



Agenda Item

Orange City Council

Item #: 3.7.

7/14/2026

File #: 26-0411

TO: Honorable Mayor and Members of the City Council

THRU: Jarad Hildenbrand, City Manager

FROM: Russell Bunim, Community Development Director

1. SUBJECT

Appropriation of \$220,000 from the Low- and Moderate-Income Housing Asset Fund for the final loan disbursement to Orange 702, L.P. for the Orion Senior Housing Apartments Project.

2. SUMMARY

Authorize the appropriation of \$220,000 from the Low- and Moderate-Income Housing Asset Fund to fund the remaining 10% of the City's previously approved \$2.2 million affordable housing loan for the Orion Senior Housing Apartments.

3. RECOMMENDED ACTION

1. Authorize the appropriation of \$220,000 from the Low- and Moderate-Income Housing Fund (232) unreserved fund balance to:
232-8001-81999-256019 Orion Project
2. Authorize the Community Development Director, or designee, to disburse the remaining loan proceeds to Orange 702, L.P. upon verification that all conditions for final disbursement have been satisfied.

4. FISCAL IMPACT

The expense for this agreement is \$220,000 and will be funded through the Low- and Moderate-Income Housing (Fund 232).

5. STRATEGIC PLAN GOALS

Goal 3: Enhance Public Communication Strategy and Quality of Life

6. DISCUSSION AND BACKGROUND

On January 23, 2024, the City Council approved an Affordable Housing Agreement with Orange 702, L.P. to provide a \$2.2 million loan from the City's Low- and Moderate-Income Housing Fund (LMIHF) to assist in the development of the Orion Senior Housing Apartments, a 166-unit affordable senior housing community located at 1800 E. La Veta Avenue. The project includes 164 affordable units for extremely low- and lower-income senior households and two manager units.

As part of the approved financing structure, the Affordable Housing Agreement provided that 90% of

the City's loan would be disbursed at construction loan closing, with the remaining 10% to be disbursed upon project completion.

The initial 90% loan disbursement totaling \$1,980,000 was made at construction loan closing. The Orion Senior Housing Apartments was completed on February 24, 2026 and Orange 702, L.P. notified staff that it will submit its request for the final loan disbursement of \$220,000 in July 2026. To ensure funding is available when the request is received, staff recommends appropriating \$220,000 from the LMIHF and authorizing the final loan disbursement to Orange 702, L.P. upon verification that all remaining conditions for disbursement have been satisfied.

This action fulfills the City's funding commitment previously approved by the City Council and supports the successful completion of a 166-unit affordable senior housing development that will provide long-term housing opportunities for lower-income senior residents.

7. ATTACHMENTS

- January 23, 2024 City Council Staff Report
- Promissory Note