



County of Orange

General Plan Progress Report and Housing Element Implementation

2025

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LEAP Reporting

County of Orange General Plan Progress Report

I. Introduction

The County of Orange (County) is required by State law to have a legally adequate General Plan (Cal. Code § 65300 et seq.), which primarily addresses unincorporated territory in addition to certain effects to the entire county. As part of its General Plan (GP), the County must include the following seven elements: Land Use, Circulation (Transportation), Housing, Resources (Conservation), Open Space, Noise, and Safety. The County's General Plan also includes two optional elements: Public Services and Facilities, and Growth Management.

State law further requires the preparation and submittal of an annual progress report to the Governor's Office of Land Use and Climate Innovation and the California Department of Housing and Community Development (HCD) (§ 65400(b)). The purpose of the report is to provide the Board of Supervisors (Board) and State agencies with information on the progress towards implementing the General Plan in accordance with adopted goals, policies, and action items. The County is also required to prepare and submit the tables contained in the Appendix to this report.

II. General Plan Status

The State reviews and approves only the Housing Element (HE) of each jurisdiction's GP. The HE sets forth the policies and programs that each jurisdiction will undertake to facilitate the provision of housing at all income levels during the current planning period.

The Board adopted the Sixth Cycle HE on February 11, 2025, and the County received a substantial compliance letter on February 20, 2025, from HCD.

In addition to the HE, State law allows each jurisdiction to amend the Elements of its GP as needed. There were three GP Amendments adopted by the Board in 2025.

- Transportation Element (TGPA 24-02) was adopted on May 6, 2025, which reclassified the roadway designation roadway designations for Santiago Canyon Road between the State Route 241 and Live Oak Canyon Road, El Toro Road between Live Oak Canyon Road and Pheasant Creek, El Toro Road between Pheasant Creek and Portola Parkway and delete Black Star Canyon Road between Silverado Canyon Road and the Orange County/Riverside County line to accurately reflect changing development and traffic patterns in the applicable areas. In addition, general plan amendment TGPA 24-02 added the definition of Divided Collector in the Transportation Element.

- Transportation Element (TGPA 24-03) was adopted on May 6, 2025, which reclassified the roadway designation from Major Arterial (divided six-lane) to Asymmetric Primary Arterial (divided five-lane) for Villa Park Road/Santiago Canyon Road to accurately reflect changing development and traffic patterns in the project area. In addition, general plan amendment TGPA 24-03 included the definition of Asymmetric Lanes in the Transportation Element.
- Safety Element (S19-01) was adopted on August 26, 2025, that provided updates to the Safety Element to comply with recent state mandates, incorporate requirements regarding the risk of fire in State and Local Responsibility Areas and very high Fire Hazard Severity Zones, and made technical amendments to ensure consistency with the 6th Cycle HE update.

III. Housing Element Activity 2025

Regional Housing Needs Assessment (RHNA) Allocation –2021- 2029

The County’s RHNA allocation for the Sixth Cycle Planning Period (2021-2029) is 10,406 units and is divided among five targeted income levels: Extremely Low (30 percent of Area Median Income [AMI]), Very-Low (50 percent of AMI), Low (80 percent of AMI), Moderate (100 percent of AMI) and Above-Moderate (120 percent of AMI).

To ensure the availability of rental and for-sale housing units at all income levels, each RHNA allocation is divided among the following four income categories as compared to the County’s Area Median Income (AMI):

- Very Low-Income – 50% of the AMI
- Low Income – 80% of the AMI
- Moderate Income – 100% of AMI
- Above-Moderate Income – 120% of the AMI

The AMI for each county in the state is published on an annual basis by HCD. In 2025, the AMI for a four-person household in Orange County is \$136,600. To determine the progress toward meeting its RHNA allocation, the County reports the number of building permits issued for units built in each of the above income categories during the planning period.

Table 1 below depicts the RHNA allocation for the unincorporated area for the 2021 – 2029 planning period, which began on October 16, 2021.

TABLE 1 REGIONAL HOUSING NEEDS ASSESSMENT ALLOCATION UNINCORPORATED ORANGE COUNTY 6th Cycle (2021-2029)					
Income Levels	Very-Low	Low	Moderate	Above-Moderate	Total
Total Units Needed 2021 - 2029	3,139	1,866	2,040	3,361	10,406
Percent of Income Category Needed	30.2%	17.9%	19.6%	32.3%	100%
*Half (620) of these VL units are assumed to be in the extremely low-income category (30% AMI). Source: Southern California Association of Governments (2021)					

Implementation of Housing Action Plan

Although the County is not expected to construct housing units to meet the RHNA goal, the Housing Element includes a “Housing Action Plan” that describes the policies, programs, and actions the County will undertake to facilitate the construction of new housing units and preservation of existing housing stock. The Housing Action Plan is meant to meet the needs of its residents and achieve its RHNA allocation goal during the planning period.

One example of a program included in the Housing Action Plan to help facilitate housing development is the First-time Homebuyers Program.

- CEO and OCHCD First-time Homebuyers Program: Through the Public Finance section of the County Executive Office (CEO) and Orange County Housing and Community Development (OCHCD), as part of the Housing Action Plan, the County has been aiding first-time homebuyers by providing financial assistance through programs available from the Southern California Home Financing Authority and County administered local, state and federal funding that provides financial assistance for downpayment assistance.

However, as successful as the County may be at implementing these policies, programs, and actions, it cannot control outside forces such as development requirements and fees, an economic downturn, inflation, or loss of funding sources. For example:

- Development in Fire Hazard Severity Zones: Large areas of unincorporated Orange County that may be suitable for residential development are located in areas considered high to very high fire hazard areas, as defined by the California Department of Forestry and Fire Protection (CAL FIRE). The high fire hazard areas

are conducive to uncontrollable fires due to topography and flammable vegetation. In accordance with State law and regulation, any development in these areas must minimize potential fire hazards and adequate fire protection must be maintained. In addition, development in these areas would be required to comply with the construction requirements of the Very High Fire Hazard Area Requirements Manual. These requirements may raise development costs and dissuade developers from attempting to build units in these areas but do not preclude development entirely. These outside forces have had a major impact on the number of new housing units constructed in the unincorporated area over the past several years, particularly during the previous planning period.

Progress Toward Meeting RHNA Allocation

The following provides an update on the efforts of the County's progress towards meeting the 10,406-unit RHNA Allocation by 2029. Table 2 below depicts the County's progress toward meeting its 2021-2029 RHNA allocation between October 16, 2021, and December 31, 2025.

The County did not finance any homes through the CEO's first-time homebuyer programs for low-income and moderate-income Orange County residents between October 16, 2021, and December 31, 2025. It should be noted that the designations of "low-income" and "moderate-income" are made by the various loan programs and are not necessarily consistent with the income categories used in the County's HE. Therefore, "low-income" may include both low- and very-low-income households as defined in the HE.

From October 16, 2021, to December 31, 2024, OCHCD pre-approved first-time homebuyers through the Mortgage Assistance Program (MAP), which provides financial assistance to first-time homebuyers in the form of a silent second mortgage loan. Updated MAP policies and guidelines were approved by the Board on August 25, 2020. Six (6) households received a loan from the MAP during the planning period.

On December 20, 2022, the Board filed the 2022 Housing Funding Strategy Update (2022 Strategy), which identifies an updated goal of producing 2,396 units of supportive housing by 2029 to meet the current needs based on the 2022 Point in Time Count. The 2022 Strategy also includes information regarding how these units are included as a subset of the region's RHNA unit numbers that are being incorporated into Cities and County HE. Since December 2022, and completion of the 2022 Strategy, a total of 692 additional affordable and supportive housing units are in progress of funding, for a total of 3,212 affordable and supportive housing units in the current pipeline since 2018.

Additional information regarding the implementation of the Housing Action Plan can be found in Table D of the Appendix.

TABLE 2 COUNTY OF ORANGE PROGRESS TOWARD MEETING RHNA ALLOCATION 2021-2029 (October 16, 2021 – December 31, 2025)					
	Very- Low	Low	Moderate	Above-Moderate	Total
Total Units Needed 2021-2029	3,139	1,866	2,040	3,361	10,406
% of Total Income Category Needed	30.2%	17.9%	19.6%	32.3%	100%
Completed Units 10/16/2021-12/31/2021	0	0	0	26	26
Completed Units 1/1/2022 – 12/31/2022	21	48	0	300	369
Completed Units 1/1/2023 – 12/31/2023	0	0	0	533	533
Completed Units 1/1/2024 – 12/31/2024	0	0	0	355	355
Completed Units 1/1/2025 – 12/31/2025	0	0	0	262	262
% of Total Completed Units	0.66%	2.57%	0%	43.9%	14.8%
Remaining Units Needed 2021-2029	3,118	1,818	2,040	1,885	8,861
% of Category Need Remaining	99.33%	97.4%	100%	56.1%	85.2%

IV. Notable Planning Projects

Accessory Dwelling Units

In July 2024, the County completed preparation of pre-approved ADU plans that will assist the public and streamline development of ADUs. The County will continue to track ADU development and the useability of the pre-approved ADU plans. Table 3 below, includes a breakdown of the total number of ADUs applications submitted, issued, and finalized from October 2021 to December 2025. These units are included in the 262 completed units count of the County's Progress Toward Meeting the Sixth Cycle RHNA Allocation (2021-2029).

Table 3 County of Orange Accessory Dwelling Unit/Junior Accessory Dwelling Unit Permit Summary 2021-2029 (October 16, 2021 – December 31, 2025)					
	2021	2022	2023	2024	2025
Submitted Permits	73	69	77	26	81
Permits Issued	57	60	73	48	101
Finalized Units	39	39	32	61	56

Source: County 2025

Affordable Housing Project – Casa Colibri (formerly known as Jackson Street)

Casa Colibri (PA23-0206) is a 65-unit affordable housing project located at 15081 Jackson Street, Midway City, CA 92655. Casa Colibri is in the Housing Opportunities Overlay Zone and has a density of 87.25 du/ac. The development qualified for the unlimited density bonus provision and use of modified parking standards due to its proximity to a major transit stop. The development is comprised of 63 units for very low-income and lower income households and two units designated for managers. The project applicant is in the process of obtaining permits for the construction of the development. The project is expected to obtain its Certificate of Occupancy by 2026.

The Ranch Plan Planned Community

The Ranch Plan Planned Community, owned by Rancho Mission Viejo (RMV), is located in the southeastern portion of Orange County. It includes the development of 5,741 acres of the 22,683-acre Planned Community for a maximum of 14,000 dwelling units, 40% of which are targeted to be age restricted, and approximately 5.2 million square feet of employment floor area. The remainder of the Ranch Plan Planned Community, 16,942 acres, will remain as protected, permanent open space. Build-out of the planned community is expected in approximately 20 years.

To date, Rancho Mission Viejo (RMV) has constructed 107 affordable dwelling units in Planning Area 1 and 112 affordable dwelling units in Planning Area 2. In November 2022, RMV met with OC Community Resources (OCCR) staff to discuss a potential location for an affordable development within Planning Area 3. Discussions to finalize the location and site plan for an affordable development within Planning Area 3 are ongoing with recent discussions in 2025.

Planning Area 3.2b held a grand opening in January 2024 and was approved for six neighborhood builders for a total of 514 units. To date, 488 homes have closed (95% of

Planning Area 3.2b). Planning Areas 3.3 and 3.4 are currently under construction with PA3.3 approved for 175 market rate units and PA3.4 anticipating 326 age qualified units. The grand opening for PA3.3 occurred in June 2025. To date, 28 homes have closed (16% of Planning Area 3.3). A grand opening of PA3.4 is scheduled for January 2026. PA3.5 is approved for 307 age qualified units and 232 market rate units. Grading and infrastructure work for PA3.5 is currently underway.

In addition, two new apartment projects have been approved for PA2.4 and PA3.14. A Site Development Permit (SDP) (PA24-0171) was approved on December 17, 2025, for an 18-unit apartment complex in PA2.4, and a SDP (PA24-0156) was approved on December 9, 2025, for a 217-unit apartment complex in PA3.14.

V. Housing Funding Strategy

On June 12, 2018, the Board of Supervisors (Board) filed the Housing Funding Strategy (2018 Strategy), which established a goal to develop 2,700 units of supportive housing throughout Orange County. Since the adoption of the 2018 Strategy, a total of 2,115 affordable and supportive housing units were completed/built, and 327 units are under construction or closing on their construction loan.

On December 20, 2022, the Board filed the 2022 Housing Funding Strategy Update (2022 Strategy), which identifies an updated goal of producing 2,396 units of supportive housing by 2029 to meet the current needs based on the 2022 Point in Time Count. The 2022 Strategy also includes information regarding how these units are included as a subset of the region's RHNA unit numbers that are being incorporated into Cities and County HE. Since December 2022, and completion of the 2022 Strategy, a total of 738 additional affordable and supportive housing units are in progress of funding and 117 units are under construction or closing on their construction loan, for a total of 3,297 affordable and supportive housing units in the current pipeline since 2018.

Since December 2019, the Board authorized issuance of the 2020 Supportive Housing Notice of Funding Availability (NOFA); the 2020 NOFA, the 2023 NOFA and First Amendment; and the 2025 NOFA making available capital funding and Project-Based Vouchers (PBVs) to facilitate the development of supportive housing throughout Orange County, including unincorporated areas. To date, the County has received 45 applications requesting 699 PBVs and approximately \$79.5 million in combined capital funding requests including seven withdrawn applications.

VII. Supportive Housing

During the COVID-19 Pandemic (Pandemic), the State of California developed the Homekey Program (Homekey) to serve people experiencing homelessness or those who were at risk of homelessness and who are also at risk of serious illness from the Pandemic. In Round 1 of Homekey funding, the County and Jamboree Housing were awarded, as co-

applicants, \$20,592,000 in Homekey funds for acquisition/capital and operation of 132 units at the Iluma (formerly Stanton Inn and Suites) and) and Clara Vista (formerly Tahiti Motel). These two projects operated as interim housing for approximately 18 months and began the capital improvement process to transition to permanent supportive housing in 2022. Both, Homekey Round 1 projects transitioned successfully to permanent supportive housing (PSH) programs by June 2023. The Homekey Round 1 Programs served a total of 218 participants in non-congregate interim housing, with 143 participants transitioned to a successful housing placement.

The County, with its co-applicants, were awarded \$33.62 million for three Homekey Round 2 applications. Two projects consisted of the rehabilitation of motels to create 108 units of affordable and PSH. Aurora Vista (formerly Riviera Motel) completed conversion of the 21 PSH units and Mesa Vista (formerly Motel 6) completed conversion of 41 units in Phase I and the remaining 46 units of affordable housing in Phase II are currently underway. HB Oasis began operation as an interim housing program in October 2022, providing 62 units of non-congregate shelter for individuals experiencing homelessness in the Central Service Planning Area (SPA) and completed the rehabilitation/capital improvement process to transition to PSH in October 2025.

The County, in partnership with the cities of Costa Mesa and Newport Beach, submitted a joint Homekey Round 3 application requesting up to \$29 million in grant funds for the acquisition and conversion of a 120-room motel into 78 units of housing including 76 Homekey-assisted permanent supportive housing units. The County and its co-applicant were awarded \$29 million for the project with its estimated completion date of Summer 2026.

The County has developed and worked collaboratively with cities as well as non-profit organizations to provide a significant safety net of emergency shelter beds to stabilize individuals and households experiencing homelessness in Orange County with the goal of transitioning to permanent housing. Since January 2021, the Yale Navigation Center (Yale), a County owned and operated full-service shelter, has offered 425 beds for individuals and couples experiencing homelessness in the Central SPA. In addition to the Yale shelter, the County contracts with Mercy House to operate the Bridges at Kraemer Place, a 200-bed facility, for individuals experiencing homelessness in the North SPA. During the 2025 calendar year both shelters served a total of 1,583 people experiencing homelessness and assisted a total of 164 clients in securing temporary or permanent housing.

2025 Annual Progress Report Appendices

Jurisdiction	Orange County - Unincorporated	
Reporting Year	2025	(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
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	3,139	-	-	-	-	-	-	-	-	-	-	-	3,139
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	1,866	-	-	-	-	-	-	-	-	-	-	-	1,866
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	2,040	-	-	-	-	-	-	-	-	-	-	-	2,040
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Above Moderate		3,361	-	-	298	648	483	393	-	-	-	-	1,822	1,539
Total RHNA		10,406	-	-	298	648	483	393	-	-	-	-	1,822	8,584
Total Units			-	-	298	648	483	393	-	-	-	-	1,822	8,584

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"

- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.

- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

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.

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.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction	Orange County - Unincorporated	
Reporting Year	2025 (Jan. 1 - Dec. 31)	

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Program 1: Provide Adequate Sites and Monitor for No Net Loss	After sites that do not require rezoning are identified there is a RHNA shortfall is 4,625 units. To address the shortfall, the County has identified various sites that, while appropriate for redevelopment and intensification, require zoning amendments that would increase residential development potential and serve as a significant incentive for redevelopment. The Board of Supervisors approved a Zone Change and Zoning Code Amendment in June 2024 to accommodate the remaining RHNA units.	12/31/2029	6th Cycle	In Progress	See Programs 1a through 1c below.	Units		None
Program 1a: Sites Rezoning (Rezoning of Sites to Accommodate RHNA)	<p>1. Amend the Housing Opportunities Overlay (HOO) to accommodate a higher density of development by raising the maximum density from 43.5 to 70 du/ac, excluding any applicable density bonus units. The density is available to all properties in the HOO for the development of affordable housing.</p> <p>2. Establish a minimum density of 30 dwelling units per acre in the Multifamily Dwellings (R2), Apartment (R3), Suburban Multifamily Residential (R4), Residential Profession (RP), and Mixed-Use (MX) zoning districts.</p> <p>3. Rezone properties with a current zone designation of Local Business (C1), General Business (C2), Commercial Community (CC), Commercial Highway (CH), Commercial Neighborhood (CN), or Residential Profession (RP) to the Mixed-Use (MX) zoning district.</p> <p>4. Expand the HOO by adding properties within the Multifamily Dwellings (R2), Apartment (R3), and Suburban Multifamily Residential (R4), Light Industrial (M1) and Mixed-Use zoning districts to the HOO.</p>	6/24/2025	6th Cycle	Completed	<p>1. Completed September 2022: The County received Board of Supervisors approval on September 27, 2022, to amend the Housing Opportunities Overlay (HOO) to accommodate a higher density of development, raising the density from 43.5 to 70 du/ac.</p> <p>2. Completed June 2024: The County received Board of Supervisors approval on June 25, 2024, to amend the zoning code to establish a minimum density of 30 dwelling units per acre in the Multifamily residential zoning districts.</p> <p>3. Completed June 2024: The County received Board of Supervisors approval on June 25, 2024, to rezone specific parcels from commercial and residential-professional to mixed-use.</p> <p>4. Completed June 2024: The County received Board of Supervisors approval on June 25, 2024, to amend the Housing Opportunities Overlay (HOO) to apply the HOO to additional zoning districts such as MX.</p>	Other		<p>Housing Element: https://ocds.ocpublicworks.com/sites/ocpwocds/files/2025-02/OC%20Housing%20Element%20Adopted Feb2025.pdf</p> <p>Zoning Code Amendment: https://ocds.ocpublicworks.com/page/zone-change-and-or-zoning-code-amendment-notification</p>

<p>Program 1b: No Net Loss (Establish a "No Net Loss" review process for all discretionary projects)</p>	<p>The County will evaluate residential development proposals for consistency with goals and policies of the General Plan and the 2021-2029 Housing Element sites inventory. If a reduction in density is proposed, the County will make written findings that the density reduction is consistent with the General Plan and that the remaining sites identified in the Housing Element are adequate to accommodate the RHNA by income level. If a proposed reduction of residential density will result in the residential sites inventory failing to accommodate the RHNA by income level, the County will identify and make available additional adequate sites to accommodate its share of housing need by income level within 180 days of approving the reduced density project.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>"No Net Loss" review process has been implemented and will be ongoing. No projects have been proposed that would decrease density identified in the Housing Element during 2025.</p>	<p>Other</p>		<p>None</p>
<p>Program 1c: Site Replacement (Establish a "Replacement of Unit" review process for each housing development)</p>	<p>Site Replacement Government Code Section 65583.2(g)(3) requires the replacement of units affordable to the same or lower-income level as a condition of any development on a nonvacant site identified in the Housing Element consistent with those requirements set forth in Government Code section 65915(c)(3). Replacement requirements shall be met for sites identified in the inventory that currently have residential uses, or within the past five years have had residential uses that have been vacated or demolished, and 1) were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income; or 2) subject to any other form of rent or price control through a public entity's valid exercise of its police power; or 3) occupied by low or very low-income households. For the purpose of this program "previous five years" is based on the date the application for development was submitted.</p>	<p>12/21/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>"Replacement of Unit" review process has been implemented and will be ongoing. No projects have been proposed on nonvacant sites during 2025.</p>	<p>Other</p>		<p>None</p>
<p>Program 2: Zoning Code Amendments</p>	<p>State law requires that jurisdictions adopt plans and policies to address their RHNA allocation for each planning cycle. The County proposes to address its allocated need for the current planning cycle through a variety of policies and programs, including amending its Comprehensive Zoning Code to minimize constraints on the development of new housing and to proactively assist in the development of housing for persons with low and moderate incomes.</p>	<p>7/31/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>See Programs 2a through 2d below.</p>	<p>Other</p>		<p>None</p>

<p>Program 2a: Process a Zoning Code Amendment to identify qualified projects that will be subject to by-right approval and design review based on objective standards.</p>	<p>Comply with Government Code Section 65583.2 by subjecting qualified projects -- specific sites that were identified in previous Housing Element(s) and that include 20 percent of its units as affordable -- to by-right approval (exempt from CEQA) and design review based on objective standards.</p>	<p>7/31/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>The "Orange County Housing Opportunities Manual" was updated and adopted by Planning Commission in July 2024.</p>	<p>Other</p>		<p>https://ocds.ocpublicworks.com/page/zone-change-and-or-zoning-code-amendment-notification</p>
<p>Program 2b: Process a Zoning Code Amendment to remove SDP requirement for emergency shelters in commercial and industrial zoning districts.</p>	<p>Allow emergency shelters without Use Permit or other discretionary permit in the commercial and industrial portions of the Housing Opportunities Overlay Zone subject to appropriate development standards pursuant to Government Code Sec. 65583.a.4.</p>	<p>7/31/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>The "Orange County Housing Opportunities Manual" was updated and adopted by Planning Commission in July 2024. One of the amendments to the Manual was to allow the development of 100% affordable housing, emergency shelters, multi-service centers, and low-barrier navigation centers for persons experiencing homelessness in mixed-use, multifamily residential, and industrial districts areas within the Housing Opportunities Overlay.</p>	<p>Other</p>		<p>None</p>
<p>Program 2c: Process a Zoning Code Amendment to: 1) revise SDP requirements for MF, and 2) remove SDP requirement for any MF with at least 20% affordable and replace with an Affordable Housing Permit (AHP).</p>	<p>Remove the Site Development Permit requirement for multifamily development of 1 to 4 units and any developments that include at least 20% affordable units. These uses will be allowed as a by-right use. For multifamily development with 5 or more units, the Site Development Permit requirements will be amended to replace the current findings with objective findings, including conformance with proposed Objective Design and Development Standards.</p>	<p>7/31/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>The "Orange County Housing Opportunities Manual" was updated and adopted by Planning Commission in July 2024.</p>	<p>Other</p>		<p>None</p>
<p>Program 2d: Process a Zoning Code Amendment to 1) add ODS that will be used as guidance for all MF housing, 2) add language regarding written findings that must be made to disapprove or reduce the density of a housing project</p>	<p>Adopt Objective Design Standards (ODS) to provide local guidance on design and standards for housing development, including by-right projects, as allowed by State law and the Housing Accountability Act which prohibits a local agency from disapproving or reducing the density of housing development projects that comply with local and state regulations unless the agency can make certain written findings.</p>	<p>7/31/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>The "Orange County Housing Opportunities Manual" was updated and adopted by Planning Commission in July 2024. The updates included the addition of Objective Design Standards.</p>	<p>Other</p>		<p>None</p>
<p>Program 3: Facilitate Affordable Housing Development</p>	<p>The County will provide an adequate supply of housing that varies sufficiently in cost, style, tenure, and neighborhood type to meet the economic and social needs of existing and future residents of the county; and which provides sufficient housing opportunities to achieve a better jobs-housing balance for employees of businesses located in the Unincorporated County areas.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>See Programs 3a through 3q below.</p>	<p>Other</p>		<p>None</p>

Program 3a	Create a county website that will provide information regarding opportunities and resources for affordable housing development.	2/28/2026	6th Cycle	Not Yet Started	Not yet completed.	Other		None
Program 3b	Create a Housing Opportunities Overlay Map and webpage to provide information about the Housing Opportunities Overlay and identify areas where higher density projects would be permitted and eligible for expedited processing and density bonuses.	8/31/2026	6th Cycle	In Progress	OC Land Insights Database provided by OCPW identifies the parcels with the Housing Opportunities Overlay. Ongoing.	Other		OC Land Insights Web Application: https://webapps.ocgis.com/oclandinsights/map-viewer?id=2
Program 3c	Develop informational materials regarding the County's lot consolidation incentives and density bonus program and make available on the County's website.	12/31/2025	6th Cycle	In Progress	Ongoing.	Other		None
Program 3d	Add information to the MyOCeServices web portal to promote the ease of application review and approval of affordable housing projects.	12/31/2029	6th Cycle	In Progress	An Affordable Housing Permit handout is available at the Planning Public Counter and on the OCPW website. A future handout is planned to describe the planning application review and approval process for affordable housing projects in 2026.	Other		None
Program 3e	Review incentives used to determine if changes or updates are needed to further facilitate the production of affordable units. Incentives may include: density bonuses, expedited permit processing, development standards, tax-exempt conduit financing, infrastructure financing assistance, and direct financial assistance.	12/31/2029	6th Cycle	In Progress	Not yet completed.	Other		None
Program 3f	Update the "Orange County Housing Opportunities Manual."	2/28/2026	6th Cycle	Completed	The "Orange County Housing Opportunities Manual" was updated and adopted by Planning Commission in July 2024.	Other		https://ocds.ocpublicworks.com/sites/ocpw/ocds/files/2024-08/Orange%20County%20Housing%20Oppor-tunities%20Overlay%20Manual%202024%20.pdf

Program 3g	Create and distribute promotional materials describing the County's expedited permit processing and incentives for building affordable housing: expedited approval process for parcel maps that include affordable units, ministerial review of lot line adjustments, assistance with applying for and acquiring funding, and modification of development standards.	7/31/2024	6th Cycle	Completed	The "Orange County Housing Opportunities Manual" was updated and adopted by Planning Commission in July 2024.	Other		https://ocds.ocpublicworks.com/sites/ocpw/ocds/files/2024-08/Orange%20County%20Housing%20Oppor-tunities%20Overlay%20Manual%202024%20.pdf
Program 3h	Create and implement an administrative review process for residential rental and owner-occupied projects that include at least 20% affordable units. Applicants will be provided with a submittal checklist of applications materials and information, a copy of an affordability agreement, Water Quality Management Plan Checklist, and if applicable, a request for a density bonus consistent with State law.	7/31/2024	6th Cycle	Completed	Completed July 2024: Zoning Code Amendment adopted by Board of Supervisors in July 2024 created the by-right Affordable Housing Permit (AHP). Application informational packets will be provided to all applicants on an ongoing basis.	Other		https://ocds.ocpublicworks.com/page/zone-change-and-or-zoning-code-amendment-notification
Program 3i	County will continue to participate in the House Choice Voucher Program to provide rent subsidies to very low-income households. On an ongoing basis, review the County Housing Authority's participation in the Housing Choice Voucher program and pursue additional vouchers/funding when available. Review annually and update, as necessary, the Supportive Housing Notice of Funding Availability (NOFA).	12/31/2029	6th Cycle	Continuous	Ongoing. The Orange County Housing Authority (OCHA) administers Section 8 Housing Choice vouchers within the County.	Other		https://www.ochousing.org/
Program 3j	County will continue to publish and update, as necessary, the Affordable Housing Rental List.	12/31/2029	6th Cycle	Continuous	Ongoing.	Other		Affordable Housing Rental List: https://ochcd.org/page/affordable-housing-rental-list
Program 3k	Continue to support the DPRC in reviewing existing and proposed codes, procedures, and fees to ensure that they do not unreasonably hinder housing production. Approved DPRC policy and code amendment recommendations will be implemented within one fiscal year from approval.	12/31/2029	6th Cycle	Continuous	Ongoing. OC Development Services hosts the Development Processing Review Committee (DPRC) on the first (1st) Wednesday of each month. As of December 2025, no recommendations regarding codes, procedures, and fees have been made.	Other		None
Program 3l	Review and update, as necessary, guidance documents for applicants that identify which permits/approvals are required for their proposed project.	12/31/2029	6th Cycle	In Progress	Not yet completed.	Other		None
Program 3m	Review funding opportunities bimonthly and pursue all state and federal housing grant funds for which the County is eligible.	12/31/2029	6th Cycle	Continuous	Ongoing.	Other		None

Program 3n	Approve affordable housing projects in Rancho Mission Viejo administratively and report annually to State HCD and the Board of Supervisors regarding progress toward the development of Rancho Mission Viejo and its affordable housing sites through the required Annual Monitoring Report.	12/31/2029	6th Cycle	Continuous	Ongoing.	Other		None
Program 3o	Coordinate with the City of Newport Beach for development and shared RHNA credit of the identified parcels on the County-owned Coyote Canyon site. Include 30% of the County's total unit share as affordable units (lower-income [10%] and moderate-income households [20%]).	12/31/2029	6th Cycle	Continuous	OCPW/Planning has quarterly meetings with CEO Real Estate on status of development and coordination with City of Newport Beach.	Other		None
Program 3p	Work with all applicants proposing rental residential projects to encourage the inclusion of four-bedroom units that can provide adequate housing for all households, including large-family households (which are defined as those consisting of five or more members).	12/31/2029	6th Cycle	Continuous	Ongoing.	Other		None
Program 3q	Meet with Developers and DPRC to identify potential constraints to the development of affordable housing and housing for those with special needs in the County's Zoning regulations. Address any identified constraints within 6 months.	12/31/2029	6th Cycle	Not Yet Started	Not yet initiated.	Other		None

<p>Program 4: Promote Affordable Housing</p>	<p>Continue to work with existing partners and seek new partners and volunteers from stakeholder and industry groups to further opportunities and provide incentives where possible for affordable housing. Proactively encourage and facilitate the development of affordable housing by developers and Orange County jurisdictions for lower-income households, particularly those with special needs including large households, seniors, extremely low-income (ELI) households, and households with persons who have disabilities or developmental disabilities. OC Community Resources staff will work cooperatively with other governmental agencies, business groups, universities, environmental organizations, housing advocates and the development community to increase public awareness of the importance of affordable housing to the County's long-term viability and the programs to facilitate affordable housing.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>See programs 4a through 4h below.</p>	<p>Other</p>		<p>None</p>
<p>Program 4a</p>	<p>On an ongoing basis, provide letters of support to affordable housing developers' applications to local, State, and Federal agencies for funding, provided the proposed projects are consistent with the goals and policies of the General Plan.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Ongoing.</p>	<p>Other</p>		<p>None</p>
<p>Program 4b</p>	<p>Within 2 years of Housing Element approval, seek concurrence from the state Department of Housing and Community Development that affordable units built in cities and assisted with County funds (i.e., multi-jurisdictional agreement) should be partially credited toward the County's housing production for RHNA purposes in proportion to the amount of County funding.</p>	<p>2/28/2027</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Through Memorandum of Agreement No. 7841 with the City of Orange, the County of Orange approved a loan in the amount of \$2,107,600 on May 20, 2025 toward the completion of a 50 unit housing project in the City of Orange. Therefore, the County is counting the 11 units utilizing County local revenue funds towards meeting its affordable housing obligations.</p>	<p>Units</p>	<p>11</p>	<p>None</p>
<p>Program 4c</p>	<p>Work with cities and developers to identify incentives to reach agreements to transfer Regional Housing Needs Assessment (RHNA) credits for units transfer within city boundaries through a multi-jurisdictional agreement. Review strategy and approach annually.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>RHNA transfer/sharing with the cities of Orange (6/17/2025), Placentia (6/4/2024) and Santa Ana (5/5/2021) was reflected in 6th cycle RHNA. After reviewing Joint Powers Agreements and SCAG reports during the review of the 6th Cycle Housing Element (late 2024), HCD concurred.</p>	<p>Other</p>		<p>Memorandum of Agreement between: - County of Orange and City of Orange - County of Orange and City of Placentia - County of Orange and City of Santa Ana</p>

<p>Program 4d</p>	<p>Work with cities and LAFCO to ensure that new planned communities in sphere of influence areas provide adequate sites at appropriate densities for affordable housing. Consult with LAFCO at least once annually to identify priority areas with the highest potential for affordable housing development and annexation.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>January 2025: Reviewed Orange Island in Orange with OCPW and LAFCO to determine the possibility of transferring the Island to the City of Orange. This transfer was not initiated.</p> <p>February 2025: Reviewed Southwest Island in Anaheim with OCPW and LAFCO to determine the possibility of transferring the Island to the City of Anaheim. This transfer was not initiated.</p> <p>May 2025: Reviewed Ladera Ranch Island in Ladera Ranch with OCPW and LAFCO to determine the possibility of transferring the Island to Ladera Ranch. This transfer was not initiated.</p>	<p>Other</p>		<p>None</p>
<p>Program 4e</p>	<p>Support development of affordable housing on religious property consistent with State law. Meet with owners of the religious properties identified in the inventory of sites to address the 6th Cycle RHNA (Appendix B) to provide information about regulatory changes (such as streamlined development), development standards and affordability requirements and incentives and/or assistance available through the County for development of housing on religious institution properties. Send the same informational material to all churches in the Unincorporated County.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Letters mailed out on June 5, 2025 to nine religious site property owners providing information regarding the ability to develop housing on site and the incentives/assistance available to property owners.</p> <p>Ongoing.</p>	<p>Other</p>		<p>None</p>

<p>Program 4f</p>	<p>Meet annually with developers and housing organizations to evaluate projects for acquisition and rehabilitation/new construction of new shelters, and long-term affordable housing, including senior housing.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The Office of Care Coordination participants in conversations with cities, developers and community-based organizations on the rehabilitation/new construction of shelters on an as needed basis. Most recently, the Office of Care Coordination provided funding to HomeAid Orange County for capital improvements needed to the HomeAid Orange County Family Care Center.</p> <p>OC Housing & Community Development has an open Notice of Funding Availability and holds annual input sessions to discuss affordable housing development opportunities with developers and other stakeholders and interested parties.</p> <p>Developers contact staff on proposed projects for our inputs.</p> <p>Ongoing.</p>	<p>Other</p>		<p>None</p>
<p>Program 4g</p>	<p>Conduct an annual informational meeting with stakeholders, including the development community and property owners to facilitate housing development, including discussion of ADUs, expedited permit processing and lot splits or consolidations.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Ongoing.</p>	<p>Other</p>		<p>None</p>
<p>Program 4h</p>	<p>Attend and promote development incentives at the bi-monthly Continuum of Care (CoC) Housing Opportunities Committee meeting and the bi-monthly OC Housing Finance Trust meetings.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Completed December 2024: The Office of Care Coordination can confirm attendance and participation by OC Community Resources and OC Development Services.</p> <p>Ongoing and will continue through 2029.</p>	<p>Other</p>		<p>None</p>
<p>Program 5: Density Bonus Ordinance</p>	<p>In compliance with Government Code section 65915, et. seq., the County will amend its Density Bonus ordinance as needed to comply with State law.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Completed June 2024.</p> <p>Ongoing.</p>	<p>Other</p>		<p>Orange County Zoning Code: https://ocds.ocpublicworks.com/sites/ocpwocds/files/2025-12/Adopted%20Orange%20County%20Zoning%20Code%2012-04-2025.pdf Section 7-9-87 - Density Bonus and Other Incentives</p>

<p>Program 6: Rehabilitate and Preserve Existing Residential Units, Especially Affordable Units</p>	<p>New construction represents a relatively small percentage of the Unincorporated County areas' total housing inventory. The preservation and rehabilitation of the existing housing stock, especially affordable apartments, is essential to meet the County's housing needs.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>See Programs 6a through 6f below.</p>	<p>Other</p>		<p>None</p>
<p>Program 6a</p>	<p>Use available housing funding to finance housing rehabilitation. Assist 10 households through rehabilitation efforts annually.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Review funds annually. Ongoing.</p>	<p>Other</p>		<p>None</p>
<p>Program 6b</p>	<p>Continue to monitor affordable housing projects with affordability covenants and take appropriate action to preserve these affordable units whenever they become at-risk of converting to market rate housing (e.g., extending contracts for participation in affordable housing programs).</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>As of December 2025 no Affordable Housing units have expiring affordability covenants. Ongoing.</p>	<p>Other</p>		<p>None</p>
<p>Program 6c</p>	<p>Implement and review the County's code enforcement and graffiti removal programs. Facilitate 5 improvements annually through the code enforcement and/or graffiti removal programs.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>As of December 2025 there were approximately 30 graffiti removal code enforcement cases. Ongoing.</p>	<p>Other</p>		<p>None</p>
<p>Program 6d</p>	<p>On an ongoing basis, provide infrastructure maintenance in existing residential neighborhoods, including through the Capital Improvement Program (CIP). Facilitate 10 infrastructure improvements, including seven in the North and Central County Unincorporated areas during the planning period.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Ongoing. Capital Improvement Projects Approved/Implemented in 2025: - Wagon Wheel Pavement Rehabilitation Project - Surface Seal Harriett Wieder Park Parking Lot Project - Surface Seal Mac Islands Project - Antonio and Crown Valley Parkway Intersection Improvement Project - Ladera Ranch North Overlay Project - Pavement Maintenance Garden Grove Project - ADA Curb Ramp Upgrade for North Ladera Ranch Project - Barrett Lane Drainage and Sidewalk Improvement Project</p>	<p>Other</p>		<p>None</p>

Program 6e	On an ongoing basis, participate in the CDBG, HOME and related programs as a means of providing pass-through funding to affordable housing projects and efforts to rehabilitate existing affordable units or projects. Review opportunities annually.	12/31/2029	6th Cycle	Continuous	Ongoing.	Other	None
Program 6f	Enforce the provisions of the County's condominium and mobile home park conversion ordinance (section 7-9-89 and 7-9-92). Review compliance annually.	12/31/2029	6th Cycle	Continuous	Ongoing.	Other	Orange County Zoning Code: https://ocds.ocpublicworks.com/sites/ocpwocds/files/2025-12/Adopted%20Orange%20County%20Zoning%20Code%2012-04-2025.pdf Sections: 7-9-89 - Condominium Conversions, and 7-9-92 - Mobile home Regulations
Program 7: Accessory Dwelling Units	In July 2020, the County updated the Comprehensive Zoning Code in accordance with the October 2019 passage of California Assembly Bill AB 68 (AB 68), Assembly Bill 881 (AB 881), Assembly Bill 587 (AB 587), Assembly Bill 671 (AB 671), and Senate Bill 13 (SB 13). The provisions encourage the development of ADUs by making the process less restrictive for homeowners and provide incentives for their development and/or preservation. ADUs are an important and feasible method for providing additional affordable housing units while maintaining the existing character of the Unincorporated County areas. The County will facilitate the development of Accessory Dwelling Units.	12/31/2025	6th Cycle	In Progress	See Programs 7a through 7d below.	Other	None
Program 7a	Implementation of an informational program to disseminate easily understandable information to homeowners regarding the construction of ADUs in the Unincorporated County areas. This will include the creation of a webpage on the County's website, fact sheets available in public areas, and notification to all citizen advisory groups.	2/28/2027	6th Cycle	In Progress	Not yet completed.	Other	None
Program 7b	Preparation of pre-approved ADU plans to assist the public and streamline development of ADUs.	7/31/2024	6th Cycle	Completed	Completed July 2024. Updated plans with the 2025 Building Code requirements will be available in February 2026.	Other	Orange County Pre-approved ADU Plans: https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/pre-approved-accessory-dwelling-unit-adu

Program 7c	Implementation of the Affordable Accessory Dwelling Unit Loan Program Policy Manual (July 19, 2023), within 2 years, designed to provide low-cost loans to homeowners, enabling them to construct new ADUs on their primary residences. Aimed to expand access to income opportunities for homeowners while also providing much needed affordable rentals exclusively for very low-income tenants with a priority on Section 8 voucher holders.	2/28/2027	6th Cycle	In Progress	Currently there is a lack of funding.	Other		None
Program 7d	Continue to track ADU Development through the ADU Monitoring Program. The program tracks applications for ADUs, location, and affordability of any ADUs offered for rent within the Unincorporated County areas. The intent of the Monitoring Program is to track progress in meeting 2021-2029 ADU construction goals and to evaluate the need to adjust programs and policies if the pace of construction is less than anticipated. Should changes need to be made due to a gap in the number of ADUs projected and the number permitted, the County will make changes proportional to the gap identified within 6 months of the annual review. This may include, but is not limited to, rezoning or community outreach.	12/31/2029	6th Cycle	Continuous	Orange County tracks ADU development through the Land Management Services System, which allows the public to submit their planning applications and permit requests, and allows staff to review and process planning applications, permits, and track the types of projects and housing units proposed.	Other		None
Program 8: Equal Housing Opportunity- Affirmatively Furthering Fair Housing	Objectives, timelines, geographic targeting, and 8-year metrics for actions to affirmatively further fair housing in the following areas: outreach and enforcement, housing mobility, new housing opportunities in high resource areas, neighborhood improvement, and tenant protections/anti-displacement.	12/31/2029	6th Cycle	Continuous	See Programs 8a through 8r below.	Other		None
Program 8a	Implement Restrictive Covenant Modification Plan (RCM) including Phase III, examination of remaining handwritten documents for unlawful languages and process.	12/31/2029	6th Cycle	Continuous	Ongoing.	Other		None

Program 8b	Continue to work under contract with the FHCOC and/or other qualified fair housing service providers to provide fair housing services for all segments of the community. Evaluate and adjust the scope of services to ensure the County addresses any emerging trends in fair housing.	12/31/2029	6th Cycle	Continuous	Ongoing.	Other		None
Program 8c	Provide federal/state/local information regarding discrimination to residents, including applicable Fair Housing Information and Discrimination Complaint Forms.	12/31/2029	6th Cycle	Continuous	The County of Orange Unincorporated areas continues to be served by the Fair Housing Council of Orange County (FHCOC), a private non-profit fair housing group, which is under contract to the County to administer a wide variety of fair housing services to residents of Unincorporated Orange County. Ongoing.	Other		None
Program 8d	Maintain bilingual staff to assist non-English speaking families and ensure handicap accessible offices.	12/31/2029	6th Cycle	Continuous	Ongoing.	Other		None
Program 8e	Work with the fair housing agencies to provide information and regarding housing discrimination and intervention to resolve complaints.	12/31/2029	6th Cycle	Continuous	Ongoing.	Other		None
Program 8f	Use non-traditional media (e.g., social media, County website) in outreach and education efforts in addition to print media and notices.	12/31/2029	6th Cycle	Continuous	Ongoing.	Other		None

Program 8g	Update the Affordable Housing Rental List (translated in multiple languages) on the County website.	12/31/2029	6th Cycle	Continuous	Ongoing.	Other		Affordable Housing Rental List: https://ochcd.org/page/affordable-housing-rental-list
Program 8h	Inform community members of the existence of the Orange County Fair Housing Council (FHOC) and its oversight of fair housing practices by posting on the County's website and at the Planning counter.	12/31/2029	6th Cycle	Continuous	Ongoing.	Other		None
Program 8i	The County shall work with local resource agencies to implement an outreach program informing families within the county of housing and services available for persons with developmental disabilities.	12/31/2029	6th Cycle	Continuous	Ongoing.	Other		None
Program 8j	Review Definition of Single Housekeeping Unit. To promote flexibility to accommodate residents with different living conditions, the County will review and adopt revisions as appropriate to its zoning code to provide greater flexibility in consideration of accommodating a variety of household situations for related and unrelated individuals living together.	12/31/2026	6th Cycle	In Progress	Not yet completed.	Other		None
Program 8k	Seek State and Federal monies, as funding becomes available, for permanent supportive housing construction and rehabilitation targeted for persons with disabilities, including persons with developmental disabilities.	12/31/2026	6th Cycle	Continuous	The Office of Care Coordination has been able to secure Homeless Housing Assistance and Prevention (HHAP) funding which allows funding permanent housing solutions, which may include permanent supportive housing construction. The Office of Care Coordination submitted an application for the U.S. Department of Housing and Urban Development (HUD) CoC Builds NOFO.	Other		None

Program 8l	Develop a program /ordinance to provide regulatory incentives to projects targeted for persons with disabilities, including persons with developmental disabilities.	2/28/2027	6th Cycle	Continuous	Ongoing.	Other		None
Program 8m	Enforce building code provisions requiring accessible design.	12/31/2029	6th Cycle	Continuous	Ongoing.	Other		None
Program 8n	Implement the reasonable accommodation ordinance.	12/31/2029	6th Cycle	Continuous	Ongoing.	Other		None
Program 8o	The County will review and may modify the group and sober living home ordinances in light of the decision in The Ohio House v. City of Costa Mesa, et al. Ninth Circuit Court of Appeals Case No. 22-56181 (December 4, 2024) and any subsequent relevant cases.	12/31/2025	6th Cycle	Continuous	Orange County group and sober living ordinances of the County Zoning Code are currently in review. Next review is anticipated to be completed by December 2026.	Other		Orange County Zoning Code: https://ocds.ocpublicworks.com/sites/ocpwocds/files/2025-12/Adopted%20Orange%20County%20Zoning%20Code%2012-04-2025.pdf Section 7-9-95 - Community care facilities, congregate living health facilities, alcoholism or drug abuse recovery/treatment facilities, child day care facilities, and group homes
Program 8p	Adopt and implement an Environmental Justice (EJ) Element during the planning period.	12/31/2026	6th Cycle	In Progress	Comprehensive General Plan Update and the Environmental Justice Element are anticipated to be completed by Summer 2026.	Other		None

<p>Program 8q</p>	<p>Implement the County CIP plan including ADA, roadway, and infrastructure improvements in the Unincorporated County. Improvements may include: 1) Curb ramp, sidewalk, and driveway upgrades and improvements to satisfy current ADA standards and requirements, and 2) Parkway, sidewalk, and intersection improvements.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Ongoing. Capital Improvement Projects Approved/Implemented in 2025: - Wagon Wheel Pavement Rehabilitation Project - Surface Seal Harriett Wieder Park Parking Lot Project - Surface Seal Mac Islands Project - Antonio and Crown Valley Parkway Intersection Improvement Project - Ladera Ranch North Overlay Project - Pavement Maintenance Garden Grove Project - ADA Curb Ramp Upgrade for North Ladera Ranch Project - Barrett Lane Drainage and Sidewalk Improvement Project</p>	<p>Other</p>		<p>None</p>
<p>Program 8r</p>	<p>Facilitate the development or improvement of parks and open space under the County's CIP plan or other implementation plan benefiting residents of Unincorporated communities, particularly communities with reduced access to environmental opportunities. Projects may include: 1) Development of Mile Square Regional Park in Fountain Valley, 2) Santa Ana River Trail, 3) Ted Craig Regional Park improvements, and 4) Yorba Regional Park improvements.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Project 1 - Talbert Regional Park Master Plan Improvements Project administrative draft environmental document is in-progress. Project 2 - Capistrano-Doheny Beach Nature-Based Shoreline Adaptation Project anticipated environmental document completion by December 2026. Project 3 - SCOUP Project administrative draft environmental document is in-progress. Ongoing.</p>	<p>Other</p>		<p>None</p>
<p>Program 9: Energy Conservation in Residential Developments</p>	<p>State law requires that jurisdictions analyze opportunities for energy conservation in residential development as part of their Housing Element review process. Controlling energy costs is one key component of the larger housing affordability issue. In addition to architectural and construction techniques, thoughtful land use planning provides additional opportunities for energy savings. Examples of the County's energy-saving land use strategies include higher density along transit routes and close to employment centers and infill development.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>See Programs 9a through 9d below.</p>	<p>Other</p>		<p>See Programs 9a through 9d below.</p>

Program 9a	Review and update annually information on the County's website relating to energy conservation.	7/28/2025	6th Cycle	Continuous	A new Energy Conservation Website was added on the OCPW website, and made available to the public on July 28, 2025. The website will be reviewed and updated annually.	Other		Energy Conservation Website: https://ocpublicworks.com/page/energy-conservation-resources
Program 9b	Provide information regarding energy efficiency measures in the Orange County Housing Opportunities (HOO) Manual. Review and update manual annually related to energy conservation and on an ongoing basis provide manual online and at the County Service Center.	12/31/2026	6th Cycle	In Progress	Not yet completed.	Other		2024 County Housing Opportunities Overlay Manual: https://ocds.ocpublicworks.com/sites/ocpwocds/files/2024-08/Orange%20County%20Housing%20Opporrtunities%20Overlay%20Manual%202024%20.pdf
Program 9c	Provide clients and the Development Processing Review Committee (DPRC), with information regarding "CalGreen" - California's Green Building Code. Review and annually update information on the County's website and at the County Service Center relating to the Green Building Code.	12/31/2029	6th Cycle	Continuous	The 2025 Building Code was adopted by the Board of Supervisors on 11/4/2025. Ongoing.	Other		OCPW Building Codes: https://ocds.ocpublicworks.com/service-areas/oc-development-services/building-safety/building-grading-information/codes
Program 9d	Provide sustainable provisions from the Board adopted Comprehensive Zoning Code Update to property owners online and at the County Service Center. Update information annually.	12/31/2029	6th Cycle	In Progress	Ongoing.	Other		None
Program 10: Inclusionary Housing Program	An inclusionary housing program could boost production of homes for households earning 50% or less of the median income.	12/31/2026	6th Cycle	In Progress	Ongoing	Other		None
Program 10a	Initiate consideration of an Inclusionary Housing Program (IHP) by 2026 to expand affordable housing options by considering a set aside of a certain number of units for households earning 50% or less of the median income.	1/31/2026	6th Cycle	In Progress	A background report for an Inclusionary Housing Implementation Program, including an overview of local and regional inclusionary housing programs and program requirements is currently in review.	Other		None

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Jurisdiction	Unincorporated	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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 County - Unincorporated	NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2025 (Jan. 1 - Dec. 31)		

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

H_1_APN *H_2_Address* *H_3_Use* *H_4_Units* *H_5_Designation* *H_6_Size* *H_7_Notes*

Table H						
Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						
H_1_APN	591-073-19, 591-073-21, 591-073-22, 591-073-23: Alton Parkway and Irvine Boulevard, Irvine	Other		Excess	32.32	Property commonly known as the County's West Alton Parcels. Excess land and acreage does not include an 11.7-acre Wildlife Movement Corridor located on the APNs. A portion of the property is currently leased for green waste operations. There are no structures on the property.
H_1_APN	842-011-06, 842-041-02, 842-031-01, 842-031-06, 842-021-06: 19480 Rose Canyon Road, Trabuco Canyon	Other		Excess	338	Property commonly known as the County's Joplin Property and is located in the foothills of the Santa Ana Mountains within unincorporated Trabuco Canyon. Property is improved with former boarding school facilities, but consists of mostly rugged open space.
H_1_APN	No APN. County Parcel Numbers 451 and 452: 201 E. Coast Highway, Newport Beach	Other		Exempt Surplus Land	0.25	Portion of County Tidelands Property located at Balboa Marina in Lower Newport Bay within the area subject to the Tidelands Grant Statute. Leased for the construction maintainance, and operation of docks and related structures that are necessary or convenient for the promotion or the accommodation of commerce and navigation.

Jurisdiction	Orange County - Unincorporated
Reporting Period	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

**Table K
Tenant Preference Policy**

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

Does the Jurisdiction have a local tenant preference policy?	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 County - Unincorporated	
Reporting Year	2025	(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.
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Housing Element	\$254,013.23	\$254,013.23	Completed	None	Four drafts of the Housing Element submittal to HCD (9/16/2021, 12/2022, 7/2023, and 9/2024). In addition, Housing Opportunities Overlay update (Adopted by Orange County Board of Supervisors June 2022) and Zoning Code Amendment/Zone Change (Adopted by Orange County Board of Supervisors June 2024). Website: https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/current-projects/all-districts-2 Received funding.
Comprehensive Zoning Code Update	\$58,382.34	\$58,382.34	Completed	None	Adopted Zoning Code Amendment – received funding.
ADU Program	\$187,604.43	\$187,604.43	Completed	None	Completed July 31, 2024 and published ADU plans on County of Orange Website: https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/pre-approved-accessory-dwelling-unit-adu Provided update to the Planning Commission on August 28, 2024. Received funding.

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

Completed Entitlement Issued by Affordability Summary		
	Income Level	Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0

Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0

Building Permits Issued by Affordability Summary		
	Income Level	Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		393
Total Units		393

Certificate of Occupancy Issued by Affordability Summary		
	Income Level	Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		262
Total Units		262

Jurisdiction	ge County - Unincorporated	
Reporting Year	2025	(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
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		393
Total Units		393

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	59	30
Single-family Detached	0	229	172
2 to 4 units per structure	0	4	4
5+ units per structure	0	0	0
Accessory Dwelling Unit	0	101	56
Mobile/Manufactured Home	0	0	0
Total	0	393	262

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	0	0
Not Indicated as Infill	4	4

Housing Applications Summary	
Total Housing Applications Submitted:	15
Number of Proposed Units in All Applications Received:	433
Total Housing Units Approved:	0
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
Acutely Low	0	0	0
Extremely Low	0	0	0
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	0	0
Discretionary	15	433

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	3
Number of Units in Applications Submitted Requesting a Density Bonus	51
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	77
Sites Rezoned to Accommodate the RHNA	0