y			All ADUs assumed to have a level of affordability												
38622111	1003 E EVERETT PL	ADU-0234	0	NONE	Y			All ADUs assumed to have a level of affordability												
37234413	2061 N DIAMOND ST	ADU-0249	0	NONE	Y			All ADUs assumed to have a level of affordability												
39020145	236 S FELDNER RD B	ADU-0250	0	NONE	Y			All ADUs assumed to have a level of affordability												
37022415	6014 E CRATER LAKE AVE	ADR-0132	0	NONE	Y														1 Demolished	O
36173109	2514 N WATERFORD ST	ADR-0183	0	NONE	Y														1 Demolished	O
37026128	6750 E WATERTON AVE	2005-062	0	NONE	Y			All ADUs assumed to have a level of affordability												
13746318	110 N WINDGAP DR	ADU-0017	0	NONE	Y			All ADUs assumed to have a level of affordability												
38613404	367 N PINE ST	ADU-0044	0	NONE	Y			All ADUs assumed to have a level of affordability												
39042122	515 E VAN BIBBER AVE	ADU-0060	0	NONE	Y			All ADUs assumed to have a level of affordability												
39041413	431 E LA VETA AVE	ADU-0050	0	NONE	Y			All ADUs assumed to have a level of affordability												
38606209	123 N WAVERLY ST	ADU-0097	0	NONE	Y			All ADUs assumed to have a level of affordability												
39024124	1748 W ROBIN RD	ADU-0122	0	NONE	Y			All ADUs assumed to have a level of affordability												
37831510	2346 E LAKESIDE AVE	ADU-0147	0	NONE	Y			All ADUs assumed to have a level of affordability												
37917302	940 N RIDGELINE RD	ADU-0120	0	NONE	Y			All ADUs assumed to have a level of affordability												
38316121	2820 E BARKLEY AVE	ADU-0124	0	NONE	Y			All ADUs assumed to have a level of affordability												
39022126	231 S MARIE PL	ADU-0168	0	NONE	Y			All ADUs assumed to have a level of affordability												
03903311	1129 W MAPLE AVE	ADU-0188	0	NONE	Y			All ADUs assumed to have a level of affordability												
03915303	335 N OLIVE ST	ADU-0185	0	NONE	Y			All ADUs assumed to have a level of affordability												
39010325	531 S GRAND ST	ADU-0135	0	NONE	Y			All ADUs assumed to have a level of affordability												
09408316	3003 E STEARNS DR	ADU-0210	0	NONE	Y			All ADUs assumed to have a level of affordability												
37840303	2729 E WILSON AVE	ADU-0194	0	NONE	Y			All ADUs assumed to have a level of affordability												
38630307	703 N LINCOLN ST	ADU-0163	0	NONE	Y			All ADUs assumed to have a level of affordability												
38623220	562 N CAMBRIDGE ST	ADU-0214	0	NONE	Y			All ADUs assumed to have a level of affordability												
37419306	634 E GROVE AVE	ADU-0216	0	NONE	Y			All ADUs assumed to have a level of affordability												
03903421	1010 W PALM AVE	ADU-0215	0	NONE	Y			All ADUs assumed to have a level of affordability												
39043410	830 E WASHINGTON AVE	ADU-0189	0	NONE	Y			All ADUs assumed to have a level of affordability												
03920415	226 E EVERETT PL	ADU-0246	0	NONE	Y			All ADUs assumed to have a level of affordability												
38645122	217 N CLARK ST	ADU-0287	0	NONE	Y			All ADUs assumed to have a level of affordability												
50383229	220 N SWEETWATER LN	ADU-0308	0	NONE	Y			All ADUs assumed to have a level of affordability												
38646213	134 N PIXLEY ST	ADU-0304	0	NONE	Y			All ADUs assumed to have a level of affordability												
03921202	587 N ORANGE ST	ADU-0273	0	NONE	Y			All ADUs assumed to have a level of affordability												
39214109	2352 E DELIA LN	ADU-0324	0	NONE	Y			All ADUs assumed to have a level of affordability												
39048201	1232 E CENTURY DR	ADU-0323	0	NONE	Y			All ADUs assumed to have a level of affordability												
39013183	462 S CAMBRIDGE ST	ADU-0296	0	NONE	Y			All ADUs assumed to have a level of affordability												
39058202	2404 W MILLS DR	ADU-0346	0	NONE	Y			All ADUs assumed to have a level of affordability												

38627320	781 N MAPLEWOOD ST	ADU-0325	0	NONE	Y			All ADUs assumed to have a level of affordability									
39043409	820 E WASHINGTON AVE	ADU-0329	0	NONE	Y			All ADUs assumed to have a level of affordability									
38625318	645 E OAKMONT AVE	ADU-0363	0	NONE	Y			All ADUs assumed to have a level of affordability									
4108044	490 S BATAVIA ST	CUP-0290	24	NONE	Y	HOME, Other	Other	Deed restriction agreement with the City recorded.	55	0							
37409150	534 E HEIM AVE	ADU-0091	0	NONE	Y			All ADUs assumed to have a level of affordability									
39043118	543 E WASHINGTON AVE	ADU-0092	0	NONE	Y			All ADUs assumed to have a level of affordability									
37428502	203 E DUNTON AVE	ADU-0102	0	NONE	Y			All ADUs assumed to have a level of affordability									
39032215	1800 E LA VETA AVE BLDG. A	CUP-3146	0	NONE	Y	HOME, RDA, CDLAC, LIHTC, PBS8	DB		55	0			80.0%	8	Development Standards Modification	Yes	
39032215	1800 E LA VETA AVE BLDG. B	CUP-3146	0	NONE	Y	HOME, RDA, CDLAC, LIHTC, PBS8	DB		55	0			80.0%	8	Development Standards Modification	Yes	
39032215	1800 E LA VETA AVE BLDG. C	CUP-3146	0	NONE	Y	HOME, RDA, CDLAC, LIHTC, PBS8	DB		55	0			80.0%	8	Development Standards Modification	Yes	
38613109	327 N SHAFFER ST	ADU-0115	0	NONE	Y			All ADUs assumed to have a level of affordability									
04114110	637 W LA VETA AVE B	ADU-0182	0	NONE	Y			All ADUs assumed to have a level of affordability									
04114111	627 W LA VETA AVE	ADU-0183	0	NONE	Y			All ADUs assumed to have a level of affordability									
04114112	619 W LA VETA AVE	ADU-0184	0	NONE	Y			All ADUs assumed to have a level of affordability									
38659209	831 N ORANGE ST	ADU-0165	0	NONE	Y			All ADUs assumed to have a level of affordability									
38659301	310 E COLLINS AVE	ADR-0203	0	NONE	Y												
39022208	323 S POINSETTIA DR	ADU-0159	0	NONE	Y			All ADUs assumed to have a level of affordability									
04113302	668 W PALMYRA AVE	ADU-0223	0	NONE	Y			All ADUs assumed to have a level of affordability									
38623210	525 N PINE ST	ADU-0123	0	NONE	Y			All ADUs assumed to have a level of affordability									
37221104	2909 E BLUERIDGE AVE	ADU-0197	0	NONE	Y			All ADUs assumed to have a level of affordability									
38609120	274 N WAVERLY ST	ADU-0169	0	NONE	Y			All ADUs assumed to have a level of affordability									
03919535	751 N GRAND ST	ADU-0170	0	NONE	Y			All ADUs assumed to have a level of affordability									
09324290	7719 E SANTIAGO CANYON R	ADU-0221	0	NONE	Y			All ADUs assumed to have a level of affordability									
23128112	3813 W PARK BALBOA AVE	ADU-0225	0	NONE	Y			All ADUs assumed to have a level of affordability									
36039305	3007 N WESTHAVEN ST	ADU-0231	0	NONE	Y			All ADUs assumed to have a level of affordability									
38612245	1027 E PALM AVE	ADU-0236	0	NONE	Y			All ADUs assumed to have a level of affordability									
13746212	3725 W SHERRINGHAM AVE	ADU-0275	0	NONE	Y			All ADUs assumed to have a level of affordability									
37415104	2153 N SHAFFER ST	ADU-0258	0	NONE	Y			All ADUs assumed to have a level of affordability									
37928105	7100 E CAMBRIA CIR	ADU-0274	0	NONE	Y			All ADUs assumed to have a level of affordability									
38613419	358 N CAMBRIDGE ST	ADU-0270	0	NONE	Y			All ADUs assumed to have a level of affordability									
13746213	3735-3737 W SHERRINGHAM	ADU-0277	0	NONE	Y			All ADUs assumed to have a level of affordability									
38612237	352 N MAPLEWOOD ST	ADU-0262	0	NONE	Y			All ADUs assumed to have a level of affordability									
37839418	993 N LAUREL DR	ADU-0265	0	NONE	Y			All ADUs assumed to have a level of affordability									
03919534	313 E MAYFAIR AVE	ADU-0240	0	NONE	Y			All ADUs assumed to have a level of affordability									
36107130	2803 E ECHO HILL WAY	ADR-0221	0	NONE	Y												
38606113	158 N WAVERLY ST	ADU-0212	0	NONE	Y			All ADUs assumed to have a level of affordability									
37515601	1196 N SHAFFER ST	ADU-0257	0	NONE	Y			All ADUs assumed to have a level of affordability									
37545302	1310 E TRENTON AVE	ADU-0278	0	NONE	Y			All ADUs assumed to have a level of affordability									
39014106	339 S WAYFIELD ST	ADU-0276	0	NONE	Y			All ADUs assumed to have a level of affordability									
37520415	339 E COLLINS AVE	ADU-0303	0	NONE	Y			All ADUs assumed to have a level of affordability									
09347322	313 N EARLHAM ST	ADU-0266	0	NONE	Y			All ADUs assumed to have a level of affordability									
39213134	512 S FAIRMONT WAY	ADU-0233	0	NONE	Y			All ADUs assumed to have a level of affordability									

03903515	925 W MAPLE AVE	ADU-0280	0	NONE	Y			All ADUs assumed to have a level of affordability												
37541508	1103 N LINCOLN ST	ADU-0263	0	NONE	Y			All ADUs assumed to have a level of affordability												
39039706	333 E PALMYRA AVE	ADU-0229	0	NONE	Y			All ADUs assumed to have a level of affordability												
37411403	2385 N NORTHUMBERLAND	ADU-0307	0	NONE	Y			All ADUs assumed to have a level of affordability												
39041306	449 S GRAND ST	ADU-0298	0	NONE	Y			All ADUs assumed to have a level of affordability												
39042101	311 S SHAFFER ST	ADU-0272	0	NONE	Y			All ADUs assumed to have a level of affordability												
39214118	619 S BREEZY WAY	ADU-0288	0	NONE	Y			All ADUs assumed to have a level of affordability												
03936215	248 N STEVENS ST	ADU-0110	0	NONE	Y			All ADUs assumed to have a level of affordability												
39036317	1604 E YOUNG CIR	ADU-0300	0	NONE	Y			All ADUs assumed to have a level of affordability												
09449308	260 S SHASTA ST	ADU-0317	0	NONE	Y			All ADUs assumed to have a level of affordability												
38615117	1244 E WALNUT AVE	ADU-0282	0	NONE	Y			All ADUs assumed to have a level of affordability												
38628202	883 N WAVERLY ST	ADU-0238	0	NONE	Y			All ADUs assumed to have a level of affordability												
37437107	1746 N SHAFFER ST	DRC-5087	0	NONE	Y															
37437107	1748 N SHAFFER ST	DRC-5087	0	NONE	Y															
37827608	3149 E JUNIPER AVE	ADU-0322	0	NONE	Y			All ADUs assumed to have a level of affordability												
03920312	690 N GRAND ST	ADU-0301	0	NONE	Y			All ADUs assumed to have a level of affordability												
37003154	1658 N MODOC ST	ADU-0315	0	NONE	Y			All ADUs assumed to have a level of affordability												
37541610	1056 N LINCOLN ST	ADU-0316	0	NONE	Y			All ADUs assumed to have a level of affordability												
38613418	350 N CAMBRIDGE ST	ADU-0291	0	NONE	Y			All ADUs assumed to have a level of affordability												
38612224	374 N MAGNOLIA ST	ADU-0338	0	NONE	Y			All ADUs assumed to have a level of affordability												
39221105	166 S ESPLANADE ST	ADU-0299	0	NONE	Y			All ADUs assumed to have a level of affordability												
03929426	1237 W SYCAMORE AVE	ADU-0337	0	NONE	Y			All ADUs assumed to have a level of affordability												
36028312	4070 N RAMONA ST	ADU-0320	0	NONE	Y			All ADUs assumed to have a level of affordability												
39014107	329 S WAYFIELD ST	ADU-0294	0	NONE	Y			All ADUs assumed to have a level of affordability												
03904217	170 N LESTER DR	ADU-0256	0	NONE	Y			All ADUs assumed to have a level of affordability												
03924404	269 N CENTER ST	ADU-0244	0	NONE	Y			All ADUs assumed to have a level of affordability												
39050218	2047 E PALMYRA AVE	ADU-0260	0	NONE	Y			All ADUs assumed to have a level of affordability												
36107130	2805 E ECHO HILL WAY	ADU-0269	0	NONE	Y			All ADUs assumed to have a level of affordability												
37418243	2059 N SILVERWOOD ST	ADU-0267	0	NONE	Y			All ADUs assumed to have a level of affordability												
37419410	620 E BUCKEYEWOOD AVE	ADU-0351	0	NONE	Y			All ADUs assumed to have a level of affordability												
38614304	478 N PINE ST	ADU-0347	0	NONE	Y			All ADUs assumed to have a level of affordability												
36009316	4122 N OCEANVIEW ST	ADU-0284	0	NONE	Y			All ADUs assumed to have a level of affordability												
37435410	203 E WOODSTOCK AVE	ADU-0357	0	NONE	Y			All ADUs assumed to have a level of affordability												
39218409	215 S EARLHAM ST	ADU-0370	0	NONE	Y			All ADUs assumed to have a level of affordability												
09336231	3413 E VINE AVE	ADU-0345	0	NONE	Y			All ADUs assumed to have a level of affordability												
03919403	322 E MAYFAIR AVE	ADU-0364	0	NONE	Y			All ADUs assumed to have a level of affordability												
03904432	1018 W MAPLE AVE	ADU-0331	0	NONE	Y			All ADUs assumed to have a level of affordability												
38631201	797 N HIGHLAND ST	ADU-0368	0	NONE	Y			All ADUs assumed to have a level of affordability												
03925322	322 E MAPLE AVE	ADU-0353	0	NONE	Y			All ADUs assumed to have a level of affordability												
39067110	835-837 W ALMOND AVE	ADU-0343 (ADU) & ADU-0344 (JADU)	0	NONE	Y			All ADUs assumed to have a level of affordability												
03914301	230 W WALNUT AVE	ADU-0318	0	NONE	Y			All ADUs assumed to have a level of affordability												
03935257	322 N BITTERBUSH ST	ADU-0362	0	NONE	Y			All ADUs assumed to have a level of affordability												
37818220	2409 E TRENTON AVE	ADU-0355	0	NONE	Y			All ADUs assumed to have a level of affordability												
39037302	1242 E FAIRWAY DR	ADU-0376	0	NONE	Y			All ADUs assumed to have a level of affordability												

37006105	1763 WINDES DR	ADU-0328	0	NONE	Y			All ADUs assumed to have a level of affordability												
37417232	624 E GATES AVE	ADU-0393	0	NONE	Y			All ADUs assumed to have a level of affordability												
09447111	3730 E PALMYRA AVE	ADU-0382	0	NONE	Y			All ADUs assumed to have a level of affordability												
39041313	337 E LA VETA AVE	ADU-0395	0	NONE	Y			All ADUs assumed to have a level of affordability												
03904428	1025 W ARBOR WAY	ADU-0389	0	NONE	Y			All ADUs assumed to have a level of affordability												
03902407	1202 W SYCAMORE AVE	ADU-0397	0	NONE	Y			All ADUs assumed to have a level of affordability												
03903507	938 W ACACIA AVE	ADU-0396	0	NONE	Y			All ADUs assumed to have a level of affordability												
39046112	921 E PALMYRA AVE	ADR-0235		NONE	Y															
37266303	3628 E SUMMITRIDGE LN	ADR-0240		NONE	Y															
39022226	2131 W PALMYRA AVE	ADU-0334		NONE	Y			All ADUs assumed to have a level of affordability												
36031320	3017 N BUTTERFIELD RD	ADU-0339		NONE	Y			All ADUs assumed to have a level of affordability												
03919410	430 E MAYFAIR AVE	ADU-0340		NONE	Y			All ADUs assumed to have a level of affordability												
03929215	1149 W WALNUT AVE	ADU-0348		NONE	Y			All ADUs assumed to have a level of affordability												
23128116	3725 W PARK BALBOA AVE	ADU-0349		NONE	Y			All ADUs assumed to have a level of affordability												
38644240	388 N PARKER ST	ADU-0350		NONE	Y			All ADUs assumed to have a level of affordability												
37418233	2059 N MAPLEWOOD ST	ADU-0352		NONE	Y			All ADUs assumed to have a level of affordability												
37509111	233 E CHESTNUT AVE	ADU-0354		NONE	Y			All ADUs assumed to have a level of affordability												
36186117	2545 N LA CAPELLA CT	ADU-0356		NONE	Y			All ADUs assumed to have a level of affordability												
03914214	412 N LEMON ST	ADU-0359		NONE	Y			All ADUs assumed to have a level of affordability												
38314402	762 N MILFORD ST	ADU-0365		NONE	Y			All ADUs assumed to have a level of affordability												
39007111	903 E VAN BIBBER AVE	ADU-0366		NONE	Y			All ADUs assumed to have a level of affordability												
37450118	2700 N DUNBAR ST	ADU-0367		NONE	Y			All ADUs assumed to have a level of affordability												
36028405	4063 N RAMONA ST	ADU-0369		NONE	Y			All ADUs assumed to have a level of affordability												
39007220	936 E VAN BIBBER AVE	ADU-0371		NONE	Y			All ADUs assumed to have a level of affordability												
39013105	512 E CULVER AVE	ADU-0372		NONE	Y			All ADUs assumed to have a level of affordability												
37554206	1828 E ADAMS AVE	ADU-0373		NONE	Y			All ADUs assumed to have a level of affordability												
37540404	1091 N CALIFORNIA ST	ADU-0374		NONE	Y			All ADUs assumed to have a level of affordability												
38614203	520 E JEFFERSON AVE	ADU-0375		NONE	Y			All ADUs assumed to have a level of affordability												
39043202	730 E ALMOND AVE	ADU-0377		NONE	Y			All ADUs assumed to have a level of affordability												
38627104	927 E OAKMONT AVE	ADU-0378		NONE	Y			All ADUs assumed to have a level of affordability												
03920102	313 E EVERETT PL	ADU-0379		NONE	Y			All ADUs assumed to have a level of affordability												
09407401	694 S WHEELER PL	ADU-0380		NONE	Y			All ADUs assumed to have a level of affordability												
39020117	251 S GLENVIEW PL	ADU-0384		NONE	Y			All ADUs assumed to have a level of affordability												
38644204	365 N CLARK ST	ADU-0385		NONE	Y			All ADUs assumed to have a level of affordability												
37262203	2405 E ALTURA AVE	ADU-0386		NONE	Y			All ADUs assumed to have a level of affordability												
38609107	231 N CAMBRIDGE ST	ADU-0390		NONE	Y			All ADUs assumed to have a level of affordability												
39041420	454 S SHAFFER ST	ADU-0391		NONE	Y			All ADUs assumed to have a level of affordability												
37427202	2745 N PAMPAS ST	ADU-0392		NONE	Y			All ADUs assumed to have a level of affordability												
39046112	921 E PALMYRA AVE	ADU-0394		NONE	Y			All ADUs assumed to have a level of affordability												
39214120	603 S BREEZY WAY	ADU-0398		NONE	Y			All ADUs assumed to have a level of affordability												
09339603	3910 E WALNUT AVE	ADU-0399		NONE	Y			All ADUs assumed to have a level of affordability												
09339603	3910 E WALNUT AVE	ADU-0400		NONE	Y			All ADUs assumed to have a level of affordability												
38629103	1422 E COLLINS AVE	ADU-0402		NONE	Y			All ADUs assumed to have a level of affordability												

Jurisdiction	Orange	
Reporting Year	2024	(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	Projection Period	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	166	-	-	-	-	-	252	352
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	677	-	-	-	-	-	-	-	-	-	-	285	392
	Non-Deed Restricted		27	2	83	69	104	-	-	-	-	-	285	
Above Moderate		1,588	-	1	50	1	4	-	-	-	-	-	56	1,532
Total RHNA		3,936												
Total Units			27	3	195	144	274	-	-	-	-	-	643	3,293
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5		2021	2022	2023	2024	2025	2026	2027	2028	2029	6	7
Extremely low-Income Need													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
- LI Deed Restricted
- LI Non Deed Restricted
- MI Deed Restricted
- MI Non Deed Restricted
- Above Mod Income

Jurisdiction	Orange
Reporting Year	2024 (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 C																	
Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law																	
Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

Jurisdiction	Orange	
Reporting Period	2024	(Jan. 1 - Dec. 31)
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									

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Orange		
Reporting Year	2024	(Jan. 1 - Dec. 31)	

D_1_Name *D_2_Objective* *D_3_Time* *D_4_Status*

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
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>The City Council has 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 2024, the City allocated 2.2 million dollars in LMIHA funds and \$20,000 in administrative costs to The Orion project, which consisted of 166 affordable units for seniors.</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, building permits for construction were issued in 2024, and the construction for the home renovations and new ADUs began in 2024. Construction is expected to be completed in spring 2025.</p>
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<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 2024 Riverside Charitable, an affordable housing developer of an adjacent site, notified the City that they purchased the property and extended 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. In 2024, the City adopted an objective design standards ordinance. The City 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>In 2024, the City continues to contract with a consultant to expedite the process of NEPA review of grant funded projects.</p> <p>In 2024, the City adopted an update to its ADU ordinance to ensure compliance with state ADU law and to streamline review of ADU applications.</p> <p>In 2024, \$20,000 in LMIHA funds were used in administrative support the Orion senior affordable housing 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. 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.</p>
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<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 2024, 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. Staff continues to perform a Mills Act Pre-Approval Inspection for confirmation of appropriate property improvements.</p> <p>In 2024, staff began distribution of a door hanger informational handout, which is given to all properties on a street where a code violation occurs in regards to the standards of the historic district.</p> <p>Staff completed a story map for the Eichler Historic Districts in 2024. The Eichler District Story Map is on the City website at: https://storymaps.arcgis.com/stories/c5f913f6197c4e5f96e68a08162e3687. The Eichler District Story Map highlights 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 2024, the City approved and recorded 17 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>In 2024, the City adopted Objective Design Standards for qualifying development within the designated historic districts throughout the City.</p>
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<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 policies are implemented.</p> <p>In 2024, the City adopted an objective design standards ordinance, a transfer of development rights ordinance, update to the homeless shelter ordinance, update to the Density Bonus ordinance, and an update to the ADU ordinance.</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 2024, the City engaged with a number of developers regarding the City’s affordable housing goals. These developers include National CORE, CityNet, The Irvine Company, and Brandywine Homes. The City maintained regular communication with our local CHDO, and Orange Housing Development Corporation.</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>In 2024, the City exceeded its 65 affordable housing unit goal early in the RHNA cycle by completing the construction of Katella Terrace, Sisters of St. Joseph, and Valencia Garden affordable housing developments, which provided 185 affordable units (74 units for Katella Terrace, 50 units for Sisters of St. Joseph, and 61 for Valencia Gardens) and exceeds the goal of 65 affordable housing units by 120 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 construction in 2024. 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 2024 activity for completed construction, initiated construction and entitled projects.</p> <p>In 2024, the city entitled a 48-unit development where 40 units are to include three bedrooms, and eight units will include four bedrooms. Construction for the development is anticipated in 2025.</p> <p>In furtherance of this goal, 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. In 2024, the City adopted an update to its Density Bonus ordinance to comply 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, City adopted objective design standards and a transfer of development rights ordinance, which should further enhance senior affordable housing development opportunities.</p> <p>In 2024, City processing of senior affordable housing projects include the following: The Orion affordable housing development began construction for 166 affordable senior units. Construction for Katella Terrace, a 74-unit affordable senior project is anticipated to be completed in 2025. Villa St. Joseph Apartments, a 50-unit affordable project, continued to receive City resources supporting NEPA documentation. La Linda Apartments, a 52-unit senior adaptive reuse project applied for building plan check in 2024, building permits are anticipated to be issued in 2025. The City used HOME grant funds to fulfill NEPA obligations using an outside consultant.</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 adopted a transfer development rights ordinance and objective design standards ordinance which will facilitate housing development. The City also adopted an update to its ADU ordinance to further the already steady pace of ADU applications.</p> <p>In 2024, the City issued 111 building permits for new residential structures, which are for the construction of a total of 274 housing units, 166 of which are Low-Income Deed Restricted. Finalized building permits for new residential units totaled 78, which are for the construction of a total of 188 housing units, 112 of which are Low-Income Deed Restricted. Please see Table A2 for a complete list of projects that received final building inspection, had building permits issued, and were entitled in 2024. The City received 93 ADU applications and approved 94 ADU applications in 2024.</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://experience.arcgis.com/experience/830a9a6218fb4d76b6c711c451c85e34</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/showdocument?id=4900&t=638344437022900000</p> <p>Staff dedicated to housing remain available for technical consultation on any infill development proposals. Initial assistance is always at no cost to developers.</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 2024 for new housing development. Staff shall continue to research opportunities in 2024.</p> <p>In 2024, the City funded 2.2 million in LMIHA funds for the construction and development of The Orion, a project consisting of 166 senior affordable housing units and \$20,000 for administrative support of the project.</p> <p>In 2024, the City used its CDBG funds for projects supporting programs that include street improvements, handicap, accessibility improvements, after school programs, and case management support.</p> <p>The following table outlines the projects and amount of CDBG funds used on in Fiscal Year (7/1/23 to 6/30/24).</p> <table border="0"> <thead> <tr> <th>Projects</th> <th>CDBG Amount</th> </tr> </thead> <tbody> <tr> <td>Fair Housing Foundation</td> <td>\$25,000</td> </tr> <tr> <td>After-School Community Program</td> <td>\$40,000</td> </tr> <tr> <td>Bike Team Program</td> <td>\$60,000</td> </tr> <tr> <td>Operation School Bell</td> <td>\$15,000</td> </tr> <tr> <td>Community Food Orange</td> <td>\$15,166</td> </tr> <tr> <td>Mental health and Wellness Center at Taft Elementary</td> <td>\$25,000</td> </tr> <tr> <td>ADA Wheelchair Access Ramps</td> <td>\$90,000</td> </tr> <tr> <td>EI Modena Basin ADA Restroom</td> <td>\$300,000</td> </tr> <tr> <td>Grand Street Rehabilitation</td> <td>\$282,390</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	ADA Wheelchair Access Ramps	\$90,000	EI Modena Basin ADA Restroom	\$300,000	Grand Street Rehabilitation	\$282,390
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<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 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 2024 Riverside Charitable, an affordable housing developer of an adjacent site, notified the City that they purchased the property and extended 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>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 in the City are designated as a General Plan Land Use of Urban Mixed Use (UMU). Mixed Use Zoning was adopted in July 2011. The Urban Mixed-Use zone allows for 30 to 60 dwelling units per acre, thus providing opportunities for development of high density housing, especially 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>In 2024, no new commercial development occurred within the UMU district.</p>
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<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 2024, the City did not receive an application from Chapman University for development of additional student housing. An amendment to the Chapman University Specific Plan 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>
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<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 2024, the City received 93 ADU/JADU applications, issued 104 building permits, and finalized 74 building permits for ADUs.</p> <p>In 2024, the City updated its ADU ordinance to implement consistency with state ADU law.</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/5096/638756593654930000</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. The City continues to issue 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 2024, the City received 93 applications for ADUs and JADUs, issued 104 building permits, and finalized 74 building permits. The amount of ADUs approved, 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:</p> <ul style="list-style-type: none"> 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>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 2024 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.</p> <p>In 2024 the City adopted objective design standards to compliment the City's existing practice of compliance with ministerial processing of affordable residential developments under state housing law. 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 2024. 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 2024 but efforts continue in 2025.</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, LHTE, 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), National CORE development (50 units), and HomeAid Orange County (6 units). The City will significantly accomplish the housing unit goals of this policy during the planning period.</p> <p>For the proposed National CORE development (50 units), the City has an mutual agreement with the County of Orange, wherein 13 RHNA units of the development will be allocated to the County.</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>
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<p>20 - 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. 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), and HomeAid Orange County (6 units). The City will significantly accomplish the housing unit goals of this policy during the planning period. Additionally, 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>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>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.</p> <p>In 2024, the City adopted an objective design standards ordinance, a transfer of development rights ordinance, update to the homeless shelter ordinance, update to the Density Bonus ordinance, and an update to the ADU ordinance.</p> <p>In 2025, 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>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://experience.arcgis.com/experience/830a9a6218fb4d76b6c711c451c85e34</p> <p>Additionally, 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/showdocument?id=4900&t=638344437022900000</p> <p>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 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-</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>On January 14, 2025, the City adopted an update the General Plan Safety Element to bring the General Plan into compliance with the following legislation: SB 1241 (2014), SB 379 (2017), SB 1035 (2018), and SB 99 (2020).</p> <p>The General Plan has environmental justice policies throughout all elements. However, the City's will continue 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 2024, the City joined 35 other cities and the County of Orange to develop the Regional Analysis of Impediments to Fair Housing Choice which included outreach to the community and key stakeholders in the City to discuss housing needs in the city and throughout the region.</p>
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<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 2024, 471 cases specifically involving property maintenance on private property were opened. In 2024, 1199 code enforcement cases were opened, and 1263 cases were closed, not including fire or public right-of-way cases.</p> <p>Staff continues to coordinate with Fair Housing and the County of Orange to bring information on resources to low income communities.</p> <p>In 2024, staff joined 35 Orange County Cities and the County of Orange in the development of a Regional Analysis to Impediments of Fair Housing Choice and developed a Consolidated Plan to identify housing need and resources.</p> <p>Staff will continue to seek private partnerships and grant opportunities to enable additional housing stock rehabilitation.</p>
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<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. 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), and HomeAid Orange County (6 units). The City will significantly accomplish the housing unit goals of this policy during the planning period. Additionally, 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>In 2024, the city entitled a 48-unit development replacing an existing office building. Construction is anticipated for the development in 2025.</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 and two affordable housing 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 184 children and the Youth Centers assisted 83 children in 2024.</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>In 2024, the City adopted an objective design standards ordinance, a transfer of development rights ordinance, update to the homeless shelter ordinance, update to the Density Bonus ordinance, and an update to the ADU ordinance.</p> <p>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 of 48 units was approved in 2024.</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 2024, 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 provides 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.</p> <p>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 the Hub Resource Center (HRC), managed by The Hub OC. The HRC 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</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 2024, the City distributed Fair Housing Foundation informational materials at the Community Development public service counter, and also relied on Fair Housing Foundation events for distribution of information. In 2024, the City hosted three in-person and eight virtual Fair Housing Foundation community meetings. Staff continues to coordinate with Fair Housing and the County of Orange to bring information on resources to these communities. In 2024 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 2024, the Fair Housing Foundation assisted 139 unduplicated Orange clients, received 21 Fair Housing allegations, and opened 10 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>2024 - Total Number of Tenants - City of Orange Program # of Tenant's that Participated</p> <p>Veterans Affairs Supportive Housing (VASH)84</p> <p>Non - Elderly Persons with Disabilities (NED)1</p> <p>Family Unification Program (FUP)25</p> <p>Section 8 Housing Choice Voucher Program (HCVP)640</p> <p>Continuum of Care Certificate Program (COC)38</p> <p>*This data reflects the total number of Tenant's assisted by program, in the City of Orange, through the calendar year of 2024.</p> <p>During FY 24-25, the City will continue to support OCHA's applications for Section 8 vouchers as well as the continuation of the HCVP, COC, VASH, NED, and FUP programs.</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 2024, 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 2024, 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 2025.</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 2025.</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 2025.</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 2025.</p>

<p>4J - The City of Orange Municipal Code currently requires emergency shelters to be located at least five hundred feet from any residential use or residentially-zoned property, public or private park, or public or private kindergarten through 12th grade curriculum school, as measures from the closest property line, as well as be located within half-a-mile of a transit stop. These requirements fall outside the scope of allowable standards relating to siting of homeless/emergency shelters per Government Code section 65583, subdivision (a)(4)(A).</p>	<p>Update the Orange Municipal Code to comply with State law.</p>	<p>By December 2023</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 2025.</p>
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Jurisdiction	Orange	
Reporting Period	2024	(Jan. 1 - Dec. 31)
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	2024	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.			TOTAL UNITS ⁺	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 ⁺		
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Orange
Reporting Period	2024 (Jan. 1 - Dec. 31)
Period	6th Cycle 10/15/2021 - 10/15/2029

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	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

Housing Element Implementation

Table J														
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915														
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity) Granted	Notes
1				2	3	4							5	6
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SH - Student Housing)	Date	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 Additional Beds Created Due to Density Bonus	Notes
Summary Row: Start Data Entry Below														

ANNUAL ELEMENT PROGRESS REPORT

Jurisdiction	Orange	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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 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 more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		
Notes		

Jurisdiction	Orange
Reporting Year	2024 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$	500,000.00	Total award amount is auto-populated based on amounts entered in rows 15-26.		
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
North Tustin Street	\$120,000.00	\$0.00	Other (Please Specify in Notes)	Local General Fund	The project did not complete but resulted in a market analysis to further environmental documents for future housing efforts
Housing Element	\$180,000.00	\$0.00	Completed	Local General Fund	The City's Housing Element update was found to be in substantial conformance with State housing law on January 2, 2024
Objective Design Standards	\$200,000.00	\$0.00	Completed	Local General Fund	The City adopted an Objective Design Standards Ordinance on December 10, 2024

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement 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	94
Above Moderate		51
Total Units		145

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	166
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	104
Above Moderate		4
Total Units		274

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	112
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	74
Above Moderate		2
Total Units		188



Agenda Item

Planning Commission

Item #: 5.1.

3/17/2025

File #: 25-0146

TO: Chair and Members of the Planning Commission

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Angelo Huang, Assistant Planner

1. SUBJECT

Public Hearing to consider a request to increase the maximum capacity of students at an existing day care center on a church campus located at 250 S. Prospect Street and finding of CEQA Exemption (Conditional Use Permit No. 3235).

2. SUMMARY

Bumble Bee Preschool is requesting a modification of an existing Conditional Use Permit to allow an increase in enrollment from 26 to 79 students at an existing day care center at Revive Covenant Church.

3. RECOMMENDED ACTION

Continue to the April 7, 2025, Regular Planning Commission meeting.



Agenda Item

Planning Commission

Item #: 5.1.

3/17/2025

File #: 25-0146

TO: Chair and Members of the Planning Commission

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Angelo Huang, Assistant Planner

1. SUBJECT

Public Hearing to consider a request to increase the maximum capacity of students at an existing day care center on a church campus located at 250 S. Prospect Street and finding of CEQA Exemption (Conditional Use Permit No. 3235).

2. SUMMARY

Bumble Bee Preschool is requesting a modification of an existing Conditional Use Permit to allow an increase in enrollment from 26 to 79 students at an existing day care center at Revive Covenant Church.

3. RECOMMENDED ACTION

Continue to the April 7, 2025, Regular Planning Commission meeting.



Agenda Item

Planning Commission

Item #: 5.2.

3/17/2025

File #: 25-0142

TO: Chair and Members of the Planning Commission

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Arlen Beck, Associate Planner

1. SUBJECT

Public Hearing to consider an ordinance establishing Single Room Occupancy housing as a permitted land use for certain qualifying properties and finding of CEQA exemption.

2. SUMMARY

The proposed ordinance establishes standards, provisions, and limitations governing the permitting, development, siting, and management of Single Room Occupancy housing units.

3. RECOMMENDED ACTION

1. Adopt Planning Commission Resolution No. 16-24 recommending the City Council adopt an Ordinance amending Title 17 of the Orange Municipal Code to allow Single-Room Occupancy housing as a permitted use in certain zoning districts and related definitions and development standards.
2. Find the ordinance categorically exempt from the California Environmental Quality Act (CEQA) per State CEQA Guidelines Sections 15061(b)(3) and 15378.

4. AUTHORIZING GUIDELINES

Orange Municipal Code Section 17.08.020 authorizes the Planning Commission to review and make advisory recommendations to the City Council on Zoning Ordinance Amendments.

5. PROJECT BACKGROUND

The City of Orange General Plan 2021-2029 Housing Element was adopted by the City Council on October 30, 2023, and was certified by the California State Department of Housing and Community Development (HCD) on January 2, 2024. Government Code Section 65583 and 65583.2 require the City's Housing Element to provide for a variety of housing types including single-room occupancy (SRO) units. Providing development opportunities for a variety of housing types promotes diversity in housing price, style, and size, and contributes to neighborhood stability by offering more affordable and move-up homes and accommodating a diverse income mix.

Included in the Housing Element is Housing Policy Action 4H which identifies the City's intent to update the Orange Municipal Code to permit Single-Room Occupancy housing 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 SRO units.

6. PROJECT DESCRIPTION

The proposed ordinance would allow SRO housing units only as an adaptive reuse of certain existing structures in specified zones as follows:

- Existing hotels or motels with 30 guest rooms or less.
- Existing office buildings with a gross floor area of 5,000 square feet or less.
- Only in the Limited Business (C-1), General Business (C-2), and Limited Business Tustin Redevelopment Project Area (C-TR) zoning districts.

All of the properties that qualify for conversion to SRO at the time of adoption of this ordinance are eligible, however, no buildings constructed after the adoption of this ordinance are eligible for SRO conversion. A map of existing hotels or motels eligible for conversion to SRO is provided as Attachment 2, and a map of eligible existing office buildings for conversion to SRO is provided as Attachment 3.

In addition to the criteria above, the proposed ordinance establishes development and operational standards for SRO units. SRO development would be subject to the following requirements:

- Conversion to SRO must be done for the entire site. No partial conversions are allowed.
- Maximum occupancy of two persons per unit.
- Minimum rental term of 30 days or longer.
- Minimum unit size of 150 square feet and maximum unit size of 375 square feet.
- A property management plan with an on-site 24-hour manager and separate manager's unit.
- Independent unit entrances accessible from a single main entry.
- Cooking Facilities shall be either in each unit or as a community kitchen for each floor.
- Bathroom facilities either contained in each unit or as a common bathroom facility with at least one full bathroom per floor and one full bathroom per four units.
- A closet of at least 120 cubic feet in each unit.
- A common area for tenant social interaction and meetings at each facility.
- A secured office for storage of confidential resident records at each facility.
- Assigned individual mailboxes for each unit.
- Laundry facilities of at least one washer and dryer per floor and one washer and dryer shall be provided for every 10 units.
- Janitorial Storage with hot and cold running water on each floor.

All units within SRO projects shall be restricted to very low and low-income individuals as defined by the City's housing element, with the exception of the 24-hour manager unit. The City will be able to

count these units towards fulfilling our Regional Housing Needs Assessment (RHNA).

7. DISCUSSION

Loss of Transient Occupancy Tax (TOT).

The following hotels that are eligible for conversion under the SRO ordinance provisions and their associated TOT revenues are outlined in the table below:

Hotel/Motel Name	Address	Room Count	Number of Calls for Service in 2024	2024 TOT Revenue
SKY PALM MOTEL	210 N TUSTIN ST	30	9	\$ 65,910.00
ANGEL MOTEL	2330 W CHAPMAN AVE	17	8	\$ 1,030.01
7 CROWNS MOTEL	528 E LINCOLN AVE	15	6	\$ 12,240.00
ASPIRE INN & SUITES	428 E LINCOLN AVE	28	41	\$ 63,803.51
MOTEL 6 #8738	3191 N TUSTIN ST	30	53	\$ 60,887.99
NEW AMERICAN INN & SUITES	3190 N TUSTIN ST	26	71	\$ 23,102.30
CRAZY 8 MOTEL	1300 E KATELLA AVE	29	103	\$ 12,439.16
Total 2024 TOT Revenue:				\$ 239,412.97

The total TOT revenue collected by the eligible hotels/motels, as outlined in the table above, represents approximately 4.4% of the total TOT revenue the City receives from all hotels/motels citywide.

Adaptive Reuse of Existing Buildings:

There are 28 properties identified as eligible for conversion which currently are used as office buildings of 5,000 square feet or less. The conversion of underutilized office buildings to SRO units will provide opportunities for properties to be updated to current building codes and aesthetic enhancements to building exteriors. Furthermore, conversion to SRO will allow for an on-site manager to monitor and maintain the upkeep of the buildings.

8. PUBLIC NOTICE

On March 6, 2025, a notice was published in the Orange City News newspaper for a public hearing before the Planning Commission on March 17, 2025.

9. ENVIRONMENTAL REVIEW

Categorical Exemption: The proposed project is not subject to the provisions of the California Environmental Quality Act (CEQA) pursuant to (1) Section 15061(b)(3) of the state CEQA Guidelines (Common Sense Exemption) because it can be seen with certainty that there is no possibility that it would have a significant effect on the environment; and (2) Section 15378 because it will not have a direct or reasonably foreseeable indirect physical change on the environment and is not a "project." For this reason, no further CEQA documentation is required.

10. ADVISORY BOARD ACTION

No advisory board review was required for this ordinance.

11. ATTACHMENTS

- Attachment 1 - Planning Commission Resolution No. PC 16-24 with Draft Ordinance
- Attachment 2 - Map of Eligible Hotel Properties
- Attachment 3 - Map of Eligible Office Properties
- Attachment 4 - Police Department Report of Hotel Calls for Service



Agenda Item

Planning Commission

Item #: 5.2.

3/17/2025

File #: 25-0142

TO: Chair and Members of the Planning Commission

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Arlen Beck, Associate Planner

1. SUBJECT

Public Hearing to consider an ordinance establishing Single Room Occupancy housing as a permitted land use for certain qualifying properties and finding of CEQA exemption.

2. SUMMARY

The proposed ordinance establishes standards, provisions, and limitations governing the permitting, development, siting, and management of Single Room Occupancy housing units.

3. RECOMMENDED ACTION

1. Adopt Planning Commission Resolution No. 16-24 recommending the City Council adopt an Ordinance amending Title 17 of the Orange Municipal Code to allow Single-Room Occupancy housing as a permitted use in certain zoning districts and related definitions and development standards.
2. Find the ordinance categorically exempt from the California Environmental Quality Act (CEQA) per State CEQA Guidelines Sections 15061(b)(3) and 15378.

4. AUTHORIZING GUIDELINES

Orange Municipal Code Section 17.08.020 authorizes the Planning Commission to review and make advisory recommendations to the City Council on Zoning Ordinance Amendments.

5. PROJECT BACKGROUND

The City of Orange General Plan 2021-2029 Housing Element was adopted by the City Council on October 30, 2023, and was certified by the California State Department of Housing and Community Development (HCD) on January 2, 2024. Government Code Section 65583 and 65583.2 require the City's Housing Element to provide for a variety of housing types including single-room occupancy (SRO) units. Providing development opportunities for a variety of housing types promotes diversity in housing price, style, and size, and contributes to neighborhood stability by offering more affordable and move-up homes and accommodating a diverse income mix.

Included in the Housing Element is Housing Policy Action 4H which identifies the City's intent to update the Orange Municipal Code to permit Single-Room Occupancy housing 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 SRO units.

6. PROJECT DESCRIPTION

The proposed ordinance would allow SRO housing units only as an adaptive reuse of certain existing structures in specified zones as follows:

- Existing hotels or motels with 30 guest rooms or less.
- Existing office buildings with a gross floor area of 5,000 square feet or less.
- Only in the Limited Business (C-1), General Business (C-2), and Limited Business Tustin Redevelopment Project Area (C-TR) zoning districts.

All of the properties that qualify for conversion to SRO at the time of adoption of this ordinance are eligible, however, no buildings constructed after the adoption of this ordinance are eligible for SRO conversion. A map of existing hotels or motels eligible for conversion to SRO is provided as Attachment 2, and a map of eligible existing office buildings for conversion to SRO is provided as Attachment 3.

In addition to the criteria above, the proposed ordinance establishes development and operational standards for SRO units. SRO development would be subject to the following requirements:

- Conversion to SRO must be done for the entire site. No partial conversions are allowed.
- Maximum occupancy of two persons per unit.
- Minimum rental term of 30 days or longer.
- Minimum unit size of 150 square feet and maximum unit size of 375 square feet.
- A property management plan with an on-site 24-hour manager and separate manager's unit.
- Independent unit entrances accessible from a single main entry.
- Cooking Facilities shall be either in each unit or as a community kitchen for each floor.
- Bathroom facilities either contained in each unit or as a common bathroom facility with at least one full bathroom per floor and one full bathroom per four units.
- A closet of at least 120 cubic feet in each unit.
- A common area for tenant social interaction and meetings at each facility.
- A secured office for storage of confidential resident records at each facility.
- Assigned individual mailboxes for each unit.
- Laundry facilities of at least one washer and dryer per floor and one washer and dryer shall be provided for every 10 units.
- Janitorial Storage with hot and cold running water on each floor.

All units within SRO projects shall be restricted to very low and low-income individuals as defined by the City's housing element, with the exception of the 24-hour manager unit. The City will be able to

count these units towards fulfilling our Regional Housing Needs Assessment (RHNA).

7. DISCUSSION

Loss of Transient Occupancy Tax (TOT).

The following hotels that are eligible for conversion under the SRO ordinance provisions and their associated TOT revenues are outlined in the table below:

Hotel/Motel Name	Address	Room Count	Number of Calls for Service in 2024	2024 TOT Revenue
SKY PALM MOTEL	210 N TUSTIN ST	30	9	\$ 65,910.00
ANGEL MOTEL	2330 W CHAPMAN AVE	17	8	\$ 1,030.01
7 CROWNS MOTEL	528 E LINCOLN AVE	15	6	\$ 12,240.00
ASPIRE INN & SUITES	428 E LINCOLN AVE	28	41	\$ 63,803.51
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Total 2024 TOT Revenue:				\$ 239,412.97

The total TOT revenue collected by the eligible hotels/motels, as outlined in the table above, represents approximately 4.4% of the total TOT revenue the City receives from all hotels/motels citywide.

Adaptive Reuse of Existing Buildings:

There are 28 properties identified as eligible for conversion which currently are used as office buildings of 5,000 square feet or less. The conversion of underutilized office buildings to SRO units will provide opportunities for properties to be updated to current building codes and aesthetic enhancements to building exteriors. Furthermore, conversion to SRO will allow for an on-site manager to monitor and maintain the upkeep of the buildings.

8. PUBLIC NOTICE

On March 6, 2025, a notice was published in the Orange City News newspaper for a public hearing before the Planning Commission on March 17, 2025.

9. ENVIRONMENTAL REVIEW

Categorical Exemption: The proposed project is not subject to the provisions of the California Environmental Quality Act (CEQA) pursuant to (1) Section 15061(b)(3) of the state CEQA Guidelines (Common Sense Exemption) because it can be seen with certainty that there is no possibility that it would have a significant effect on the environment; and (2) Section 15378 because it will not have a direct or reasonably foreseeable indirect physical change on the environment and is not a "project." For this reason, no further CEQA documentation is required.

10. ADVISORY BOARD ACTION

No advisory board review was required for this ordinance.

11. ATTACHMENTS

- Attachment 1 - Planning Commission Resolution No. PC 16-24 with Draft Ordinance
- Attachment 2 - Map of Eligible Hotel Properties
- Attachment 3 - Map of Eligible Office Properties
- Attachment 4 - Police Department Report of Hotel Calls for Service

RESOLUTION NO. PC 16-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORANGE RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 17 OF THE ORANGE MUNICIPAL CODE TO ALLOW SINGLE-ROOM OCCUPANCY HOUSING AS A PERMITTED USE IN CERTAIN ZONING DISTRICTS AND RELATED DEFINITIONS AND DEVELOPMENT STANDARDS

APPLICANT: CITY OF ORANGE

WHEREAS, the City recognizes the opportunity for Single Room Occupancy (SRO) units to meet housing needs of the community, especially Extremely-Low, Very-Low and Low-Income households; and

WHEREAS, the subject Ordinance has been prepared to accommodate Single-Room Occupancy housing units in appropriate zoning districts, in accordance with California Government Code Section 65583(c)(1); and

WHEREAS, there are a number of under-utilized small scale office buildings and small-scale motels that lend themselves to adaptive re-use for affordable housing given their proximity to transit, goods, services, and employment; and

WHEREAS, single-room occupancy units can provide affordable housing options for single persons living alone, young professionals, persons looking to transition into permanent housing or seniors looking to age in place in the community; and

WHEREAS, conversion of underutilized small scale office buildings and small-scale motels to single-room occupancy units provides an opportunity to implement standards, provisions, and limitations governing the permitting, development, siting, and management of properties where no such standards exist; and

WHEREAS, the City of Orange 2021-2029 Housing Element includes Housing Policy Action 4H that calls for the City to allow Single-Room Occupancy housing units.

WHEREAS, these proposed Ordinance has been crafted to include implementing standards, provisions and limitations governing the permitting, development, siting, and management of Single-Room Occupancy units to ensure the orderly management and operation of such properties;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council approve the subject ordinance, attached hereto as Attachment A, based on the following:

SECTION 1- FINDINGS

1. The proposed Ordinance amends existing provisions of the OMC to achieve compliance with California Government Code Section 65583(c)(1).
2. The proposed Ordinance implements the City's 2021-2029 General Plan Housing Element. Specifically, the Ordinance will assist in providing housing to meet the needs of low-and very-low-income households, remove governmental constraints, promote housing opportunities for all persons, maximize future residential development potential, facilitate infill construction and, provide workforce housing. The ordinance also incorporates provisions intended to preserve and protect the quality of life in established neighborhoods.

SECTION 2-ENVIRONMENTAL REVIEW

The proposed project is not subject to the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the state CEQA Guidelines (Common Sense Exemption) because it can be seen with certainty that there is no possibility that it would have a significant effect on the environment. For this reason, no further CEQA documentation is required.

ADOPTED this 7th day of April 2025.

Alison Vejar
Planning Commission Chair

I hereby certify that the foregoing Resolution was adopted by the Planning Commission of the City of Orange at a regular meeting thereof held on the 7th day of April 2025, by the following vote:

AYES:
NOES:
ABSENT:

Anna Pehoushek, FAICP
Assistant Community Development Director

EXHIBIT A
RESOLUTION NO. PC 16-24

SRO ORDINANCE

ORDINANCE NO. XX-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORANGE AMENDING TITLE 17 (ZONING) OF THE ORANGE MUNICIPAL CODE TO MAKE SINGLE-ROOM OCCUPANCY (SRO) A PERMITTED USE IN CERTAIN ZONING DISTRICTS AND BY ADDING DEFINITIONS AND DEVELOPMENT STANDARDS RELATED TO SRO DEVELOPMENT.

WHEREAS, the City of Orange (City) recognizes the opportunity for Single Room Occupancy (SRO) units to meet housing needs of the community, especially extremely-low, very-low and low-income households; and

WHEREAS, The City seeks to fulfill our Regional Housing Needs Assessment (RHNA) allocation, which includes 1,067 units affordable to very low-income households and, 604 units affordable to low-income households; and

WHEREAS, the City is updating the Orange Municipal Code to permit Single-Room Occupancy units in appropriate zoning districts, subject to requirements of State Law (Proposed Ordinance); and

WHEREAS, these requirements include implementing standards, provisions and limitations governing the permitting, development, siting, and management of Single-Room Occupancy units; and

WHEREAS, the Planning Commission, having considered the proposed changes to the OMC at a public hearing held on March 17, 2025 and having received public testimony on the item, determined the Proposed Ordinance serves the City’s best interests and furthers the public health, safety and general welfare; and

WHEREAS, the City Council, having now considered the proposed changes to the OMC at a public hearing held on _____, including review of the staff report, and having received public testimony on the item, desires to adopt the Proposed Ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ORANGE DOES HEREBY ORDAIN AS FOLLOWS:

SECTION I:

That the recitals and findings contained herein are true and correct, incorporated herein, and with the public record, form the basis for this Ordinance.

SECTION II:

Section 17.04.038 of the Orange Municipal Code, “Zoning – Definitions – “S” Definitions,” is hereby amended to read as follows:

“Single Room Occupancy” means a single room that is the primary residence of its occupant or occupants. The unit must contain either food preparation or sanitary facilities, and may contain both. If the units do not contain sanitary facilities or food preparation facilities, the building must contain food preparation and/or sanitary facilities that are shared by tenants. Single Room Occupancy is different from and, does not include, uses defined in Title 17 as "dormitory," or "dormitory-style housing," or "student housing."

SECTION II:

Section 17.04.020 of the Orange Municipal Code, “Zoning – Definitions – “A” Definitions,” is hereby amended to include the following definition, in alphabetical order:

“Adaptive Reuse” means reusing an existing building for a purpose other than which it was originally built or designed for.

SECTION III:

Section 17.18.140 of the Orange Municipal Code, “Zoning – Commercial Districts Single Room Occupancy Housing is hereby added to read as follows:

17.18.140 Single Room Occupancy Housing Development Standards.

A. Purpose. The purpose of these provisions is to allow the development of reduced-size dwelling units, defined as single room occupancy (SRO) units, which provide additional options for affordable housing opportunities. These SRO regulations establish development and operational standards for single-room occupancy units and are considered to be in addition to the regulations of the underlying zoning districts where SRO development is permitted.

B. Affordability. All units within SRO projects shall be deed restricted, via an affordable housing agreement with the City, for occupancy by very low and low-income individuals as defined by the City's housing element, with the exception of a 24-hour manager unit.

D. Applicability. The standards contained in this section shall apply to all SRO units.

E. Development and Operational Standards.

1. Occupancy. A SRO unit shall be occupied by not more than two persons. Occupancy of SRO units may be restricted to seniors.

2. Tenancy. Tenancy of SRO units shall be offered for a minimum of 30 days or longer.

3. Unit Size. The minimum size of a SRO unit shall be 150 square feet and the maximum size shall be 375 square feet.

4. Management. A SRO management plan shall be submitted to, reviewed, approved, and enforced by the Community Development Director or designee. The management plan shall be approved before issuance of a certificate of occupancy. The management plan shall contain management policies, operations, emergency procedures, overnight guest policy, security program including video cameras monitoring building access points at every floor, rental procedures and proposed rates, maintenance plans, staffing needs, and tenant mix, selection and regulations. An on-site 24-hour manager is required in every SRO project. A manager's unit shall be provided which shall be designed as a complete residential unit and be a minimum of 300 square feet in size, and a maximum of 1,000 square feet in size.

Each SRO project may be subject to review at any time by the City, which includes, but is not limited to, the review of management services, property maintenance, or property operations. Income levels shall be verified by a third party and submitted to the City annually on the anniversary date of the project's certificate of occupancy or final inspection, whichever is last. The SRO management plan shall define third party verification criteria. The SRO project owner shall be responsible for filing an annual report with the Community Development Department, which includes the range of monthly rents, the monthly income of residents, occupancy rates, and the number of vehicles owned by residents.

5. Entrances. All SRO units shall be independently accessible from a single main entry, excluding emergency and other service support exits, which shall be situated adjacent to and in full view of the manager's desk.

6. Cooking Facilities. Cooking facilities shall be provided either in individual units or in a community kitchen. Where cooking is in individual SRO units, each unit shall have a sink with hot and cold water, with a garbage disposal, a countertop measuring a minimum of 18 inches wide by 24 inches deep, with dedicated electrical outlets and a microwave oven or properly engineered cook top unit pursuant to Building Code requirements, and a refrigerator. A complete kitchen facility available for residents shall be provided on each floor of the structure, if each individual unit is not provided with a minimum of a refrigerator and a microwave oven.

7. Bathroom facilities. A SRO unit is not required to, but may contain, partial or full restroom facilities. A partial restroom facility shall have a toilet and sink in an enclosed compartment with a door. This compartment shall be a minimum of 15 square feet. A full restroom facility shall have a toilet, sink, and bathtub, shower, or bathtub/shower combination. If a full bathroom facility is not provided, common bathroom facilities shall be provided in accordance with the California Building Code for congregate residences with at least one full bathroom per floor on the same floor as the units it is intended to serve and shall be accessible from a common area or hallway and one full bathroom per four units. Each shared shower or bathtub facility shall be provided with an interior lockable door.

8. Closet. Each SRO unit shall have a separate enclosed closet. The closet shall be at least 120 cubic feet with a minimum four-foot horizontal dimension along one plane.

9. Common Area. A minimum of ten square feet for each unit or 250 square feet, whichever is greater, shall be provided for a common area within the building and shall be accessible to all residents at all times. All common areas shall be within the building occupied by SRO units. Dining rooms, meeting rooms, recreational rooms, or other similar areas approved by the city shall be considered common areas. Shared bathrooms, shared kitchens, janitorial storage, laundry facilities, utility rooms, secured office area, and common hallways shall not be considered as common areas. Common area shall be provided on the ground floor adjacent to the entry area, managers unit, and office. The common area shall provide a central focus for tenant social interaction and meetings.

11. Office. A secured office area shall be incorporated in the facility for the storage of confidential resident records and security office personnel.

12. Mailboxes. Mailboxes shall be provided for each unit, located near the lobby in plain view of the entry desk.

13. Laundry Facilities. Laundry facilities shall be provided in the building, in a separate room, at the ratio of one washer and dryer for every 10 units, with at least one washer and dryer per floor.

14. Janitorial Storage. A cleaning supply room or utility closet with a wash tub with hot and cold running water shall be provided on each floor of the SRO facility.

15. Parking. See Chapter 17.34.060 (Off-Street Parking and Loading - Required Number of Parking Spaces).

SECTION VI:

The Single-family Dwelling Use provisions of Table 17.34.060.A of the Orange Municipal Code, “Zoning – Off-Street Parking and Loading – Required Number of Parking Spaces for Residential Uses,” is hereby amended to read as follows:

Table 17.34.060.A

REQUIRED NUMBER OF PARKING SPACES FOR RESIDENTIAL USES

USE	REQUIRED NUMBER OF SPACES
Single Room Occupancy (SRO)	No additional off-street parking spaces are required than what was existing at the time of conversion to SRO.

SECTION VII:

Table 17.13.030 of the Orange Municipal Code, “Zoning – Master Land Use Table – Permitted Uses,” is hereby amended to add the following:

ZONING	RESIDENTIAL										COMMERCIAL					MIXED USE					INDUSTRIAL		AGRICULTURAL OPEN SPACE			P I	OVERLAY		SAND & GRAVEL
LAND USE	R1-5	R1-15 to R1-6	R1-R	R1-20 to R-140 &	R2-8	R2-6 to R-3	R-4	MH	OP	CP/C1	CTR	C2	C3	CR	OTMU-15S	OTMU-15	OTMU-24	NMU-24	UMU	M1	M2	A1	RO	SH	PI	FP-1	FP-2	SG	
Housing—Includes all structures permitted as living quarters whether they be for short or long-term occupancy. Includes all uses identified in California Building Code definitions that are preceded with main entry words (key terms) that include one of the following: Dwelling, unit, house, housing, congregate, residence, multifamily, dormitory, home(s), hotel, motel, residential care facility, residential facility, or lodging.																													
Single Room Occupancy	-	-	-	-	-	-	-	-	-	P *	P *	P *	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

SECTION VIII:

Section 17.13.040 of the Orange Municipal Code, “Zoning – Master Land Use Table – Special Use Regulations,” is hereby amended to add the following:

HHH. Single Room Occupancy Housing (SRO).

1. Adaptive Reuse of the following existing structures that meet the following criteria only.

a. Motel/Hotel with 30 guest rooms or less.

b. Office Buildings with a total gross floor area of 5,000 square feet or less.

2. Only those buildings that meet the criteria of 17.13.040 (HHH)(1) that are existing at the time of adoption of this ordinance shall be eligible for conversion to SRO. No buildings constructed after the adoption of this ordinance are eligible for SRO conversion.

3. If any building that is eligible for conversion to SRO at the time of the adoption of this ordinance is demolished or partially destroyed by fire, explosion, act of God, act of a public enemy, collapse, or any other casualty or calamity, beyond 75% of the appraised value (as defined by this section) is no longer eligible for conversion to SRO.

In determining the appraised value of a structure eligible for SRO conversion, the cost of land or any factors other than those concerning the affected structure itself shall not be considered.

Appraised value, for the purpose of this section, shall mean the market value of the structure as reported by the owner, based upon the market value of comparable structures in the City. Where the City and owner do not agree upon the appraised value based on said comparable, appraised value shall mean the value reported by a qualified appraiser, approved by the City, hired by the owner to determine the value of the structure

4. Any conversion of existing buildings to SRO must be done for the entire site. No partial conversions to SRO are allowed.

SECTION IX:

Section 17.10.060.D.1.1 of the Orange Municipal Code, “Zoning – Specific Administrative Procedures – Site Plan Review – Minor Site Plan Review - Criteria,” is hereby amended to read as follows:

1. Adaptive reuse of an existing building, specified in OMC 17.13.040 HHH., to provide single room occupancy housing pursuant to OMC 17.18.140.

SECTION X:

The proposed project is not subject to the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the state CEQA Guidelines (Common Sense Exemption) because (1) it can be seen with certainty that there is no possibility that it would have a significant effect on the environment; and (2) Section 15378 because it will not have a direct or reasonably foreseeable indirect physical change on the environment and is not a "project." For this reason, no further CEQA documentation is required.

SECTION XI:

If any section, subdivision, paragraph, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this interim Ordinance. The City Council hereby declares that it would have passed this interim Ordinance, and each section, subdivision, paragraph, sentence, clause and phrase thereof, irrespective of the fact that any one (or more) section, subdivision, paragraph, sentence, clause or phrase had been declared invalid or unconstitutional.

ADOPTED this ____ day of _____, 2025.

Daniel R. Slater, Mayor, City of Orange

ATTEST:

Pamela Coleman, City Clerk, City of Orange

STATE OF CALIFORNIA)
COUNTY OF ORANGE)
CITY OF ORANGE)

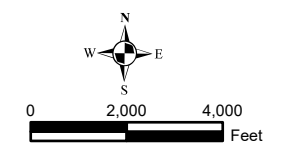
I, PAMELA COLEMAN, City Clerk of the City of Orange, California, do hereby certify that the foregoing extension of an interim Ordinance was duly passed and adopted at the regular meeting of the City Council held on the ____ day of _____, 2025 by the following vote, to wit:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

Pamela Coleman, City Clerk, City of Orange

Legend

- 1 - 7 Crowns Motel
- 2 - Angel Motel
- 3 - New American Inn & Suites
- 4 - Aspire Inn & Suites
- 5 - Crazy 8 Motel
- 6 - Motel 6 #8738
- 7 - Sky Palm Motel
- City Boundary

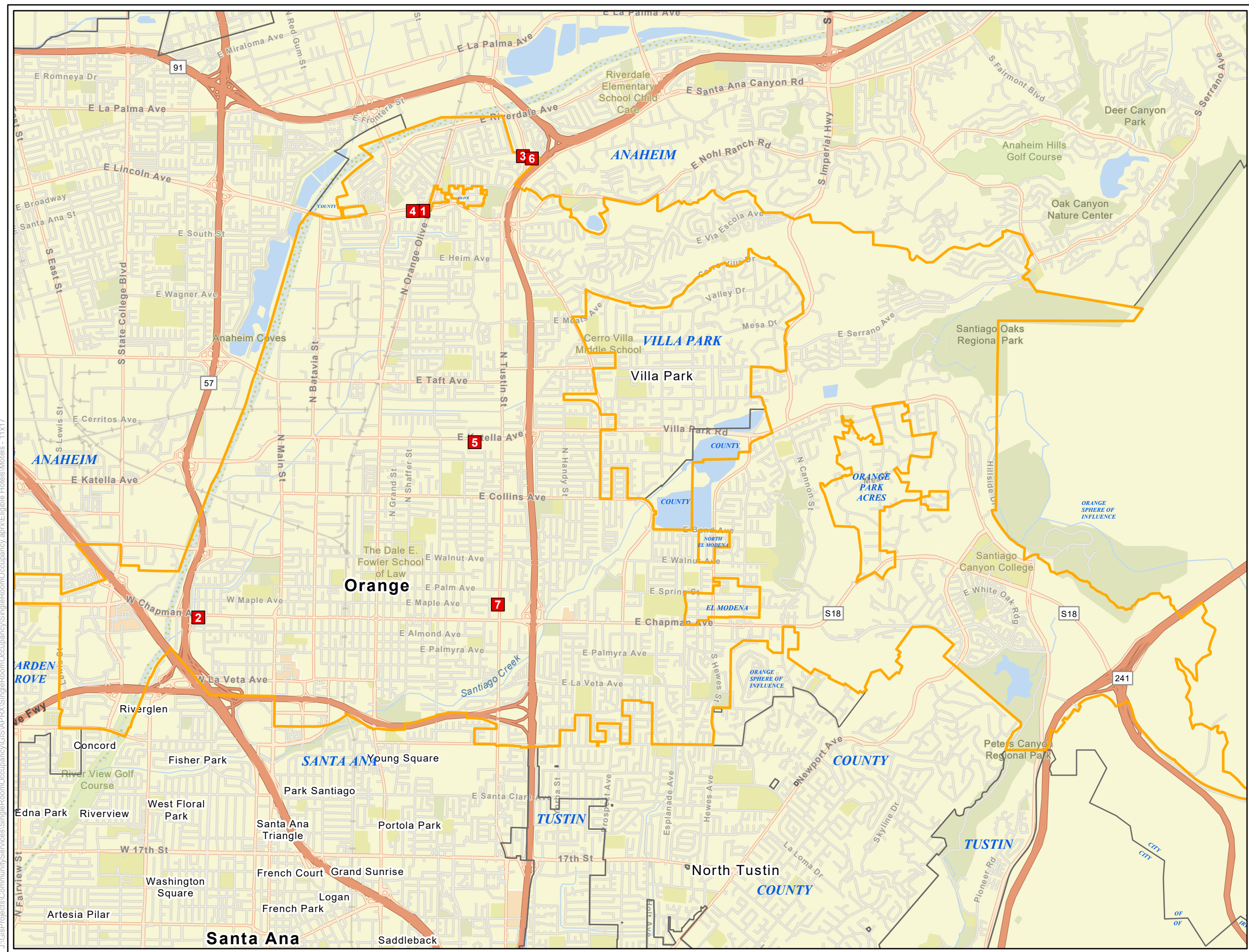


12/9/2024
Source: City of Orange (2024), ESRI

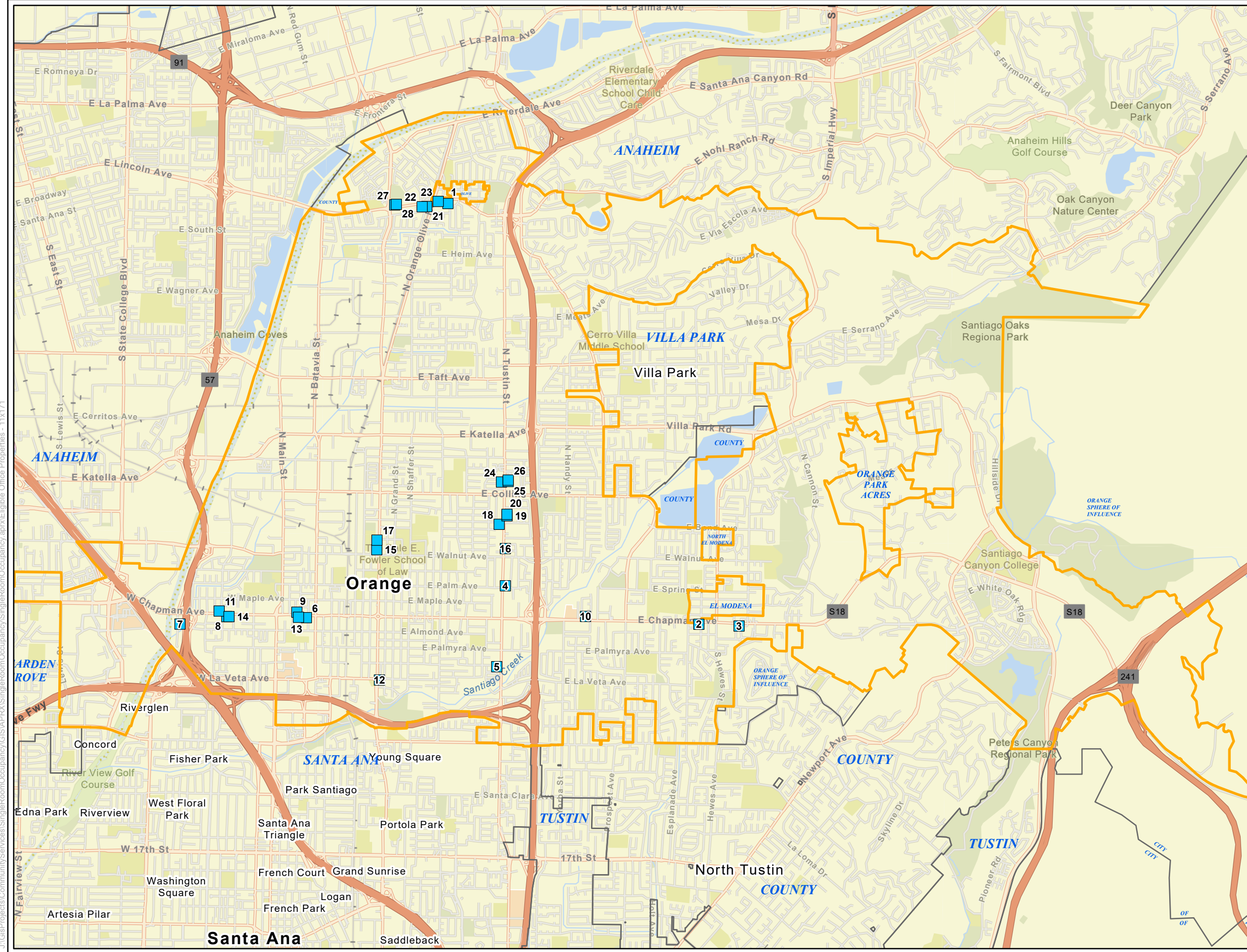
NOTE: Recent data updates may not be reflected on this map at the time of printing, use at your discretion. No part of this map shall be reproduced for commercial purposes.

Exhibit 1

CITY OF ORANGE
**Eligible Hotels/Motels
with 30 Rooms or Less**

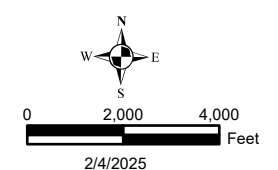


J:\GIS\Projects\CommunityServices\SingleRoomOccupancy\GIS\APRX\SingleRoomOccupancy\SingleRoomOccupancy.aprx\EligibleHotels\Motels - 11x17



Legend

- 1 - Mohan K Moosad Tr Moosad Family Tr
- 2 - 4250 East Chapman Avenue LLC
- 3 - Bless Prop LLC
- 4 - Scenic Destiny LLC
- 5 - V4Hp Properties LLC
- 6 - Chapman Citrus Investment LLC
- 7 - Mosu Enterprise LLC
- 8 - General Truck Drivers, Office, Food & Warehouse
- 9 - DMB Properties LLC
- 10 - 8th St Properties LLC
- 11 - Hoskins Land Co
- 12 - Laura L Jaquith Tr The Castro-Jaquith Living Tr
- 13 - Horner, Jeffrey S Tr
- 14 - Le, Kha Tr
- 15 - Crawford I LLC
- 16 - Allan R Stark Tr
- 17 - Jerome Bauer Tr
- 18 - Pyl Soe Tr Revocable Living Tr
- 19 - Ramesh Kothari Tr
- 20 - Nhan T Le Nguyen, Thuy Bich
- 21 - Riteways Llc
- 22 - Washington Capital Management LLC
- 23 - JW&L Investments LLC
- 24 - Akbar Heidarinia
- 25 - Elsa Adly Louka Tr, The Louka Living Tr
- 26 - Chien-Ko S Wu Tr
- 27 - Dimitri Grammas Tr
- 28 - Ana Maria Arellano Ramos
- City Boundary



2/4/2025
Source: City of Orange (2024), ESRI

Exhibit 1

CITY OF ORANGE

Eligible Office Properties

J:\GIS\Projects\CommunityServices\SingleRoomOccupancy\GIS\APRX\SingleRoomOccupancy.aprx\Eligible Office Properties - 11x171

Arlen Beck

From: Erik Mendoza
Sent: Thursday, January 30, 2025 4:14 PM
To: Arlen Beck
Subject: RE: Single Room Occupancy Ordinance

Arlen,
Here's the information you requested.

SKY PALM MOTEL	210 N TUSTIN ST
9 CFS	
ANGEL MOTEL	2330 W CHAPMAN AVE
8 CFS	
7 CROWNS MOTEL	528 E LINCOLN AVE
6 CFS	
ASPIRE INN & SUITES	428 E LINCOLN AVE
41 CFS	
MOTEL 6 #8738	3191 N TUSTIN ST
53 CFS	
NEW AMERICAN INN & SUITES	3190 N TUSTIN ST
71 CFS	
CRAZY 8 MOTEL	1300 E KATELLA AVE
103 CFS	



Thank you,
Erik Mendoza
Crime Prevention Specialist
Orange Police Department
1107 North Batavia Street
Orange, CA 92867-4615
O: (714) 744-7555
F: (714) 744-7321

 Please consider the environment before printing this e-mail

From: Arlen Beck <abeck@cityoforange.org>
Sent: Thursday, January 30, 2025 16:04
To: Erik Mendoza <EMendoza@orangepd.org>
Subject: RE: Single Room Occupancy Ordinance

Yes total CFS for each location in 2024.

Arlen Beck | Associate Planner
City of Orange
Direct: (714) 744-7272