



# Orange County Consolidated Plan 2010-2015

Adopted May 4, 2010

CDBG  
HOME  
ESG  
Programs



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# Five-Year Strategic Plan

This document includes Narrative Responses to specific questions/topics to which the County of Orange must respond in order to be compliant with the Consolidated Planning Regulations for various Community Planning and Development (CPD) programs; i.e., the Community Development Block Grant, HOME Investment Partnership, and Emergency Shelter Grants Programs. (Throughout this document, *italicized* text in grey boxes represents the specific questions/topics that must be addressed.)

## GENERAL

The Consolidated Plan is a planning document that identifies the Urban County of Orange's overall housing and community development needs, and outlines a strategy to address those needs. The Consolidated Plan includes the following components:

- An assessment of the Urban County's housing and community development needs and market conditions
- A five-year strategy that establishes priorities for addressing the identified housing and community development needs
- A one-year investment plan (Annual Action Plan) that outlines the intended use of Federal resources (bound separately)

## Executive Summary

### Urban County

The Urban County of Orange is comprised of 13 cities with populations under 50,000 (participating cities), one city, Yorba Linda, with a population over 50,000 (metropolitan city), and the unincorporated areas of Orange County. The 13 participating cities include Aliso Viejo, Brea, Cypress, Dana Point, Laguna Beach, Laguna Hills, Laguna Woods, La Palma, Los Alamitos, Placentia, Seal Beach, Stanton, and Villa Park. These cities are not eligible to receive Community Planning and Development (CPD) program funds directly from the U.S. Department of Housing and Urban Development (HUD) and have opted to participate in the CPD programs through the County of Orange. The City of Yorba Linda, with a population of over 50,000, is eligible to participate in the CPD programs as an entitlement jurisdiction; however, Yorba Linda has opted to join the Urban County as a metropolitan city.

## Purpose of the Plan

The Consolidated Plan is a planning document that assesses the County's community development needs, proposes strategies to address those needs, and identifies specific activities to implement those strategies. The Consolidated Plan provides a basis and strategy for the use of Federal funds granted to Orange County by the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG), Home Investment Partnership (HOME), and Emergency Shelter Grant (ESG) programs. This Consolidated Plan covers the period beginning July 1, 2010 through June 30, 2015.

As required by the Federal government, the identification of needs and the adoption of strategies to address those needs must focus primarily on low- and moderate income individuals and households. The Consolidated Plan must also address "special-needs" identified by the Federal government or locally, such as the needs of the elderly, persons with disabilities, large families, single parents, homeless individuals and families, and persons with HIV/AIDS.

## Consultation and Citizen Participation

This plan is the product of comprehensive public outreach program, including multiple community meetings, a community survey, a participating/metropolitan city survey, and consultation with approximately 25 agencies, groups, and organizations involved in the development of affordable housing, and/or provision of services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

A complete draft of this plan was made available for public review and comment for a 30-day period beginning February 16, 2010. The availability of the draft plan was advertised in the local newspapers: The Orange County Register (English), Miniondas (Spanish), and Nguoi Viet (Vietnamese). An electronic version was available on the OC Community Services website ([www.occservices.org](http://www.occservices.org)). Click on the following links: Housing & Community Development, click on Library, listed under HUD Reports, click on Draft FY 2010-2015 Consolidated Plan. Digital links of the documents were also made available at all 33 OC Libraries, and at all Orange County Cities. Printed copies of the Draft 2010-2015 Consolidated Plan were also be made available by contacting Maria Cabrera (714) 480-2884, or Orlando Calleros at (714) 480-2731. E-mails requesting a printed version may also be sent to [orlando.calleros@occr.ocgov.com](mailto:orlando.calleros@occr.ocgov.com) and/or [maria.cabrera@occr.ocgov.com](mailto:maria.cabrera@occr.ocgov.com).

## Available Funds

The Urban County Consolidated Plan focuses on activities to be funded with the three entitlement grants (CDBG, HOME, and ESG) from HUD:

- **Community Development Block Grant (CDBG):** The primary objective of this program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income. CDBG funds are relatively flexible and can be used for a wide range of activities, including: housing rehabilitation; homeownership assistance; lead-based paint detection

and removal; acquisition of land and buildings; construction or rehabilitation of public facilities, including shelters for the homeless, and infrastructure; removal of architectural barriers; public services; rehabilitation of commercial or industrial buildings; and loans or grants to businesses.

- **HOME Investment Partnership Program (HOME):** The HOME program provides Federal funds for the development and rehabilitation of affordable rental and ownership housing for low- and moderate-income households. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and nonprofit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low- and moderate-income households, including: building acquisition; new construction and reconstruction; moderate or substantial rehabilitation; homebuyer assistance; and tenant-based rental assistance. Strict requirements govern the use of HOME funds. Two major requirements are that the funds must be: (1) used for activities that target low- and moderate-income families, and (2) matched 25 percent by non-Federal funding sources.
- **Emergency Shelter Grant (ESG):** The ESG program provides homeless persons with basic shelter and essential supportive services. ESG funds can be used for a variety of activities, including: rehabilitation or remodeling of a building used as a new shelter; operations and maintenance of a homeless facility; essential supportive services; and homeless prevention.

In Fiscal Year 2009-2010, the Federal government, through the U.S. Department of Housing and Urban Development (HUD), made available to the Urban County program economic stimulus funds in the form of Neighborhood Stabilization Program (NSP) under the Housing and Economic Recovery Act and The American Recovery and Reinvestment Act of 2009 funds (CDBG-R, HPRP). Below is a brief description of the economic stimulus funds that HUD made available:

- **Community Development Block Grant (CDBG-R):** These funds may be used to fund for HUD eligible projects that stimulate economic growth and create jobs.
- **Homeless Prevention (HPRP):** These funds may be used for rental assistance and case management programs aimed at homeless prevention, and rapid re-housing programs. (i.e. Tenant Based Rental Assistance, Rapid Re-housing, first and last month deposits, eviction prevention and counseling).
- **Housing and Economic Recovery Act Neighborhood Stabilization Program (NSP):** These funds may be used to support State and local efforts to stabilize neighborhoods with vacant and foreclosed homes.

These funds are anticipated to be one-time in nature and have generally fallen under the major CDBG, HOME, and/or ESG regulations. The Urban County Program will amend its Consolidated Plan as appropriate if/when these funds become available during the 2010-2015 Consolidated Plan period.

The priorities and accomplishment goals outlined in this document are based on assumptions about future funding levels for the Consolidated Plan programs. In all cases, the County of Orange has presumed consistent funding of each program at levels outlined below (**Table ES-1**). Because these programs are subject to annual

Congressional appropriations as well as potential changes in funding distribution formulas or the number of communities eligible to receive entitlement grants, the accomplishment projections and planned activities are subject to change with availability of funding.

**Table ES-1: Consolidated Plan Estimated Entitlements**

	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>TOTAL</b>
Estimated Annual Entitlement	\$4,044,117	\$1,750,010	\$166,812	\$5,960,939
<b>Five-Year Total Estimated Funds Available</b>	\$20,220,585	\$8,750,050	\$834,060	\$29,804,695

## Priority Needs and Strategies

The overall priority for the Consolidated Plan is to use these Federal funds to increase self-sufficiency and economic opportunity for lower-income residents and individuals with special needs so that they can achieve a reasonable standard of living.

The County is committed to allocating funds that serve the needs of the lowest-income and most disadvantaged residents. Households with incomes less than 50 percent of the area median income, particularly those with extremely low incomes (less than 30 percent of area median income), are priority.

National objectives and performance outcomes established by HUD are the basis for assigning priorities to needs for which funding may be allocated. Consistent with Federal guidelines, OC Community Services developed a performance measurement system that identifies standardized objectives and outcomes for proposed activities that can be reported and analyzed at a national level. The following are the national objectives that guide the allocation of investments in Orange County:

- Enhance suitable living environments
- Create decent and affordable housing
- Promote economic opportunities, especially for low- and moderate-income households

Projects are required to meet specific performance outcomes that are related to at least one of the following:

- Availability/Accessibility
- Affordability
- Sustainability (Promoting Livable or Viable Communities)

In addition to national objectives and performance outcomes, the County must weigh and balance the input from different groups and assign funding priorities that best bridge the gaps in the County's service delivery system. While other goals the County has set are also important, for the purposes of the Consolidated Plan, only those which are anticipated to be funded with CPD funding programs (CDBG, HOME, and ESG) during the five-year planning cycle are indicated to be high priorities. The County utilizes other funding sources to meet goals that are not considered high priority in the Consolidated Plan. The County established priorities for allocating CPD funds based on a number of criteria, including:

- Urgency of needs
- Cost efficiency
- Eligibility of activities/programs
- Availability of other funding sources to address specific needs
- Funding program limitations
- Capacity and authority for implementing actions
- Consistency with countywide goals, policies, and efforts

The Consolidated Plan anticipates using the CDBG, HOME, and ESG program funds to support activities that:

- Expand and preserve the supply of affordable housing to create housing opportunities for low- and moderate-income households and homeless individuals and families
- Strengthen, preserve, and enhance the physical character and quality of life in Orange County's low- and moderate-income neighborhoods, including the housing stock and public infrastructure and facilities
- Continue to build the capacity of residents to empower themselves and help strengthen their community, through the funding of needed public services for seniors, the homeless, and those at risk of homelessness

**Table ES-2** identifies primary goals and related strategies to achieve those goals. These goals were developed out of priorities set in response to the issues identified through the community outreach and analysis process for the 2010-2015 Consolidated Plan.

More detailed priorities and accomplishment projections for Housing, Community Development, and Homeless and Special Needs populations are presented in the appropriate narrative sections within this document, and in the HUD Required Tables included in Appendix A. Appendix A also includes a summary table that reviews priorities for expenditure of CPD funds over the 2010-2015 Consolidated Plan period. The summary table also includes the estimated resources available to meet housing and community development needs in the next five years and long-range measurable goals.

## Evaluation of Past Performance

OC Community Services measures productivity and program impact in accordance with HUD Notice CPD-03-09 and HUD Bulletin CPD-2003-020. Besides regular site visits to provide technical assistance to subrecipients, all projects/programs funded by OC Community Services are officially monitored at least three times per fiscal year, which involves the following three phases: performance monitoring, compliance monitoring, and exit monitoring.

A detailed breakdown report of prior year uses and performance is contained in the Consolidated Annual Performance and Evaluation Reports (CAPER).

The limited resources of the Consolidated Plan are not sufficient to address all of the needs of low- and moderate-income and special needs residents in the Urban County. However, the Urban County overall has been successful in implementing its public improvement, housing, and community services projects to meet the objectives established in the previous Consolidated Plan. Overall, the activities have

been very successful and in some cases have exceeded expectations. The County will continue to make progress in meeting these needs through the 2010-2015 Consolidated Plan. The following are the high priority goals and strategies to meet the Consolidated Plan's objectives.

**Table ES-2: Consolidated Plan Goals and Strategies**

<b>Goal A: Homelessness</b>	
<b>Strategies</b>	<b>Priority</b>
Provide housing and supportive services for homeless persons and persons at risk for homelessness.	HIGH
<b>Goal B: Rental Housing</b>	
<b>Strategies</b>	<b>Priority</b>
Increase the supply of affordable rental housing.	HIGH
Improve the quality of affordable rental housing.	HIGH
<b>Goal C: Ownership Housing</b>	
<b>Strategies</b>	<b>Priority</b>
Increase the availability of affordable ownership housing.	HIGH
Improve the quality of ownership housing.	HIGH
<b>Goal D: Public Facilities</b>	
<b>Strategies</b>	<b>Priority</b>
Improve quality/increase quantity of neighborhood facilities serving low- and moderate-income persons.	HIGH
Improve quality/increase quantity of facilities that benefit the elderly.	HIGH
<b>Goal E: Infrastructure</b>	
<b>Strategies</b>	<b>Priority</b>
Improve quality/increase quantity of public improvements that benefit low- and moderate income persons.	HIGH
<b>Goal F: Public Services</b>	
<b>Strategies</b>	<b>Priority</b>
Provide services for low and moderate-income persons.	HIGH
Provide services for the elderly.	HIGH
Provide fair housing services.	HIGH

## Strategic Plan

### Mission

The County of Orange five-year Consolidated Plan covers Fiscal Years 2010–2015 (July 1, 2010 through June 30, 2015). The mission of the Consolidated Plan is to:

- Partner with target communities to preserve, strengthen, and enhance neighborhoods
- Provide affordable housing options
- Promote equal housing opportunities

- Support efforts to develop/complete the Continuum of Care for the homeless through the provision of emergency shelters, transitional housing, and supportive housing services
- Increase economic opportunities, primarily for lower-income residents

### General Questions

1. *Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.*
2. *Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.*
3. *Identify any obstacles to meeting underserved needs (91.215(a)(3)).*

### Five-Year Strategic Plan General Questions response:

## 1. Geographic Areas

The “Urban County” of Orange is comprised of 13 cities with populations under 50,000 (participating cities), one city, Yorba Linda, with a population over 50,000 (metropolitan city), and the unincorporated areas of Orange County. Within the unincorporated areas, there are concentrations of low- and moderate-income persons where affordable housing and community development improvements are needed to create a decent living environment. The 13 participating cities include Aliso Viejo, Brea, Cypress, Dana Point, Laguna Beach, Laguna Hills, Laguna Woods, La Palma, Los Alamitos, Placentia, Seal Beach, Stanton, and Villa Park. **Figure 1** indicates areas within the Urban County of Orange.

## Population Characteristics

The County of Orange is the country’s fifth most populous county and California’s third most populous county, with a population of approximately 2.8 million people (2000 Census). Population growth in the County between 1970 and 2000 increased 25 percent every decade. The Urban County, comprised of the 14 cities listed above and the unincorporated areas, was home to 533,315 people as of the 2000 Census. The California Department of Finance estimates the Urban County population at 589,609 people in 2009.

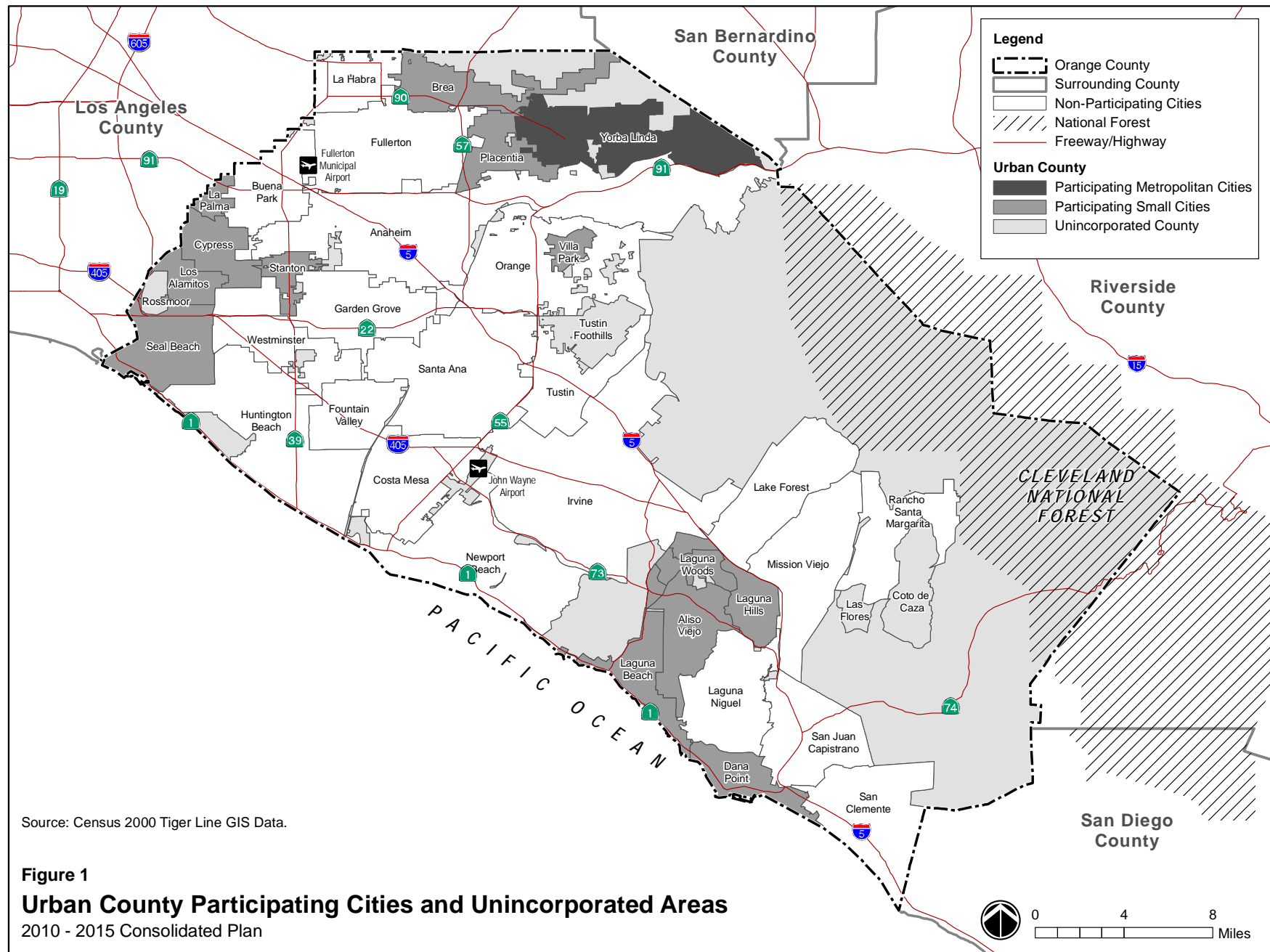
As **Table 1** indicates, all participating/metropolitan cities and unincorporated areas of the Urban County experienced population increases over the past decade. The Southern California Association of Governments (SCAG) estimates that the County population will increase seven percent between 2009 and 2015, with the greatest projected growth occurring in the unincorporated areas.

**Table 1: Urban County Population Growth**

Community	Population			Percent Change 2000-2009	Projected Percent Change 2009-2015
	2000	2009	2015		
Aliso Viejo	40,166	45,683	56,864	14%	24%
Brea	35,410	40,176	43,948	13%	9%
Cypress	46,229	49,647	51,462	7%	4%
Dana Point	35,110	37,082	39,191	6%	6%
Laguna Beach	23,727	25,208	25,977	6%	3%
Laguna Hills	31,178	33,434	34,734	7%	4%
Laguna Woods	16,507	18,477	19,406	12%	5%
La Palma	15,408	16,205	16,874	5%	4%
Los Alamitos	11,536	12,217	12,743	6%	4%
Placentia	46,488	51,932	53,267	12%	3%
Seal Beach	24,157	25,913	26,709	7%	3%
Stanton	37,403	39,480	45,104	6%	14%
Villa Park	5,999	6,276	6,646	5%	6%
Yorba Linda	58,918	68,399	73,280	16%	7%
Unincorporated	105,079	119,480	216,810	14%	81%
<b>Urban County</b>	<b>533,315</b>	<b>589,609</b>	<b>723,015</b>	<b>11%</b>	<b>22%</b>
Orange County	2,846,289	3,139,017	3,369,745	10%	7%

Source: Census, 2000; CA Department of Finance, 2009; SCAG 2004 Projections

Note: Aliso Viejo incorporated in 2001.



## Age Characteristics

The median age of residents in Orange County was 33 years in 2000. The median age in the various cities ranged from 30 years in Stanton to 78 years in Laguna Woods, a senior community. Overall, the Urban County had a slightly higher proportion of residents over the age of 65 than the County as a whole. Among the Urban County jurisdictions, the cities of Cypress, Placentia, and Yorba Linda had the highest percentage of children and youth. Seal Beach and Laguna Woods, both with large retirement communities, had the highest percentage of seniors (**Table 2**). One of the fastest growing segments of the population throughout the nation in the next 20 years is expected to be seniors aged 65 years and older, with Orange County's older adult growth rate being higher than the State of California and the Nation.

**Table 2: Age Characteristics**

Community	Residents under 18 years of age		Residents over 65 years of age		Median age
	Number	Percent	Number	Percent	
Aliso Viejo	10,467	26%	1,350	3%	32.7
Brea	9,082	26%	4,023	11%	36.4
Cypress	12,494	27%	4,879	11%	36.7
Dana Point	7,232	21%	4,568	13%	39.8
Laguna Beach	3,751	16%	3,146	13%	43.4
Laguna Hills	8,174	26%	3,788	12%	37.7
Laguna Woods	93	1%	14,268	86%	78
La Palma	3,665	24%	1,575	10%	38.1
Los Alamitos	2,912	25%	1,704	15%	37.3
Placentia	12,568	27%	4,213	9%	33.3
Seal Beach	3,217	13%	9,068	38%	54.1
Stanton	11,377	30%	3,581	10%	30
Villa Park	1,479	25%	888	15%	43.6
Yorba Linda	17,263	29%	4,526	8%	37.4
Unincorporated	29,255	28%	11,398	11%	N/A
<b>Urban County</b>	<b>133,029</b>	<b>25%</b>	<b>72,975</b>	<b>14%</b>	<b>N/A</b>
Orange County	768,419	27%	280,763	10%	33.3

Source: Census 2000

## Racial and Ethnic Characteristics

Mirroring National and State trends, the County population is becoming increasingly diverse in racial and ethnic composition. The 2000 Census data shows that at least three out of ten U.S. residents are non-Whites, as is the case in the Urban County (**Table 3**).

Between 1990 and 2000, Orange County became increasingly diverse in terms of race/ethnicity; the number of minority residents increased 63 percent while the white population decreased seven percent. The majority of new minorities in the County are Hispanics and Asian/Pacific Islanders.

**Table 3: Race and Ethnicity**

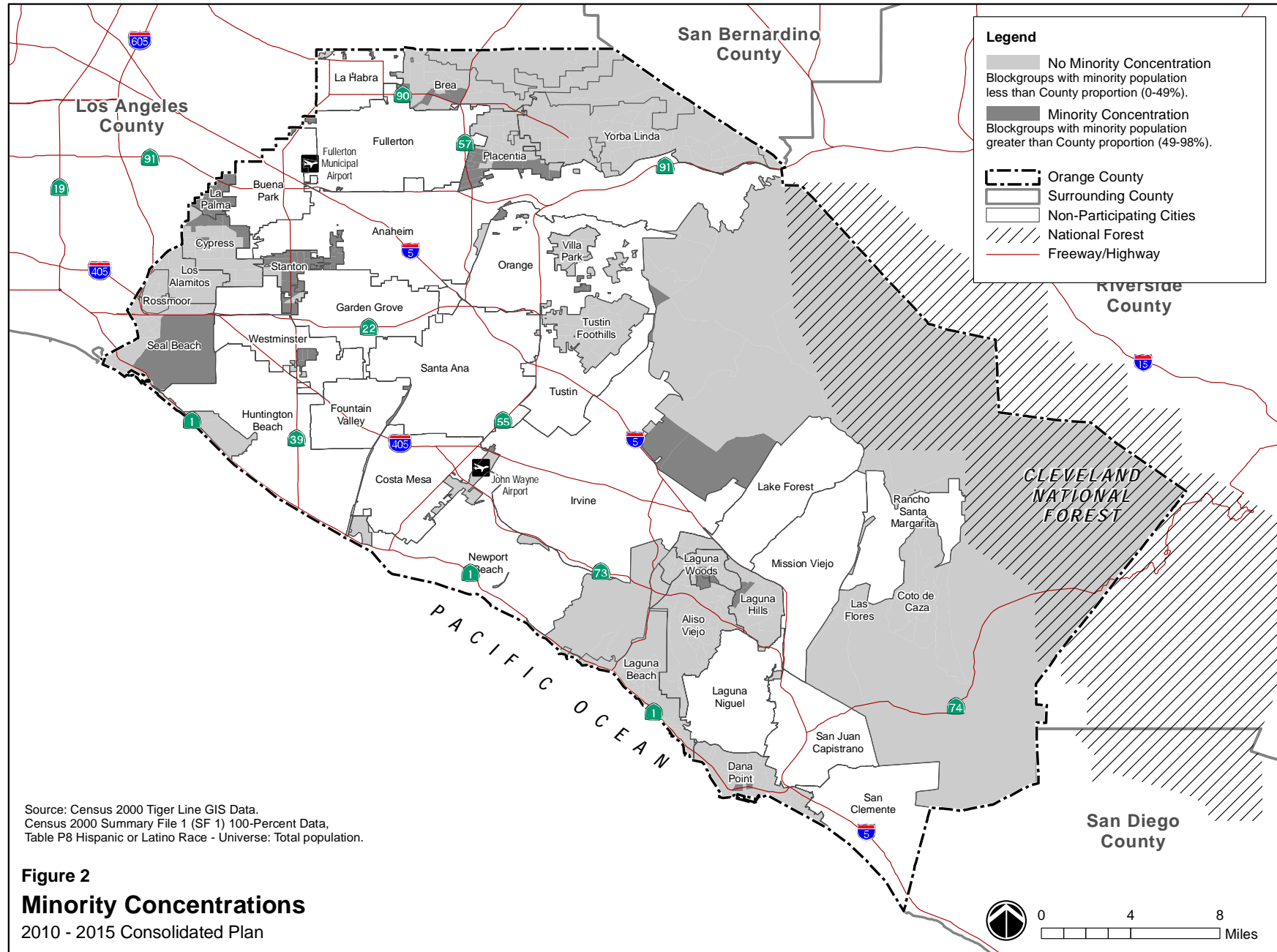
<b>Community</b>	<b>White</b>	<b>Black</b>	<b>Hispanic</b>	<b>Asian/ Pacific Islander</b>	<b>All Other</b>
Aliso Viejo	70%	2%	13%	11%	4%
Brea	66%	1%	20%	9%	3%
Cypress	57%	3%	16%	21%	3%
Dana Point	79%	1%	15%	3%	2%
Laguna Beach	88%	1%	7%	2%	2%
Laguna Hills	69%	1%	16%	10%	3%
Laguna Woods	94%	0%	2%	3%	1%
La Palma	36%	5%	11%	45%	3%
Los Alamitos	68%	3%	16%	10%	3%
Placentia	54%	2%	31%	11%	2%
Seal Beach	84%	1%	6%	6%	2%
Stanton	30%	2%	49%	16%	3%
Villa Park	78%	1%	6%	13%	2%
Yorba Linda	75%	1%	10%	11%	3%
Unincorporated	69%	1%	16%	10%	3%
<b>Urban County</b>	<b>68%</b>	<b>1%</b>	<b>18%</b>	<b>10%</b>	<b>3%</b>
Orange County	51%	1%	31%	14%	3%

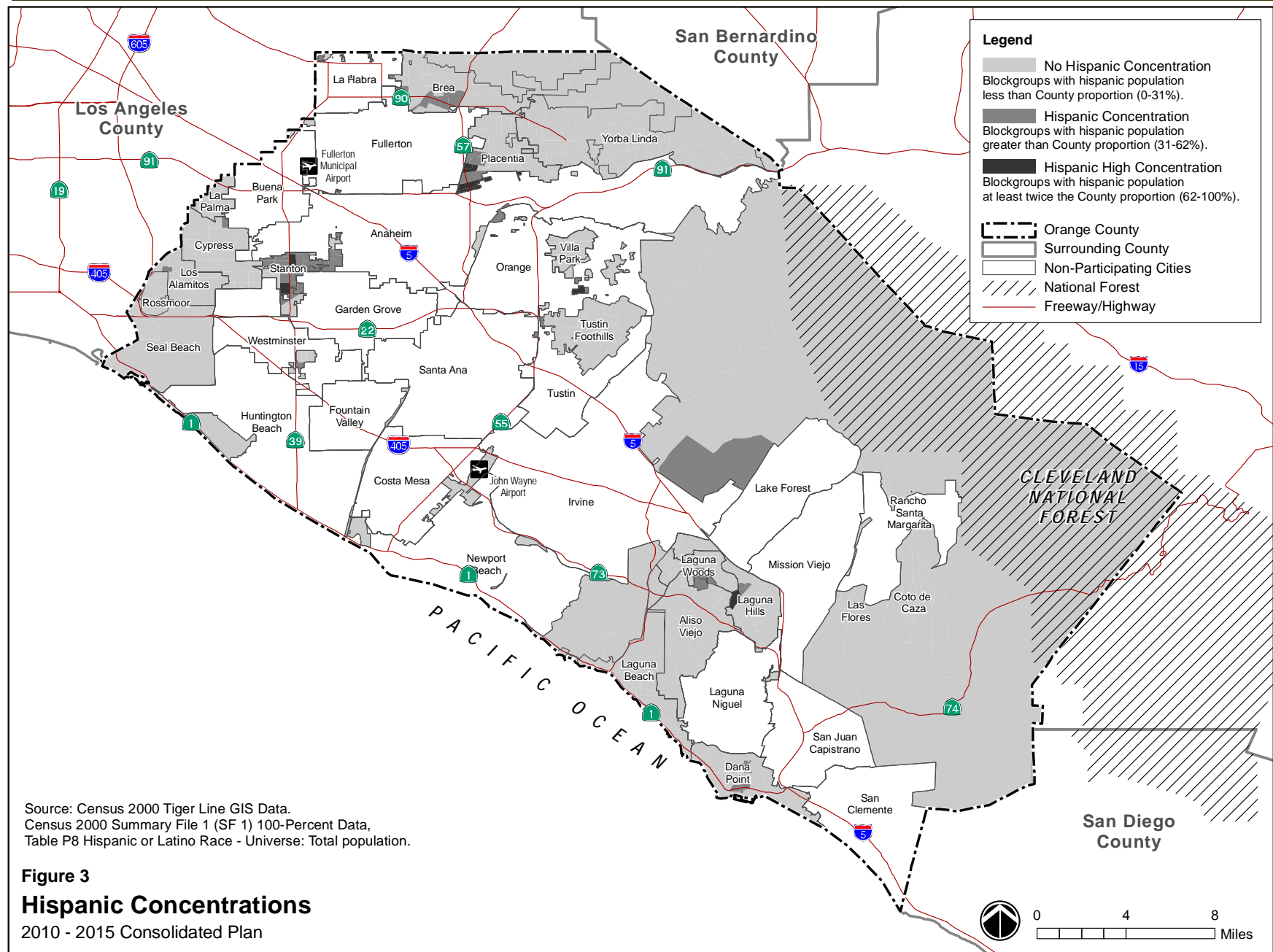
Source: Census 2000

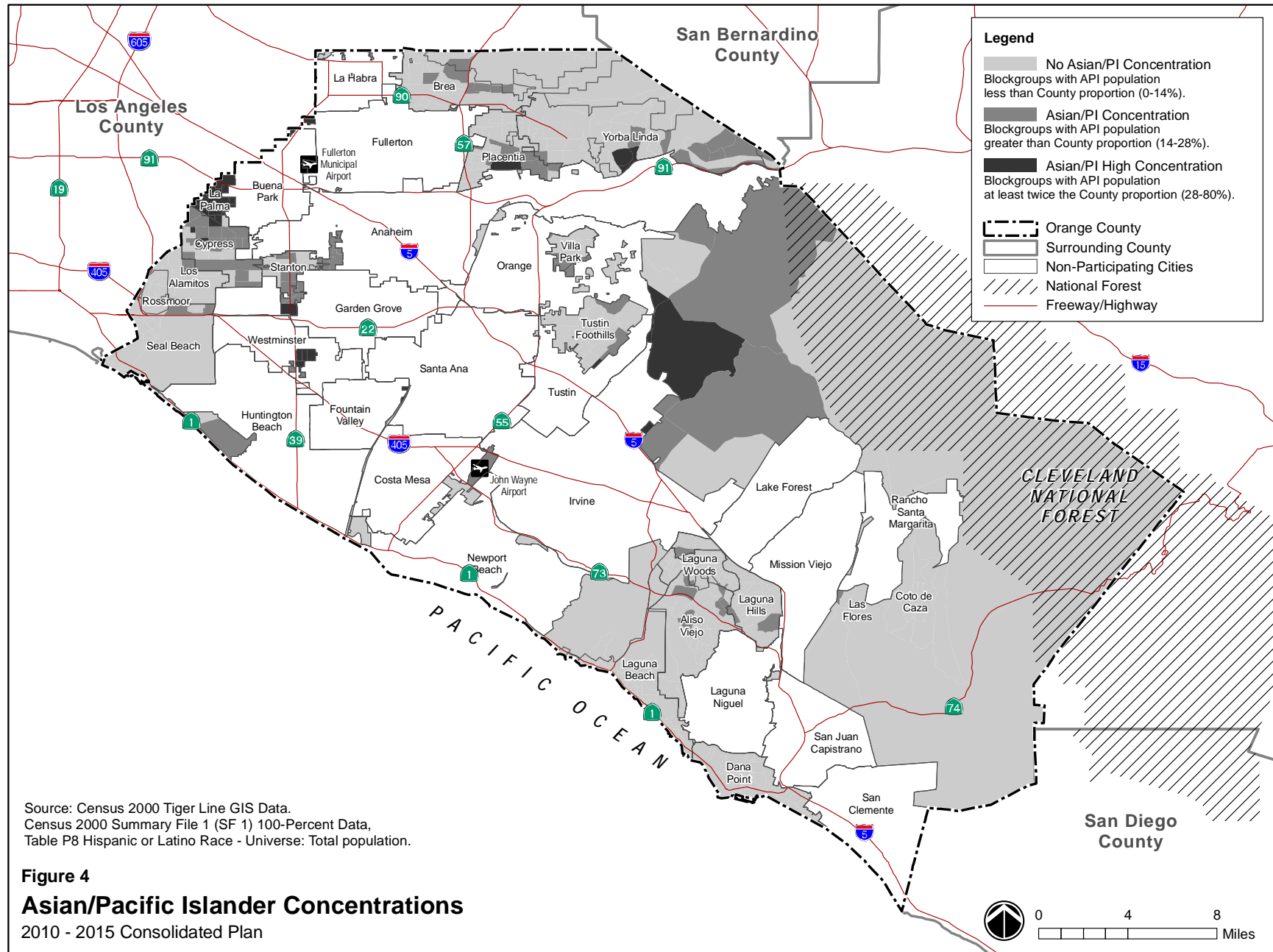
### Areas of Minority Concentration

Areas with concentrations of minority residents may have different needs, particularly in areas where recent immigrants tend to reside. In this Consolidated Plan, a concentration is defined as a census block group with a proportion of a particular race/ethnic group greater than that of the countywide average for that group. A high concentration is defined as a census block group with at least twice the County average for that particular group.

In the Urban County, minority populations were concentrated in the North County areas of La Palma, Stanton, the Naval Weapons Station within Seal Beach, and unincorporated areas near Anaheim and Garden Grove. Southern Placentia, portions of Brea, and the unincorporated areas north of Irvine and Lake Forest also had minority concentrations (**Figure 2**). Looking specifically at Hispanic residents, this group mirrors the overall minority concentration locations, with concentrations in Brea, Stanton, and unincorporated areas northeast of Irvine. High concentrations of Hispanics were located in small areas of Stanton, Placentia, Laguna Hills, and the El Modena target area (**Figure 3**). Asian and Pacific Islanders were concentrated in areas of Cypress, Placentia, Stanton, Yorba Linda, Brea, Villa Park, Seal Beach, Aliso Viejo, Laguna Woods, and Laguna Hills, and unincorporated target areas near Stanton and Anaheim. Asian and Pacific Islanders were highly concentrated in La Palma, parts of Yorba Linda, Placentia, and Stanton, the target area Midway City, and in unincorporated areas northeast of Irvine (**Figure 4**).







## Employment and Economic Characteristics

In February 2009, the County's unemployment rate was at 7.83 percent, compared to 10.9 percent for California and 8.9 percent for the nation. Economists typically consider an unemployment rate of 4.0 percent "full employment" of the labor force. Among Urban County jurisdictions, the following cities had a higher unemployment rate than the County: Cypress (8.3 percent), La Palma (8.1 percent), Laguna Woods (9.9 percent), and Stanton (12.6 percent).

According to the California Employment Development Department (EDD), Orange County's largest industries included manufacturing, trade (includes retail), professional and business services, leisure and hospitality, and government. Tourism and conventions was also a major factor in the economic well-being of the County. The Walt Disney Company is the County's largest employer with 20,000 employees, and the County of Orange is the largest government employer with 18,301 employees. Combined, two of the largest educational institutions in the County (University of California, Irvine and California State University, Fullerton) employ more than 23,213 persons. Boeing Company is the second largest private employer, with 9,961 employees in the space and communications sector (**Table 4**). The EDD estimates that over the past ten years, Orange County added over 64,400 jobs.

**Table 4: Top 10 Employers in Orange County**

Rank	Company	Employees (full-and part- time)
1	Walt Disney Company	20,000
2	County of Orange	18,301
3	University of California, Irvine	17,579
4	St. Joseph Health Systems	10,047
5	Boeing Company	9,961
6	Yum! Brands Inc.	7,200
7	AT&T	6,000
8	California State University, Fullerton	5,634
9	Home Depot	5,450
10	BankAmerica	5,000

Source: [Orange County Register](#), April 17, 2009

The 2008 Orange County's Workforce Indicator Report indicates a need for a highly skilled knowledge-based workforce for the County's growing industry clusters that include biotechnology, advanced manufacturing, electronics, nanotechnology, computer software, and other knowledge based industries.

## Income Characteristics

Household income is a key consideration when evaluating housing and community development needs because limited income typically constrains the ability to afford adequate housing or other services. The 2000 Census reported that the median household income in Orange County was \$58,820. Median household income varied by jurisdiction, from a high of \$116,203 in Villa Park, to a low of \$30,493 in Laguna Woods, a predominately senior community (**Table 5**).

**Table 5: Median Household Income**

<b>Jurisdiction</b>	<b>Median Household Income</b>
Aliso Viejo	\$76,409
Brea	\$59,759
Cypress	\$64,377
Dana Point	\$63,043
Laguna Beach	\$75,808
Laguna Hills	\$70,234
Laguna Woods	\$30,493
La Palma	\$68,438
Los Alamitos	\$55,286
Placentia	\$62,803
Seal Beach	\$42,079
Stanton	\$39,127
Villa Park	\$116,203
Yorba Linda	\$89,593
<b>Orange County</b>	<b>\$58,820</b>

Source: Census 2000

The area median income in Orange County has increased significantly during the past decade. According to HUD's estimates<sup>1</sup>, Area Median Income (AMI) for a family of four in Orange County in 2009 is \$86,100.

### Income Distribution

For planning purposes, the HUD-developed Comprehensive Housing Affordability Strategy (CHAS) provides special income data based on the 2000 Census (see **Table 6**). The household income distribution of a community is provided in relation to the area median income (AMI) for Orange County. For the Urban County area, the CHAS reported the following household income distribution: eight percent were Extremely Low Income (0-30 percent of AMI), nine percent were Low Income (31-50 percent of AMI), and 14 percent were Moderate Income (51-80 percent of AMI). The remaining 69 percent of the households had incomes above 80 percent of the County median income.

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<sup>1</sup> HUD's 2009 income estimates utilize the 2007 American Community Survey (ACS) 3-year data published by the Bureau of the Census, an update of 2000 Census data.

**Table 6: Household Income Profile – Orange Urban County**

Households by Race/Ethnicity and Type	Percent of Total Households	Extremely Low Income (0-30%)	Low Income (31-50%)	Moderate Income (51-80%)	Middle/Upper Income (81%+)
White	78%	8%	8%	13%	71%
Hispanic	12%	12%	15%	21%	52%
Asian/Pacific Islander	9%	11%	8%	14%	68%
Black	1%	7%	7%	18%	68%
<b>All Households</b>	<b>100%</b>	<b>8%</b>	<b>9%</b>	<b>14%</b>	<b>69%</b>
Elderly	26%	16%	17%	19%	49%
Small Families	46%	4%	5%	11%	80%
Large Families	12%	8%	9%	17%	67%
Others	17%	8%	7%	14%	70%

Source: Comprehensive Housing Affordability Strategy (CHAS), 2004

Note: For the Consolidated Plan, the County of Orange recalculated the CHAS data to remove areas from the Urban County that were annexed to entitlement jurisdictions or are participating separately in HUD's CDP program.

## Low- and Moderate-Income Concentrations

Use of CDBG funds on public facilities and infrastructure improvements can only occur if those improvements serve primarily low- and moderate-income persons or populations with special needs. The CDBG program typically defines income eligibility as any block group with 51 percent or more of the population earning incomes less than 80 percent of the AMI. However, most communities in Orange County are considered exceptions; thresholds for defining low- and moderate-income areas in Orange County vary and often are lower than 51 percent (**Figure 5**). In 2008, the Urban County low- and moderate-income areas were defined as those census block groups with 44.1 percent or more low- and/or moderate-income population.

As shown in **Figure 5**, low- and moderate-income concentration areas are located primarily in the North County cities of Seal Beach, Los Alamitos, Cypress, Stanton, Brea, and Placentia. The majority of the target areas are considered low and moderate income. Laguna Woods is composed predominantly of low- and moderate-income households due to the large senior population. In general, low- and moderate-income areas overlap with minority concentration areas, indicating that certain racial/ethnic groups have higher proportions of low- and moderate-income households.

## 2. Basis for Allocating Investments

National objectives and performance outcomes established by HUD are the basis for assigning priorities to needs for which funding may be allocated. Consistent with federal guidelines, OC Community Services developed a performance measurement system that identifies standardized objectives and outcomes for proposed activities that can be reported at a national level. The following are the national objectives that guide the allocation of investments in Orange County (following Figure 5):



- Enhance suitable living environments
- Create decent and affordable housing
- Promote economic opportunities, especially for low- and moderate-income households

Projects are required to meet specific performance outcomes that are related to at least one of the following:

- Availability/Accessibility
- Affordability
- Sustainability (Promoting Livable or Viable Communities)

**Table 7** outlines how the national objectives relate to the performance outcomes used to measure specific annual objectives. Appendix A includes the Specific Annual Objectives Table, consistent with these abbreviations.

**Table 7: National Objectives and Performance Criteria**

Performance Criteria	National Objectives		
	Suitable Living Environment	Decent Housing	Economic Opportunity
Availability/Accessibility	SL-1	DH-1	EO-1
Affordability	SL-2	DH-2	EO-2
Sustainability	SL-3	DH-3	EO-3

Relative priorities and target funding proportions were established through the synthesis of the needs information obtained through the plan development process described in this document. Public outreach efforts solicited input from residents, service providers, agencies, and governmental departments within Orange County and participating jurisdictions. Outreach efforts included a community survey, five community meetings, six service provider focus group meetings, and a participating/metropolitan city survey. A core component of the public outreach in preparing this plan was to prioritize among a lengthy list of real needs given the limited amount of funding available through the Consolidated Plan programs.

Based on this comprehensive needs assessment, priority ranking was assigned to each category of housing and community development needs as follows:

- **High Priority:** Activities to address this need are expected to be funded with CPD funds during the five-year period.
- **Medium Priority:** If CPD funds are available, activities to address this need may be funded during the five-year period.
- **Low Priority:** The Urban County will not directly fund activities using CPD funds to address this need during the five-year period. However, the Urban County and participating cities may support applications for public assistance by other entities if such assistance is found to be consistent with this Plan.
- **No Such Need:** The Urban County finds there is no need for such activities or the need is already substantially addressed. The Urban County will not support applications for public assistance by other entities for activities where no such need has been identified.

The County must weigh and balance the input from different groups and assign funding priorities that best bridge the gaps in the County's service delivery system.

For example, results of the Housing and Community Development Needs Survey reflected residents' concern for fire hazards, probably due to major wildfires that have occurred in recent years. As a result, many residents identified fire stations and equipment as the most important community facility need. While the County recognizes the importance of such need, and use of CDBG funds for fire stations and equipment is an eligible activity, the provision of adequate fire protection is under the jurisdiction of the Orange County Fire Authority and fire departments of individual cities. Given the significant investments required for fire protection, these agencies use other funding sources to provide fire protection services. Therefore, use of CDBG funds for fire stations and equipment is not identified as a high priority in this Consolidated Plan.

Increasing concerns about healthcare costs and facilities also likely impacted residents' concern regarding this need. While the County recognizes the importance of such need, the provision of adequate healthcare is a national issue that requires extensive funding. The County's funding of other County agencies, such as the County of Orange Health Care Agency, directly provides health services and resources to people in Orange County. In addition, nonprofit organizations in Orange County such as the Health Care Council continue to reach out to Orange County families with uninsured children, and to refer them to Healthy Families, Children's MediCal, and California Kids.

On the other hand, homeless services and facilities were identified in the survey by residents only as the fifth most important special needs service and ranked 25<sup>th</sup> out of all identified needs. However, interviews with service providers offer a much grimmer picture of the nature and extent of homelessness in the County, particularly in light of the current housing market conditions. Due to the extent and urgency of homeless needs and the limitation of other resources such as Supportive Housing Program funds to address emergency and prevention needs of the homeless community, the County recognizes the importance of using CDBG and ESG funds to provide emergency housing and services for this group. Due to regulatory constraints, only a portion (15 percent) of CDBG funds may be used to meet community service needs. Because of this constraint, the majority of the CPD public service funds allocated to the County of Orange are used to meet homeless services needs.

Interviews with affordable housing providers indicated the extensive need for affordable rental and ownership housing. HOME funds are mandated by Federal regulations for expanding affordable housing opportunities. These funds are therefore reserved for the acquisition, rehabilitation, and/or construction of housing, as well as for the provision of homeownership assistance.

It is also important to note that priorities listed in this document, while mostly consistent with other County initiatives, are specific to this Consolidated Plan and the related amount of funding anticipated from CDBG, HOME, and ESG sources over the five-year planning period. As such, certain categories that were indicated to have a great need from the public outreach process may receive a medium or low priority in this document because other funding sources are available or simply because other needs have been identified as being more critical and only limited funding is available.

Currently, the County uses a competitive funding application process to distribute CDBG, HOME, and ESG funds. Individual participating/metropolitan cities, County departments, and service agencies are required to submit applications for funding.

OC Community Services works with the independent Application Review Committee (ARC) to rank each application according to the Consolidated Plan priorities, urgency of needs, readiness of projects, experience of program/project administrators, and cost-effectiveness. The ARC is an evaluation team comprised of professionals knowledgeable about community development, community services, and housing activities. The ARC reviews and scores the applications for funding based exclusively on the written submission by the applicants. Many factors, such as the administrative burden of the program, the number of eligible census block groups, annexations, and population growth in the participating cities, weigh into the analysis of the most efficient and effective way to distribute CPD funds to meet the high-priority activities outlined in this Consolidated Plan.

The competitive basis for funding distribution has the advantage of flexibly dealing with the changing needs and geographic disparities in terms of needs and resources. Using this method, the County is able to devote resources to communities where the needs are most urgent and extensive.

While the funding cycle for Public Facilities and Improvements activities is conducted on an annual basis, and applications are accepted each year, Public Service and Housing Rehabilitation activities are funded on a three-year cycle in the County of Orange. The multi-year process was first introduced in 2000 and again in 2003. Since 2003, the multi-year process has been presented in the annual Funding Allocation Policy and Process (FAPP) to the County Board of Supervisors for approval. This process includes:

- Public Notice
- Letters to participating cities, governmental entities, and nonprofit organizations that serve Urban County residents
- A meeting with the Urban County City Managers Subcommittee to review and recommend changes to the distribution of Federal funds through the Consolidated Plan process
- A public hearing for public comment conducted by the County Board of Supervisors who approve the FAPP

Projects participating in the multi-year allocation process may receive funds in Year 1 through the competitive process and in subsequent years if the project meets the following criteria:

- Project remains in compliance with contractual milestones
- Project continues to meet the priority status for which it was funded in Year 1
- Project continues to leverage funds with other sources
- All project accomplishments are correctly reported
- Project receives a successful assessment of performance and progress from OC Community Services staff, including completion of Self-Evaluation survey

Project performance is reviewed by the ARC using the above criteria.

In addition, certain items are exempt from the competitive bid process. These include administration, the County's obligations to specific community centers within unincorporated areas, the County of Orange Cold Weather Emergency Shelter Program, fair housing activities, services mandated by HUD, and funding associated with unincorporated areas that are anticipated to annex within the program year. The Metro City of Yorba Linda, although participating in the County program, does

not compete for funding in the application process since HUD reserves its funding separately.

### 3. Obstacles to Meeting Underserved Needs

The primary obstacle to meeting all of the identified needs, including those identified as priorities, is the general lack of funding resources available to the public and private agencies who serve the needs of low- and moderate-income residents. The recent economic downturn has impacted both private foundations and public agencies. Foundations and nonprofits have seen declines in giving in recent years. Continued State budget shortfalls have caused the State of California to reduce funding for local aid to cities and towns, significantly impacting the funding of local programs. Finally, entitlement grants have not kept up with inflation and have been reduced over the years, further decreasing funds available to provide services and meet the County's needs.

In some cases, having a portion of the funds available from resources through the County may not make a project or program feasible if insufficient public and private funds, such as low-income housing tax credits (LIHTC) or other development financing, are not available to the project or program.

The Urban County's Strategic Plan focuses on activities to be funded with the three entitlement grants (CDBG, HOME, and ESG) from HUD:

- **Community Development Block Grant (CDBG):** The primary objective of this program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income. CDBG funds are relatively flexible and can be used for a wide range of activities, including: housing rehabilitation; homeownership assistance; lead-based paint detection and removal; acquisition of land and buildings; construction or rehabilitation of public facilities, including shelters for the homeless, and infrastructure; removal of architectural barriers; public services; rehabilitation of commercial or industrial buildings; and loans or grants to businesses.
- **HOME Investment Partnership Program (HOME):** The HOME program provides Federal funds for the development and rehabilitation of affordable rental and ownership housing for low- and moderate-income households. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and nonprofit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low- and moderate-income households, including: building acquisition; new construction and reconstruction; moderate or substantial rehabilitation; homebuyer assistance; and tenant-based rental assistance. Strict requirements govern the use of HOME funds. Two major requirements are that the funds must be: (1) used for activities that target low- and moderate-income families; and (2) matched 25 percent by non-Federal funding sources.
- **Emergency Shelter Grant (ESG):** The ESG program provides homeless persons with basic shelter and essential supportive services. ESG funds can be used for a variety of activities, including: rehabilitation or remodeling of a

building used as a new shelter; operations and maintenance of a homeless facility; essential supportive services; and homeless prevention.

In addition to these three programs discussed in the Urban County's Consolidated Plan, the Housing Opportunities for Persons with AIDS (HOPWA) also provides Federal funds to meet local needs. The HOWPA program provides grant funds to design long-term, comprehensive strategies for meeting the housing needs of low-income people living with HIV/AIDS. The City of Santa Ana is the recipient of HOPWA funds on behalf of all Orange County jurisdictions and administers the program. HOPWA funds can be used for a variety of activities, including: acquisition, rehabilitation, or new construction of housing units; facility operations; rental assistance; and short-term payments to prevent homelessness. HOPWA funds are granted to the largest jurisdiction in a county. For further information on this program, please see the City of Santa Ana's Consolidated Plan.

HUD allocates CDBG, HOME, and ESG funding to eligible jurisdictions on a formula basis, using factors such as population, income distribution, and poverty rate. For Fiscal Year 2009-2010 (July 1, 2009 through June 30, 2010), the County's Consolidated Plan funding allocations were:

- CDBG - \$4,044,117
  - County - \$3,771,209
  - City of Yorba Linda - \$272,908
- HOME - \$1,750,010
- ESG - \$166,812

Total allocation from the Consolidated Plan programs for Fiscal Year 2009-2010 was approximately \$5.96 million; total allocation from the Consolidated Plan programs for the 2010-2015 period is estimated at approximately \$29.8 million.

The City of Yorba Linda is eligible to participate in the CPD programs as an entitlement jurisdiction but has opted to participate and comply with the County's Consolidated Plan activities, goals, and objectives. To ensure consistency and coordination in the delivery and provision of programs and services in Yorba Linda and countywide, the County manages and administers the City's CPD programs. As such, the City's estimated CDBG allocation is included in this document. Yorba Linda receives approximately \$272,908 in CDBG funds annually for the provision of services to special needs groups, housing rehabilitation, and administration costs.

Another obstacle, as discussed later in the Housing Market Analysis Section, is the generally high cost of housing and the provision thereof, which increases the difficulty of meeting affordable housing needs. As described in the Barriers to Affordable Housing Section, another set of obstacles are ordinances and regulations that could limit the provision of housing for low- and moderate-income households and special needs groups. In addition, neighborhood opposition to new housing or community development projects tailored to meet the needs of lower income or special needs populations can be met with resistance, also known as NIMBYism (Not-In-My-Back-Yard). Delay resulting from NIMBYism and lack of community support for projects is another obstacle to providing affordable housing in Orange County. Finally, service providers report that lack of funding contributes to overlapping service provision and the inability to participate in regionally coordinated efforts.

## **Managing the Process (91.200 [b])**

- 1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.*
- 2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.*
- 3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.*

### **Five-Year Strategic Plan Managing the Process response:**

## **1. Lead Agency**

OC Community Services serves as the lead agency in coordinating the preparation of the Consolidated Plan, Annual Action Plan, and the Consolidated Annual Performance Evaluation Report (CAPER). OC Community Services administers CDBG, HOME, and ESG funds. The City of Santa Ana administers the HOPWA program.

## **2. Plan Development Process**

The Consolidated Plan was developed through a participatory process, described in detail in the Citizen Participation Section below. The Urban County of Orange, representing 14 cities and the unincorporated areas of Orange County, encompasses a large geographic area including diverse communities. In order to gauge the nature and extent of needs to help the County prioritize the uses of limited CPD funds (CDBG, HOME, and ESG) and develop the Consolidated Plan, the County used a number of research methods:

- Analysis of demographic and housing market characteristics and their impacts on housing and community development needs using statistical and empirical data
- Housing and Community Development Needs Survey sent to target area residents and participating jurisdictions
- Expected Housing and Community Development Needs Survey completed by staff of participating jurisdictions
- Community workshops
- Interviews/focus group meetings with agencies and social and supportive service providers

## **3. Consultations**

To ensure that the housing and community development needs of special needs groups are addressed, consultation with a variety of service providers, agencies, and

community organizations was conducted to gauge the type and extent of needs for families, elderly residents, disabled residents, homeless persons, and persons living with AIDS/HIV.

A series of six group meetings with service providers was conducted on February 9 and 10, 2009. Participants included representatives from 15 service provider agencies and organizations. In addition, representatives from eight other service provider organizations participated in public meetings and provided input.

A detailed list of participants and a description of themes and comments received at the group meetings are included in part 91.200(b) below.

### **Citizen Participation (91.200 [b])**

- 1. Provide a summary of the citizen participation process.*
- 2. Provide a summary of citizen comments or views on the plan.*
- 3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.*
- 4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.*

Five-Year Strategic Plan Citizen Participation response:

## **1. Citizen Participation Process**

The County of Orange encourages residents to become involved in the planning and implementation activities of the Consolidated Plan. As required by HUD, the County follows a Citizen Participation Plan in the planning and evaluation of programs in the Consolidated Plan. Involving residents and stakeholders is necessary to accurately reflect the housing and community development needs of the Urban County's residents.

The County followed the Citizen Participation Plan outreach, noticing, and hearing requirements. This Consolidated Plan has been developed through a collaborative process including participation of residents, service providers, and County staff. Four primary methods were used to solicit public input:

**Service Provider focus group meetings/interviews** were held so that service providers, agencies, and departments that provide facilities and services to Urban County residents could provide input for the Consolidated Plan.

**Community meetings** were held throughout the Urban County, where participants were introduced to the Consolidated Plan process and asked to discuss community needs. Five community meetings were conducted between February and March 2009.

**A Community survey**, which assessed housing and community development needs, was distributed at public meetings and public locations and mailed to residents in unincorporated County areas and participating cities. In total, 525 surveys were returned. These surveys were analyzed and provided critical input to develop the objectives of the Plan.

**City surveys were distributed to** participating/metropolitan cities to summarize housing and community development needs and related planned projects that would require funding.

## 2. Comments Received

A summary of comments received from Service Provider focus group meetings, community meetings, the community survey, and surveys completed by participating/metro cities is included here. Please also see Appendices B, C, D, and E for more detailed comments received.

### Service Provider Focus Group Meetings

As part of the Consolidated Plan outreach process, service providers were invited to attend a series of focus group meetings related to housing and community development needs in the County of Orange. This process attempted to reach agencies that work with lower-income persons and those with special needs to supplement the surveys and public meetings and hearings associated with the Consolidated Plan Update.

In the context of focus group meetings, interviews were conducted with the service providers and nonprofit agencies listed in **Table 8**. Detailed summaries of the focus group meeting discussions are included in Appendix E.

In addition, several service providers attended the Consolidated Plan community outreach meetings. These providers included: Friendship Shelter (Laguna Beach), Laguna Resource Center, Public Law Center, Orange County Asian and Pacific Islander Community Alliance, OC Catholic Worker, Jamboree Housing Corporation, H.I.S. House Homeless Intervention Shelter, and the Dayle McIntosh Center.

Overall, the service providers indicated significantly increasing needs among their clients at a time of increased unemployment, escalating home foreclosures, economic uncertainty, increasing housing costs, and decreased State and Federal funding. High housing costs and unemployment or underemployment are having severe effects on low-income households, especially those with fixed incomes, and are exacerbating existing housing problems. Housing services for homeless and special needs groups are suffering as the high cost of providing resources is limiting service providers' ability to address the increasing demand. For those already homeless, the lack of affordable housing can create increased competition for limited resources, as emergency and temporary shelter resources available are also deficient to the demand. The highest needs indicated by service providers have been for critical needs: shelter, food, clothing, and emergency utility assistance.

**Table 8: Consolidated Plan Focus Group Participants**

Category	Service Provider	Services
Families	American Family Housing	Shelter, counseling, affordable housing
	Families Forward	Transitional housing, financial assistance, education programs, career development
HIV/AIDS	AIDS Services Foundation of Orange County	HIV/AIDS counseling, housing, food, home care, education
Fair Housing	Fair Housing Council of Orange County	Fair housing advocacy, case management, discrimination investigation
Health Services	Orange County Health Care Agency	Health care services
Affordable Housing	Habitat for Humanity OC	Affordable housing developer, focus on homeownership
Elderly	Orange County Office on Aging	Information call center, contract administration for senior services
	South County Senior Services	Elderly meals, transportation, day care, case management, in-home services
Disabled	Regional Center of Orange County	Disabled housing, mediation, reasonable accommodation
Homeless	Serving People in Need (SPIN)	Housing, outreach, food, substance abuse treatment
	Orange Coast Interfaith Shelter	Shelter
	OC Partnership	Advocacy, liaison between government agencies, and homeless service providers
	Thomas House Temporary Shelter	Transitional Housing, case management, employment counseling
	South County Outreach	Transitional Housing, case management, computer training
	Families Assistance Ministries	Temporary financial assistance (vouchers) to families at risk of homelessness, holiday gifts, food

Below is a summary of the overall themes addressed during the interviews.

### Affordable Housing

The demand for affordable housing is consistently increasing due to high housing costs, home foreclosures, lack of funding for new affordable housing, and a closed wait list for Section 8 Housing Choice Vouchers. The situation is worse for special needs residents and residents needing assisted living resources. There is an increase in demand for family units. Housing service providers indicated a need for a spectrum of housing: from emergency, to temporary, to permanent, to ownership housing. Resources for affordable ownership housing are missing, as the current spectrum of affordable housing is mostly limited to long term rentals.

### Homelessness

The service providers interviewed acknowledged that emergency and temporary shelter needs are at an all time high. With more and more families losing homes due to unemployment or foreclosures, more people are seeking out already limited services. The economic climate has changed the profile of those seeking help. Most

residents seeking help have never been homeless and are navigating the County's assistance resources for the first time. High unemployment exacerbates the homeless shelter situation, as many shelters require clients to work or be actively searching for work. This is most problematic for newly homeless seniors. Many shelters indicated their approach may have to change due to the ongoing economic crisis and that there is a need for employment resources.

As different types of families face homelessness, the need for family and senior shelters has become apparent, as many families must be separated in situations where women's shelters do not accept boys over a certain age and seniors do not qualify for shelter due to lack of employment or medical issues.

Overall, the service providers indicate the need for a wider range of homeless resources that range from emergency shelter, to temporary shelter, and permanent housing with ongoing supportive services. Due to the critical needs of the homeless and the high cost of permanent affordable housing, most funding for homeless resources addresses critical immediate needs such as emergency shelter, clothing, and food. Service providers desire to reduce homeless recidivism but acknowledge that it is difficult due to lack of resources.

### **Fair Housing**

The increased competition for affordable housing is exacerbating fair housing issues. As home foreclosures increase, the competition for rental housing creates an environment where fair housing violations can increase.

### **Disabled**

The supply of accessible units is limited, and many owners are hesitant to make reasonable accommodations to disabled residents due to cost. Disabled residents often face additional obstacles of limited financial resources, limited employment opportunities, and need for ongoing supportive services. This wide range of needs is not being adequately addressed due to lack of resources.

### **Non-Housing Needs**

While not directly related to housing, service providers indicated that the economic climate combined with high housing costs calls for more financial education for lower-income residents. This type of education can empower residents by showing them how to manage money, the benefits of savings, and how to make better financial decisions.

### **HIV/AIDS**

Residents with HIV/AIDS are most impacted through their limited incomes coupled with need for ongoing medical care; this leaves limited resources for decent housing.

### **Lack of Regional Coordination**

Many agencies indicated that a lack of regional coordination is preventing service organizations and agencies and local governments from comprehensively addressing the problems associated with housing, poverty, and homelessness. Overwhelmed

with the daily client demand for housing and other social services, staff at community service agencies find it difficult to take the time to develop or participate in the regionally coordinated efforts of agencies and governments. When successful, these efforts can result in joint initiatives to more effectively and efficiently use funding, and can improve geographic distribution of services.

## Community Meetings

Five community meetings were held to discuss existing housing and community development needs. Comments from the public meetings generally were related to the following categories:

### Housing Needs

- Maintaining foreclosed properties
- Finding affordable/low-income rental properties
- Lack of accessible housing for disabled persons
- Available funding for affordable projects
- Deferred maintenance has resulted from the need for property maintenance (structural – landscaping) for residents with high property value and fixed or no income (seniors)
- Need for more transitional housing
- Need for more affordable housing, especially gap financing to facilitate construction
- Need for more permanent supportive housing
- Infrastructure to make building affordable housing easier
- Incentives for housing production
- Need larger units that would be conducive for multiple families living together
- Rehabilitation grants for homeowners
- Resources to reduce energy costs

### Homeless

- High homeless rate in some cities in Orange County
- Homeless persons living in cars/parks/on street
- Unmet need for homeless women with teenage sons, seniors, families, veterans, and children
- More year-round shelters needed
- Youth shelters needed

### Community Services

- Increase language access for Asian/Pacific Islander community to foster better access to local government
- Services for at-risk youth
- Basic needs (food)
- Transportation: more comprehensive bus routes and more flexible schedules
- Health care, prescription costs
- Outreach to seniors and others with limited mobility
- Education, English as a Second Language training

## Community Facilities

- Youth center
- Retaining elementary school in the Inner Canyons
- Roof for the Inter Canyon community center

## Special Needs

- Seniors in many areas of the County have no access to amenities
- Shelter needs for homeless with special needs
- Accessible apartments/mobile home parks

## Community Development

- New development increases infrastructure need
- Need for public facility improvements (aging buildings and structures) in parks and recreation and community centers
- Need for funding to improve streets and sidewalks
- Need for economic development in downtowns
- Address flooding, add grills to drains
- Parks maintenance
- Bridges, off-ramps
- Pedestrian and bicyclist safety
- Street lights

## Community Survey

As part of the 2010-2015 Consolidated Plan, the County conducted a Housing and Community Needs Survey to assess community opinions and concerns in seven needs categories: Community Facilities, Infrastructure Improvements, Special Needs Services, Housing, Community Services, Neighborhood Services, and Economic Development. These needs categories were further divided into specific topics, such as "community centers" (from the Community Facilities category), "street/alley improvements" (from the Infrastructure category), and "senior services and activities" (from the Community Services category). For each topic, the respondent was asked to indicate unmet needs that warrant expenditure of public funds by checking a "priority need" level from Lowest to Highest need. In tabulating the survey results, "1" is used to denote the lowest need and "4" to denote the highest need. An average score was calculated for each need category; the higher averages (and closer to 4) represent the community's assessment of that category as more in need.

Overall, 525 residents of the Urban County responded to the Housing and Community Development Needs Survey. The Housing and Community Development Needs Survey questionnaires: 1) were made available at community centers and public counters; 2) mailed to social service providers and target area residents; and 3) distributed at the community meetings. Appendix B provides a copy of the survey instrument and summary of survey results, with detailed information provided on the needs of residents based on different areas in the Urban County. The highest rated specific needs for County residents are presented in **Table 9** below.

**Table 9: Community Survey Needs Results**

<b>Need</b>	<b>Category</b>	<b>Rank</b>
Fire Stations & Equipment	Community Facilities	3.08
Health Services	Community Services	3.00
Health Care Facilities	Community Facilities	2.96
Energy Efficient Improvements	Housing	2.94
Street Lighting	Infrastructure Improvements	2.87
Transportation Services	Community Services	2.86
Water/ Sewer Improvement	Infrastructure Improvements	2.83
Anti-Crime Programs	Community Services	2.79
Trash & Debris Removal	Neighborhood Services	2.77
Mental Health Services	Community Services	2.77
Senior Services & Activities	Community Services	2.75
Drainage Improvement	Infrastructure Improvements	2.73
Senior Housing	Housing	2.72
Job Creation/ Retention	Economic Development	2.72
Libraries	Community Facilities	2.67
Centers/Services for Disabled	Special Needs Services	2.67
Senior Centers	Community Facilities	2.64
Legal Services	Community Services	2.61
Employment Training	Economic Development	2.57
Affordable Rental Housing	Housing	2.56
Park & Recreational Facilities	Community Facilities	2.55
Housing for Disabled	Housing	2.54
Street/ Alley Improvement	Infrastructure Improvements	2.49
Sidewalk Improvements	Infrastructure Improvements	2.48
Homeless Shelters/ Services	Special Needs Services	2.46

Note: Table 9 presents the top 25 community services needs in the County as identified by residents responding to a written survey. Due to limitations in funding, not all of these needs may be identified as high priorities, and only 15 percent of CDBG funds may be allocated to community services.

## City Survey

In an effort to better understand participating/metropolitan cities' community development needs and anticipated expenditures, a survey was circulated to all these cities. The survey asked cities to indicate improvements that are anticipated to be pursued with Consolidated Plan funds over the next five years (2010-2015). The results are summarized in **Table 10**. For anticipated improvements, cities described the programs, indicated estimated costs, and defined the related quantified accomplishment (e.g. number of persons, units, or households served). Detailed responses were received from most cities (see Appendix C). Three cities indicated that they were not anticipating applying for funding through the Urban County program and so did not complete the survey.

**Table 10: City Survey Results**

Need	Cities with Planned Projects
<b>Community Facilities</b>	
Senior Centers	Placentia, Yorba Linda
Community Centers and Libraries	Aliso Viejo, Dana Point
ADA Improvements	Aliso Viejo, Placentia, Stanton, Yorba Linda
Fire Stations	Stanton
Parks	Placentia, Stanton
<b>Community Services</b>	
Senior Services	Laguna Hills, Los Alamitos, Yorba Linda
<b>Infrastructure</b>	
Drainage Improvement	Cypress, Placentia, Stanton
Water/Sewer Improvement	Aliso Viejo, Cypress, Placentia, Stanton
Street/Sidewalks Improvement	Aliso Viejo, Brea, Cypress, Laguna Woods, Placentia, Stanton
Street Lighting	Cypress, Laguna Woods, Stanton
<b>Special Needs Services</b>	
Homeless Shelters	Laguna Beach
<b>Neighborhood Improvements</b>	
Tree Planting	Cypress, Stanton
Graffiti Removal	Laguna Woods, Placentia, Stanton
Abandoned Lots/Buildings Cleanup	Stanton
<b>Businesses and Jobs</b>	
Façade Improvements	Stanton

### 3. Efforts to Broaden Public Participation

To broaden public participation, OC Community Services prepared a flyer advertising the five community meetings. The flyer was available at OC Community Services and provided to participating/metropolitan cities for posting in community centers and at public counters. In addition, the flyer advertising public meetings was mailed with the Community Survey to residents in unincorporated target areas and participating cities. Service providers attending focus group meetings were also provided with flyers and asked to publicize the community meetings and the availability of the Community Survey.

The Public Notice advertising the five Consolidated Plan community meetings was translated into Spanish and Vietnamese, and published in three major newspapers:

- The OC Register (English language)
- Miniondas (Spanish language)
- Nguoi Viet (Vietnamese language)

The County provided Spanish translators at all Consolidated Plan community meetings. The Community Survey and other documents related to the Consolidated Plan were available in other languages upon request.

### 4. Comments Not Accepted

All comments received were accepted.

## **Institutional Structure (91.215 [i])**

- 1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, nonprofit organizations, and public institutions.*
- 2. Assess the strengths and gaps in the delivery system.*
- 3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.*

Five-Year Strategic Plan Institutional Structure response:

## **1. Institutional Structure**

The institutional structure, through which this Consolidated Plan will be implemented, includes various agencies of County government, participating cities, nonprofit organizations, and private industry. OC Community Services has oversight responsibility for the Consolidated Plan/Annual Plan processes. OC Community Services is a component of OC Community Resources, which consists of OC Animal Care, OC Community Services, OC Parks, and OC Public Libraries.

### **OC Community Services**

OC Community Services is responsible for the administration and compliance of programs and grant management. OC Community Services performs audits, compliance, and legal notification procedures required by HUD for both the Housing and Neighborhood Preservation and Housing Assistance functions. Because OC Community Services must make recommendations on compliance matters, it is separate from direct control of either of the other functions identified below. It also conducts the Annual Application Review process that is the competitive evaluation process by which Federal funding is allocated to special projects. The department also includes the following divisions: Community Investment Division; Homeless Prevention; OC Human Relations; Orange County Housing Authority; Office on Aging; Veterans Service Office; and Housing & Community Development.

### **Orange County Housing Authority (OCHA)**

OCHA, a division of OC Community Services, administers the Section 8 Housing Choice Voucher Rental Assistance Program and the operations of the Housing Authority. OCHA administers rental assistance programs throughout Orange County except the cities of Anaheim, Garden Grove, and Santa Ana. Those cities operate their own programs.

Currently, OCHA helps approximately 10,000 income-qualified households to receive rental assistance in a variety of apartments, houses, and other rental dwellings

owned by private landlords. HUD provides funding for the rental assistance programs administered by OCHA.

## Housing and Community Development Division

OC Community Services Housing and Redevelopment offers affordable housing opportunities for renters and homeowners, and community revitalization for participating cities and unincorporated communities. The Housing and Redevelopment Division oversees community relations activities, as well as eligible activities such as public infrastructure, housing rehabilitation, community development, preservation and improvement activities, and local economic development through the administration of subrecipient contracts funded through the CDBG, HOME, ESG, and Supportive Housing Grants programs.

## Participating Jurisdictions

The cities of Aliso Viejo, Brea, Cypress, Dana Point, Laguna Beach, Laguna Hills, Laguna Woods, La Palma, Los Alamitos, Placentia, Seal Beach, Stanton, Villa Park, and Yorba Linda participate in the County program and are responsible for delivering specific programs and activities in their communities.

## Nonprofit Organizations

Nonprofit organizations play a vital role in implementing the Consolidated Plan. Nonprofit organizations form a network of resources that address a wide variety of housing and community development needs. These organizations provide a valuable link between the population in need of assistance and the pool of resources available. These organizations are awarded entitlement funds through a competitive evaluation process. The County works with numerous nonprofit organizations annually.

## Private Sector

Private sector participants may include lending institutions and for-profit development entities. Lending institutions may be the source of low-cost loans for affordable housing and rehabilitation projects. Developers are the primary providers of the housing stock and are encouraged to participate in low-income housing in a variety of ways, including through density bonuses and participation in the Low-Income Housing Tax Credit (LIHTC) program.

## 2. Strengths and Gaps in Delivery

The strength of the delivery system structure rests primarily in the diversity of its participants and the depth and breadth of their experience and the expertise they provide. It actively encourages a system for sharing resources and a network through which this information may be provided. In addition, a close working relationship is fostered through the participation of various agencies in the forums designed to plan and implement County programs.

A potential gap in any delivery system is recipient access to service information. Orange County has made significant progress in addressing this gap through a

central information access point: 2-1-1 Orange County. 2-1-1 Orange County, a nonprofit 501(c)(3) organization, provides a comprehensive information and referral system that links Orange County residents to community health and human services and support. 2-1-1 Orange County is available 24 hours a day, seven days a week. Callers seeking assistance dial toll free 2-1-1 and are connected with certified, multi-lingual information and referral specialists who utilize a robust database to provide information on available community services, including food, shelter and housing resources, health care, workforce development, services for children and seniors, prevention and safety services, and substance abuse assessment and treatment programs, among others.

The duplication of services among multiple not-for-profit agencies providing public services can also be a potential gap in the delivery system. With regard to homelessness, the OC Community Services Homeless Prevention works with county agencies to maximize resources, eliminate duplication of efforts, and create new programs and partnerships that respond to the changing needs of the homeless in Orange County.

## Enhancing Coordination

The County continues to expand its relationships with a variety of groups and agencies in order to better meet the needs of the community. Beyond maintaining its current role in funding and coordinating with local cities, nonprofit organizations, developers, lenders, and property owners, the County has taken the initiative to develop more opportunities for these entities to collaborate to discuss issues and work in partnership on possible actions and/or solutions.

OC Community Services continually presents workshops and conferences to provide technical assistance on NOFA and RFP processes for funding. Additionally, OC Community Services hosted a workshop on the development of its process and another workshop on proforma analysis aimed to train project managers from cities, nonprofit organizations, and developers.

OC Community Services continually coordinates with all of the cities in the County to update the Affordable Rental Housing List. The list is available on the County's web site and in a format available for everyone's use.

In the recent past, the County notified leaders in the development community and held round table conferences to discuss pending regulations. The result of those meetings allowed the County to comment on pending regulations, thus attempting to inform and recommend changes based on the needs of the County's low-income families.

In addition, the County has maintained and strengthened its relationship with the private sector (for-profit owners and developers) and nonprofit developers and social service organizations by continuing to foster new opportunities to facilitate the development of more affordable housing projects. Through disbursement of available local resources (including OCHA operating reserve funds and County Redevelopment Set-Aside funds), OC Community Services has participated in new housing construction projects in all parts of the County. These new endeavors not only create additional affordable housing units; but also several have been reserved for people with special needs (elderly, disabled, homeless).

The County continues to enhance its relationships with the private sector, nonprofit and governmental agencies, schools, and labor unions to facilitate economic opportunities, affordable housing, and social services.

### 3. Strengths and Gaps in Public Housing Delivery

The Orange County Housing Authority (OCHA) is a division of OC Community Services, the lead agency responsible for the administration and compliance of programs and grant management related to the Consolidated Plan. No public housing project is located in the Urban County.

#### **Monitoring (91.230)**

- 1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.*

Five-Year Strategic Plan Monitoring response:

#### 1. Monitoring

OC Community Services monitors entitlement grant activities carried out in furtherance of each annual funding plan to ensure long-term compliance with the requirements of the programs involved. In accordance with HUD Notice CPD-03-09 and HUD Bulletin CPD-2003-020, OC Community Services has been continually working to refine its monitoring system to measure productivity and program impact. Below is a description of the methodology OC Community Services has put into place to track performance outcomes. OC Community Services utilizes a comprehensive monitoring strategy called the Subrecipient Monitoring Compliance Plan (SMCP). The SMCP defines the roles and responsibilities of the various divisions and sections within OC Community Services and also the responsibilities and expectations of the subrecipients in terms of record keeping and reporting to ensure program compliance.

#### Productivity

As defined in the above referenced HUD Notice, productivity reflects the level of efficiency with which a grantee or subgrantee undertakes its activities. This can be measured by the quantity, quality, and pace that a project or activity is managed. During the last 10 years, the County has had in place mechanisms that have been utilized by subrecipients and staff to report the productivity of funded activities. One such tool has been a Grantee Performance Report (GPR) Information Form that is completed by subrecipients and submitted as supporting documentation for requests for reimbursement. This information is keyed into HUD's IDIS and subsequently used by OC Community Services staff to evaluate future funding applications, and to assist application review committees in recommending how entitlement funds are to be allocated.

## Program Impact

HUD Notice CPD-03-09 also determined that the appropriate performance measurement system would also include a component that measures program impact. Program impact reflects the extent to which activities yield the desired outcomes in the community or in the lives of the persons assisted. The means of determining impact is through the effects of output and outcome.

- Outputs are direct products of a program's activities: They are typically measured in terms of the volume of work accomplished, such as number of low-income household served, number of items processed, or number of units constructed or rehabilitated. The process described above provides OC Community Services with the necessary level of information to satisfy the "outputs" component.
- Outcomes are benefits that result from a program or activity: Outcomes typically relate to a change in condition, skills, knowledge, status, etc. Outcomes could include improved quality or quantity of local affordable housing stock, improved or revitalized neighborhoods or improved quality of life for program participants. It was this component of the Performance Measuring System that the County developed further in Fiscal Year 2007-2008. The process of integrating a means of measuring outcomes is described below.

## Process

During the initial application submittal phase, each subrecipient of Federal funds is required to expand its presentation of proposed goals and outputs by including a narrative of the activity's outcomes. This piece describes how their programs and/or activities will provide a more comprehensive, far reaching level of improvement to each individual benefiting from the use of Federal funds. Outputs and Outcomes identified are subsequently incorporated into funding agreements and are viewed as additional performance milestones. All projects and activities are administered through these agreements. Contract Administrators evaluate the progress of their projects based on the funded agency's ability to meet the goals, outputs, and outcomes set forth by the Annual Action Plan.

Once funds are awarded, Contract Administrators contact subrecipients to discuss monies allocated and reconfirm that the scope of services and accomplishment data presented in the initial application are unchanged. During the contract preparation phase, project leaders meet with subrecipient staff to review all contract requirements such as labor standards, lead-based paint, payment processes based on performance, invoicing, Grantee Performance Reports, insurance requirements, contract milestones, and expected accomplishment levels. Contract administrators perform at least two on-site monitoring visits to assess performance and compliance.

In addition to the two required monitoring visits, contract administrators conduct site visits to provide technical assistance at the request of subrecipients. Additional technical assistance is provided, at the discretion of the contract administrators, should the determination be made that the subrecipient will benefit from the additional training. Technical assistance is provided as often as deemed necessary to ensure successful completion of the projects.

Affordable housing development projects are monitored to ensure compliance with housing quality standards through OC Community Services staff-performed site visits, inspections, and auditing tenant files. In addition, property management is required to submit quarterly reports documenting compliance with income restrictions.

### **Priority Needs Analysis and Strategies (91.215 [a])**

1. *Describe the basis for assigning the priority given to each category of priority needs.*
2. *Identify any obstacles to meeting underserved needs.*

Five-Year Strategic Plan Priority Needs Analysis and Strategies response:

## **1. Basis for Assigning Priority**

Input from the various sources (residents, community stakeholders, service providers, participating city staff, and County staff) helped the County establish the priority for expending CPD funds based on a number of criteria, including:

- Urgency of needs
- Cost efficiency
- Eligibility of activities/programs
- Availability of other funding sources to address specific needs
- Funding program limitations
- Capacity and authority for implementing actions
- Consistency with countywide goals, policies, and efforts

The County must weigh and balance the input from different groups and assign funding priorities that best bridge the gaps in the County's service delivery system. Priorities for specific housing and community development issues area listed in later Sections of this document. (See Appendices A: HUD Tables.)

## **2. Obstacles to Meeting Underserved Needs**

The biggest obstacle to meeting the needs of the underserved will be a considerable lack of public and private resources to fully address the priorities identified in this Consolidated Plan.

## **Lead-Based Paint (91.215 [g])**

- 1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.*
- 2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.*

### **Five-Year Strategic Plan Lead-based Paint response:**

## **1. Lead-Based Paint Hazards**

According to the Federal Centers for Disease Control (CDC), approximately 250,000 children aged one to five years in the United States have elevated levels of lead in their blood. High blood lead levels are a concern because they may cause harmful effects to a child's developing organ systems such as the kidneys, brain, liver, and blood-forming tissues. This may affect a child's ability to learn. Very high blood levels can cause devastating health consequences, including seizures, coma, and even death. Children are much more vulnerable to lead poisoning than adults because they put many kinds of items into their mouths. Their bodies absorb up to 40 percent of the lead with which they come into contact, as opposed to only 10 percent absorbed by adults. Lead enters the body through breathing or ingestion.

Between 2004-2005 and 2008-2009 (five years), the County of Orange Health Care Agency's Childhood Lead Poisoning Prevention Program reported 729 children with elevated blood lead levels (BLL) of 10 micrograms per deciliter (mcg/dL) or greater. Included in that number were 112 children who met the State's case definition (of one BLL 20 micrograms per deciliter [mcg/dL] or greater or two BLLs 15-19 mcg/dL drawn at least 30 days apart). Ninety-two percent of the cases with elevated blood levels were Hispanic. Santa Ana, Anaheim, Costa Mesa, and Garden Grove had the highest number of cases. Santa Ana had the highest number of cases with 42 percent of Orange County's children with elevated blood lead levels living in that city.

Housing age is the key variable used to estimate the number of housing units with lead-based paint. Starting in 1978, the Federal government prohibited the use of lead-based paint on residential property. National studies estimate that 75 percent of all residential structures built prior to 1970 contain lead-based paint (LBP). However, not all units with LBP present a hazard. Properties most at risk include structures with deteriorated paint, chewable paint surfaces, friction paint surfaces, and deteriorated units with leaky roofs and plumbing.

The Comprehensive Housing Affordability Strategy data (CHAS) developed for HUD by the U.S. Census provides data based on housing age and occupant income. This data reveals that 30 percent of the 4,531 units occupied by extremely low-income households, 50 percent of the 16,804 units occupied by low-income households, and 34 percent of the 48,346 units occupied by moderate-income households were constructed prior to 1970 and may contain lead-based paint hazards. An estimated

75 percent of units built prior to 1970 may contain LBP; thus, approximately 19,500 units in the Urban County that are occupied by low- and moderate-income households may contain LBP hazards. In general, however, through rehabilitation programs and private improvements, a large number of these units have already been abated.

## 2. Actions to Evaluate and Reduce Lead-Based Paint Hazards

In Orange County, the Childhood Lead Poisoning Prevention Program (CLPPP) follows children with abnormal or high blood lead levels, making home visits to families of affected children to determine the source of lead and provide education about lead poisoning. Program staff also coordinates health care needs, follow-up visits when needed, and provides outreach and educational presentations to the community. CLPPP also provides resources to cities with significant number of older housing units to help respond to complaints of deteriorated lead-based paint and other lead-related hazards in residential housing.

The CLPPP's Environmental Health Department is currently working toward:

- Using progressive notification and action to achieve elimination of lead hazards identified during environmental investigations
- Developing and implementing programs for training of investigation and enforcement agency personnel on identifying and correcting lead hazards in high risk jurisdictions
- Providing educational materials on renovation and remodeling activities to housing and building departments, for public distribution
- Encouraging building departments to incorporate informing about lead-safe work practices into their building permit process (such as attaching renovation pamphlets to building permits) for housing built before 1978

The County continues to address the problem of lead-based paint through its implementation of the Lead-Safe Housing Regulation, which targets housing constructed before 1978 and where children under age six are most at risk of being affected by the hazards of lead-based paint. The County of Orange has designed its various housing programs to comply with 24 CFR Part 35. In addition, County housing rehabilitation programs allow for the abatement of lead-based paint as an eligible activity for assistance.

## HOUSING

### Housing Needs (91.205)

*\*Please also refer to the Housing Needs Table in the Needs.xls workbook*

- 1. Describe the estimated housing needs projected for the next five-year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families; renters and owners; elderly persons; persons with disabilities; including persons with HIV/AIDS and their families; single persons; large families; public housing residents; victims of domestic violence; and families on the public housing and Section 8 tenant-based waiting list discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families).*
- 2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.*

#### Five-Year Strategic Plan Housing Needs response:

### 1. Housing Needs

The Comprehensive Housing Affordability Strategy (CHAS) developed by the U.S. Census for HUD provides detailed information on housing needs by income level for different types of households. Based on CHAS, housing problems include:

- Units with physical defects (lacking complete kitchen or bathroom)
- Overcrowded conditions (housing units with more than one person per room)
- Housing cost burden, including utilities, exceeding 30 percent of gross income
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income

The types of problems vary according to household income, type, and tenure.

Appendix A of this Consolidated Plan includes the Housing Needs Table, which presents data on the number of households with housing assistance needs. Priorities were established for housing needs based in part on this housing needs assessment.

### Recapture Restrictions

The County administers a Housing Rehabilitation Homeownership and Mortgage Assistance Program utilizing HOME and CDBG funds, whereby the County makes grants and loans available to income-qualified applicants.

As a condition of receiving HOME and CDBG grant or loan funds, the County requires the applicant to enter into a covenant agreement that is recorded against the property and runs with the land. The agreement contains a recapture restriction stipulating that during the affordability period if the unit is sold, the grant or loan must be paid in full.

Additionally, should a default occur during the affordability period, the County reserves the right to purchase the property at the restricted sales price, less the amount of assistance originally provided by the County plus interest. The restricted sales price is calculated using a formula that takes into account the purchase price, the change in consumer price index, and improvements made to the property.

## Program Income

Program Income is defined at 24 CFR 570.500(a), which specifies that Program Income is the gross income received by the Grantee that has been directly generated from the use of CDBG/HOME funds. There are limitations and requirements based on the activity that generated the program income and on the date the income is received. Examples of program income include:

- Payments of principal and interest on housing rehabilitation or business grant or loans made using CDBG/HOME funds
- Interest earned on program income pending its disposition, net proceeds from the disposition by sale or long-term lease of real property purchased or improved with CDBG/HOME funds
- Income (net of costs that are incidental to the generation of the income) from the use or rental of real property that has been acquired, constructed or improved with CDBG/HOME funds and that is owned (in whole or in part) by the participating jurisdiction or subrecipient

## Housing Needs by Household Income

The household income distribution of a community is provided in relation to the area median income (AMI). AMI for Orange County in 2009 is \$86,100. For the Urban County area, the CHAS reported the following household income distribution (among a total of 186,885 households): eight percent were Extremely Low Income (0-30 percent of AMI), nine percent Low Income (31-50 percent of AMI), and 14 percent Moderate Income (51-80 percent of AMI). The remaining 69 percent of the households had incomes above 80 percent of the County's median household income.

The following summarizes housing needs for different types of households in Orange County by income level:

### Extremely Low-Income (Households with income up to 30 percent of AMI)

In the Urban County, 15,504 households (or eight percent of all households) earned no more than 30 percent of the Area Median Income (AMI). Of these, 76 percent experienced housing problems. A higher proportion of renter households experienced housing problems (83 percent) compared with owner households (69 percent). Cost burden was the most common housing problem for all types of households. Overall,

72 percent of extremely low-income households experienced cost burden (spent more than 30 percent of their income on housing). Severe cost burden (spending more than 50 percent of income on housing) was experienced by 62 percent of all extremely low-income households. Specific household types experienced a greater degree of housing problems and cost burden. Small and large households had higher levels of housing problems. Eighty-five percent of all small households and almost all (97 percent) of large households experienced housing problems compared to 76 percent for all extremely low-income households. These proportions were similar for both renter and owner households. Large households also experienced higher levels of cost burden (88 percent compared to 72 percent for all extremely low-income households). Severe cost burden was most prevalent among large owner households (92 percent compared with 62 percent for all extremely low-income households).

### **Low-Income (Households with incomes from 31 to 50 percent of AMI)**

In the Urban County, 16,823 households (or nine percent of all households) earned between 31 and 50 percent of the AMI. Of these, 72 percent experienced housing problems. A significantly higher proportion of renter households experienced housing problems (91 percent) compared with owner households (57 percent). Cost burden was the most common housing problem for all types of households. Overall, 67 percent of low-income households experienced cost burden (spent more than 31 percent of their income on housing). Severe cost burden (spending more than 50 percent of income on housing) was experienced by 37 percent of all low-income households. Specific low-income household types experienced a greater degree of housing problems and cost burden. Among renter households, small and large households had higher levels of housing problems. Ninety-two percent of all small renter households, almost all (97 percent) of large renter households, and 93 percent of large owner households experienced housing problems compared to 72 percent for all low-income households. Large owner households experienced the highest levels of cost burden (90 percent compared to 67 percent for all low-income households). Severe cost burden was most prevalent among small and large owner households (67 and 65 percent compared with 37 percent for all low-income households).

### **Moderate-Income (Households with income between 51 and 80 percent of AMI)**

In the Urban County, 26,177 households (or 14 percent of all households) earned between 51 and 80 percent of the AMI. Of these, 58 percent experienced housing problems. A higher proportion of renter households experienced housing problems (69 percent) compared with owner households (50 percent). Overall, about half (49 percent) of moderate-income households experienced cost burden (spent more than 30 percent of their income on housing). Severe cost burden (spending more than 51 percent of income on housing) was experienced by 15 percent of all moderate-income households. Specific moderate-income household types experienced a greater degree of housing problems and cost burden. Large households had the highest levels of housing problems. Eighty-eight percent of all moderate-income large households experienced housing problems compared to 58 percent for all moderate-income households. The proportions were similar for renter and owner households. Elderly renter and large owner households experienced the highest levels of cost burden (67 and 71 percent compared to 49 percent for all moderate-income households). Severe cost burden was most prevalent among small owner

households (31 percent compared with 15 percent for all moderate-income households).

## Housing Need by Tenure

Orange County has a high level of homeownership: about two-thirds of all homes are owner occupied. Even higher homeownership rates were found in the Urban County (72 percent) according to the CHAS data (**Table 11**).

The tenure distribution (owner versus renter) of a community's housing stock influences several aspects of the local housing market. Residential stability is influenced by tenure, with ownership housing much less likely to turn over than rental units. Housing cost burden, while faced by many households regardless of tenure, is typically more prevalent among renters. The ability or choice to own or rent a home is primarily related to household income, composition, and age of the householder.

**Table 11: Urban County Tenure Profile**

<b>Tenure</b>	<b>Percent of All Households</b>	<b>Percent Low and Moderate Income</b>	<b>Housing Problems</b>
Owner-Occupied	72%	24%	32%
Renter-Occupied	28%	49%	50%
All residents	100%	31%	37%

Source: HUD CHAS, 2004.

As summarized in the Housing Needs by Household Income Section above, many housing problems and cost burden are experienced differently by households depending on tenure:

- A higher proportion of extremely low-income renter households experienced housing problems (83 percent) compared with owner households (69 percent).
- Severe cost burden was most prevalent among extremely low-income large owner households (92 percent compared with 62 percent for all extremely low-income households).
- A significantly higher proportion of low-income renter households experienced housing problems (91 percent) compared with low-income owner households (57 percent).
- Small and large low-income renter households had higher levels of housing problems. Ninety-two percent of all low-income small renter households, almost all (97 percent) of large renter households, and 93 percent of large owner households experienced housing problems compared to 72 percent for all low-income households.
- A higher proportion of moderate-income renter households experienced housing problems (69 percent) compared with moderate-income owner households (50 percent).
- Moderate-income elderly renter and large owner households experienced the highest levels of cost burden (67 and 71 percent, respectively) compared to 49 percent for all moderate-income households.

## Housing Needs by Household Type

### Elderly and Frail Elderly Persons

According to HUD, the population over 62 years of age is considered elderly. This population presents four main concerns: income, health care costs, transportation, and housing. Elderly persons are usually retired and living on a fixed income. With respect to housing, many seniors live alone and have limited discretionary income to support higher housing costs. These characteristics indicate a need for smaller, lower cost housing with easy access to transit and health care.

According to the 2000 Census, the Urban County had 79,410 elderly persons representing nearly 15 percent of all residents. Of those elderly residents, 44 percent were 75 years or older. According to the CHAS data, 26 percent of all households were headed by seniors. Half of seniors had low and moderate incomes compared to all residents (31 percent). Approximately a quarter of all senior households experienced housing problems such as cost burden or substandard housing. Housing problems were significantly more prevalent for elderly renter households (56 percent). Frail elderly persons are those with a disability that prevents them from caring for themselves. As discussed below, approximately 37 percent of the elderly persons in the Urban County had one or more disabilities.

### Persons with Disabilities

The Americans with Disabilities Act defines a disability as a “physical or mental impairment that substantially limits one or more major life activities.” Physical disabilities can hinder one’s access to conventional housing units as well as restrict mobility. Mental and/or developmental activities can affect a person’s ability to maintain a home. Moreover, physical and mental disabilities can restrict one’s work and prevent one from earning adequate income. Therefore, persons with disabilities are more vulnerable and are considered a group with special housing needs. According to the 2000 Census, 15 percent of the Urban County population or 73,596 persons have one or more disabilities, similar to the countywide average of 17 percent. Of the seniors (over age 65) in the Urban County, approximately 38 percent have a disability. Special housing needs for persons with disabilities fall into two general categories: 1) physical design to address mobility impairments and 2) in-home social, educational, and medical support to address developmental and mental impairments. **Table 12** presents housing complexes throughout the County that are geared towards the disabled. Most of these serve seniors and mobility-impaired persons.

### Physically Disabled

A physically disabled person has an illness or impairment that impedes his or her ability to function independently. Physically disabled people have several unique housing needs. First, special construction features tailored to a person’s disability are necessary to facilitate access and use of the property. The location of housing and availability of transportation are also important because disabled people may require access to a variety of social and specialized services. Amendments to the Fair Housing Act, as well as State law, require ground floor units of new multi-family construction with more than four units to be accessible to persons with disabilities. However, units built prior to 1989 are not required to be accessible to persons with

disabilities. Older units, particularly older multi-family structures, are very expensive to retrofit for disabled occupants because space is rarely available for elevator shafts, ramps, or widened doorways, etc. The site, parking areas, and walkways may also need modifications to install ramps and widen walkways and gates.

**Table 12: Affordable Housing for the Disabled**

<b>Jurisdiction</b>	<b>Number of Complexes</b>	<b>Total Units</b>	<b>Total Affordable Units</b>
Anaheim	3	138	138
Corona Del Mar	1	100	99
Costa Mesa	2	111	111
<b>Cypress</b>	1	75	74
Fountain Valley	1	71	69
Fullerton	4	246	245
Garden Grove	1	161	159
Huntington Beach	2	527	253
Irvine	3	229	228
La Habra	1	55	2
Laguna Beach	2	95	94
<b>Los Alamitos</b>	1	71	70
Orange	1	40	40
San Clemente	1	72	72
Santa Ana	2	398	339
<b>Stanton</b>	1	10	9
Tustin	1	120	118
<b>Unincorporated Areas</b>	1	30	30
<b>Orange County</b>	<b>29</b>	<b>2,549</b>	<b>2,150</b>

Source: 2009 County of Orange Affordable Rental Housing List

### Developmentally Disabled

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the need to transition from the person's living situation as a child to an appropriate level of independence as an adult.

### Severely Mentally Ill

Severe mental illness includes the diagnoses of psychoses (e.g. schizophrenia) and the major schizoaffective disorders (e.g. bipolar, major depression). Chronic mental illness refers to duration of at least one year. According to national estimates, approximately one percent of the adult population meets a definition of severe mental illness based on diagnosis, duration, and disability.

Housing is an integral part of a system of care for the severely mentally ill because the prime support network and focus of daily living activities is associated with the residence. The major barrier to stable and decent housing for the seriously mentally ill is the availability of affordable housing. A substantial majority of persons in this population depend solely on Supplemental Security Income (SSI). With the high cost

of housing in Orange County, few affordable housing options exist in the open market. Due to the lack of affordable housing, mentally ill persons are at greater risk of becoming homeless or living in unstable or substandard housing situations.

### **Persons with HIV/AIDS**

For persons living with HIV/AIDS, access to safe, affordable housing is as important to their general health and well-being as access to quality health care. For many, the persistent shortage of stable housing is the primary barrier to consistent medical care and treatment. Persons with HIV/AIDS also require a broad range of services, including counseling, medical care, in-home care, transportation, food, and stable housing. Today, persons with HIV/AIDS live longer and require longer provision of services and housing.

According to the County of Orange Health Care Agency, there were 261 reported AIDS cases, a 10 percent increase from the 237 cases reported in 2006. Since the County's first AIDS case reported in 1981, a total of 7,127 AIDS cases have been reported through December 2007. Of the total reported cases, 3,662 were living with AIDS as of December 31, 2007. An additional 2,912 individuals are estimated to be living with HIV (non-AIDS), for a total of 6,574 residents living with HIV/AIDS who are aware of their status. By race/ethnicity, 52 percent of cases were white, 39 percent Hispanic, and five percent Black. By gender, 88 percent of prevalent cases were male and 12 percent were female.

The Housing Opportunities for Persons with AIDS (HOPWA) Program is a Federally funded housing program to address the specific needs of persons living with HIV/AIDS and their families. Since 1993, the City of Santa Ana has administered the HOPWA formula grant for communities in Orange County. The City of Santa Ana contracts with the County to provide supportive services for persons with HIV/AIDS. The Orange County HIV Planning Council, established in 1987, provides advice and makes recommendations to the County Health Officer regarding HIV policy issues, and serves as the Ryan White Title I Planning Council, the Ryan White Title II CARE Consortium, and the advisory body to the City of Santa Ana for the expenditure of HOPWA funds.

In Orange County, the problem of homelessness among those living with HIV/AIDS is exacerbated by the limited supply of affordable housing. The Orange County HIV/AIDS Housing Plan, commissioned by Santa Ana in 2005, provides a framework for assessing and planning for the housing and housing-related support service needs of persons with HIV/AIDS and their families.

The HIV/AIDS Housing Plan surveyed persons with HIV/AIDS. Despite the fact that most of the respondents were housed, 81 percent of all respondents indicated they had a housing cost burden, and half indicated they had a severe housing cost burden, a sign of a precarious housing situation. The Housing Plan indicated that an acute need exists for affordable permanent housing units and subsidized housing programs that are accessible to persons with HIV/AIDS.

### Female-Headed Households (Households Headed by Females)

Single-parent households are likely to have greater needs for affordable housing, affordable day care, and access to public transportation because women continue to earn less on average than men do for comparable jobs. Single-parent households have unique work constraints because they must take into account proximity and access to day care, school, and other activities along with regular work schedules.

In 2000, households headed by women comprised approximately eight percent (19,074 households) of all households in the Urban County. Among households headed by women, half had children under 18 years old. Female heads of households comprised a disproportionate number of families living in poverty. According to the 2000 Census, 19 percent of female heads of households lived below the poverty level compared to 10 percent of all households in the County.

### Large Families/Households (Households with five or more members)

Large households, defined as those with five or more persons, oftentimes have special housing needs due to their higher housing costs, need for affordable and accessible childcare and recreation services, and the lack of adequately sized affordable housing. To save for necessities such as food, clothing, and medical care, low- and moderate-income large households may reside in smaller units, often resulting in overcrowding.

CHAS data reports that 12 percent of all households in the Urban County have five or more members. As displayed in **Table 13**, 33 percent of all large households have low and moderate incomes and experienced a much higher rate (55 percent) of housing problems (including overcrowding, cost burden, or substandard housing conditions) compared to all households.

**Table 13: Profile of Large Households**

Special Need Group	Percent of All Households	Percent Low & Moderate Income	Housing Problems
Large Households	12%	33%	55%
All Households	100%	31%	37%

Source: HUD CHAS, 2004

### Public Housing Residents

There is no public housing in the Urban County.

### Victims of Domestic Violence

Domestic violence often goes unreported, so accurate analysis of housing needs is difficult. One source for Orange County is the January 2009 Point-In-Time Survey, which estimated that 650 victims of domestic violence were homeless on that January day. The vast majority of these (73 percent) were unsheltered.

A primary need for victims of domestic violence is emergency shelter in a safe and confidential location. Subsequently, affordable housing options are important to provide victims with options for housing, so as not to have to return to an unsafe home. Victims of domestic violence are further discussed in the Non-Homeless Special Needs Section of this Plan (page 95).

### Families on Public Housing Waiting List

There is no public housing in the Urban County.

### Section 8 Waiting List

The Section 8 Housing Choice Voucher is a rent subsidy program that helps low-income (up to 50 percent AMI)<sup>2</sup> families and seniors pay rents in private units. Voucher recipients pay a minimum of 30 percent of their income toward their contract rent, and the local housing authority pays the difference up to the payment standard (fair market rent) established by the housing authority. Any amount in excess of the payment standard is paid by the voucher recipient.

As of February 2009, over 9,600 households in the County of Orange were receiving rental assistance through Orange County Housing Authority (OCHA). While the number of vouchers in the County and Urban County increased between 2005 and 2009, funding for the Housing Choice Voucher program has not changed during the last two years and the cost to subsidize rental housing has increased.

Given the long waiting list of up to five years for a Housing Choice Voucher, the extensive need for rental assistance in Orange County is evident. OCHA opened its waiting list in November 2005 and received more than 18,000 pre-applications during a one-month period. On December 1, 2005, OCHA closed the list. Unfortunately, it will be until approximately the end of 2010 before the current waiting list is depleted and OCHA can begin accepting applications for a new list (anticipated in the beginning of 2011). Nonetheless, clients from the County's Social Services Agency (SSA) or Health Care Agency (HCA) may qualify for a limited number of housing vouchers and related assistance that OCHA has dedicated for special needs and programs, such as Family Unification and Shelter Plus Care. In 2005, 76 percent of the waiting list consisted of extremely low-income families (less than 30 percent AMI), 42 percent were families with children, and over half were Hispanic.

The household characteristics of current voucher recipients and applicants on the 2005 waiting list are summarized in **Table 14**. As shown, 32 percent of families receiving Housing Choice Vouchers are families with children, 45 percent are households with members with disabilities, and 23 percent are elderly-headed households. The majority, 79 percent of the applications received in 2005, reported to be non-Hispanic, and 21 percent reported to be Hispanic. Among non-Hispanic applicants, Asian families comprised 42 percent and Black families comprised 10 percent.

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<sup>2</sup> The Housing Choice Voucher Program refers to households with incomes below 50 percent of the AMI as "very low-income." For consistency throughout this Consolidated Plan document, households qualifying for Housing Choice Vouchers (incomes <50 percent AMI) are referred to as low-income households.

**Table 14: Household Characteristics of Housing Choice Voucher Recipients and Applicants**

	Recipients		2005 Waitlist	
<b>Total</b>	8,802	100%	13,270	100%
<b>Income Levels</b>				
Extremely Low Income (<=30%AMI)	n/a	n/a	10,640	80%
Low Income(30-50%AMI)	n/a	n/a	2,294	17%
Moderate Income (50-80%AMI)	n/a	n/a	398	3%
<b>Family Types</b>				
Families with Children	2,859	32%	4,980	38%
Elderly Families	2,016	23%	3,560	27%
Families with Disabilities	3,927	45%	3,468	26%
<b>Race/Ethnicity (as reported)</b>				
Hispanic	n/a	n/a	2,769	21%
Non-Hispanic	n/a	n/a	10,501	79%
American Indian/Alaska Native	n/a	n/a	352	3%
Asian	n/a	n/a	5,613	42%
Black	n/a	n/a	1,309	10%
Native Hawaiian/Pacific Islander	n/a	n/a	1	<1%
White (includes Hispanic)	n/a	n/a	5,969	45%

Source: Orange County Housing Authority FY2008 Annual Plan

## Cost Burden

State and Federal standards specify that households spending more than 30 percent of gross annual income on housing experience a housing cost burden. Households spending more than 50 percent of gross annual income on housing experience severe housing cost burden. Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care. In the event of unexpected circumstances such as loss of employment and health problems, lower-income households with a burdensome housing cost are more likely to become homeless. Homeowners with a housing cost burden have the option of selling the homes and becoming renters. Renters, on the other hand, are vulnerable and subject to constant changes in the housing market.

Cost burden issues are discussed in earlier portion of this Section by household type and tenure.

## Overcrowding

An overcrowded housing unit is defined as a unit with more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Unit overcrowding typically results from the combined effect of low earnings and high housing costs in a community, and reflects the inability of households to buy or rent housing that provides a reasonable level of privacy and space. In the Urban County, three percent of owner-occupied households and 17 percent of renter-households lived in overcrowded housing. Overcrowding is three to four times more prevalent among renter-households than homeowners. Overcrowding is also most prevalent in

communities with large minority populations and larger households, such as Stanton, La Palma, Placentia, and Cypress.

## 2. Disproportionate Racial/Ethnic Need

According to HUD, disproportionate need refers to any need that is more than ten percentage points above the need demonstrated for the total households. According to CHAS data, in 2000, four racial/ethnic groups had a disproportionate level of housing problems in the Urban County, at varying income levels.

- **Asian/Pacific Islander:** Approximately 88.3 percent of Asian/Pacific Islander households with low income reported having housing problems, compared to 71.6 percent of all County households in this income category. In addition, nearly 74 percent of Asian/Pacific Islander households with moderate incomes reported having housing problems, compared to 58 percent of all County households in this income category.
- **Black:** Approximately 81.4 percent of Black households with low income reported having housing problems, compared to 71.6 percent of all County households in this income category. In addition, 68.3 percent of Black households with moderate income reported having housing problems, compared to 58 percent of all County households in this income category.
- **Hispanic:** Over 88 percent of Hispanic households with extremely low incomes reported having housing problems, compared to 76.2 percent of all County households in this income category. Approximately 87.3 percent of Hispanic households with low income reported having housing problems, compared to 71.6 percent of all County households in this income category. In addition, 74 percent of Hispanic households with moderate income reported having housing problems, compared to 58 percent of all County households in this income category.
- **Native American:** Approximately 72 percent of Native American households with moderate income reported having housing problems, compared to 58 percent of all County households in this income category.

### **Priority Housing Needs (91.215 [b])**

- 1. Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.*
- 2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.*
- 3. Describe the basis for assigning the priority given to each category of priority needs.*
- 4. Identify any obstacles to meeting underserved needs.*

Five-Year Strategic Plan Priority Housing Needs response:

## **1. Priority Housing Needs**

The Housing Needs Table, located in Appendix A, shows the results of the Comprehensive Housing Affordability Strategy (CHAS) from the 2000 Census. CHAS data for the Urban County indicated that all the income sectors have substantial problems with cost burden. This problem is prevalent throughout the various classifications (both owner and renter). With escalating housing costs and limited affordable housing resources, it is quite likely that the number of households that are cost burdened will increase significantly by the time the 2010 Census is completed. Overall housing problems were also prevalent across all income levels, yet more so in the extremely low- and low-income levels.

The overall priority housing needs for the Consolidated Plan are to increase the supply and improve the quality of rental and ownership housing. The Consolidated Plan anticipates using CPD program funds to support activities that expand and preserve the supply of affordable housing to create housing opportunities for low- and moderate-income households and special needs households.

**Table 15** below summarizes the County's housing priorities by activity type. These priorities are also incorporated into Housing and Community Development Activities Table in Appendix A.

**Table 15: Housing Priorities by Activity Type**

<b>Category</b>	<b>Priority</b>
01 Acquisition of Real Property 570.201(a)	H
02 Disposition 570.201(b)	M
05S Rental Housing Subsidies 570.204	M
12 Construction of Housing 570.201(m)	H
13 Direct Homeownership Assistance 570.201(n)	H
14A Rehab; Single-Unit Residential 570.202	H
14B Rehab; Multi-Unit Residential 570.202	H
14C Public Housing Modernization 570.202	N
14D Rehab; Other Publicly-Owned Residential Buildings 570.202	M
14G Acquisition - for Rehabilitation 570.202	M
14H Rehabilitation Administration 570.202	M
21D Fair Housing Activities (subject to 20% Admin cap) 570.206	H

Note:

H = "High" priority

M = "Medium" priority

L = "Low" priority

N = "No Such Need"

## 2. Housing Market Influence on Priorities

As shown in the Housing Needs Section, a majority of lower-income households experience housing problems, including living in units with physical defects and/or overcrowded conditions and housing cost burden. Due to the high cost of housing in the County, most lower-income households cannot afford to own homes in the County and must seek affordable housing in the rental market. The lack of affordable rentals in Orange County is evident by the waitlist for the Section 8 Housing Choice Voucher program. The Orange County Housing Authority opened the Section 8 waiting list in November 2005 and received more than 18,000 pre-applications during a one-month period. On December 1, 2005, OCHA closed the list. As noted above, the current waiting list will not be depleted until approximately the end of 2010, at which time OCHA can and begin accepting applications for a new list (anticipated in the beginning of 2011).

Overcrowding is also a serious issue. Housing unit overcrowding typically results from the combined effect of low earnings and high housing costs in a community, and reflects the inability of households to buy or rent housing that provides a reasonable level of privacy and space. In the Urban County, three percent of owner-occupied households and 17 percent of renter-households lived in overcrowded housing.

For households looking toward homeownership, the high cost of housing in the County puts homeownership out of reach of lower-income households. According to the California Association of Realtor's First-time Buyer Housing Affordability Index, in 2009, 52 percent of households in Orange County could afford to purchase an entry-level home, compared to 69 percent for all of California and 76 percent for the United States. While the affordability index represents a significant improvement over the last 18 months due to the downturn of the real estate market, the affordability issue is compounded by the lack of mortgage financing and increased unemployment.

To increase the supply and quality of affordable housing, the County establishes the acquisition, construction, and rehabilitation of affordable housing as High Priorities. To promote homeownership among low- and moderate-income households, the County is also prioritizing assistance to first-time homebuyers. The County has established rental housing subsidies as a medium priority, as the County is considering implementing a tenant-based rental assistance program. As funding permits, this program would be established to provide lower-income households with rental assistance.

### 3. Basis for Assigning Priorities

Input from the various sources (residents, community stakeholders, service providers, participating city staff, and County staff) helped the County establish the priority for expending HUD CPD funds based on a number of criteria, including:

- Urgency of needs
- Cost efficiency
- Eligibility of activities/programs
- Availability of other funding sources to address specific needs
- Funding program limitations
- Capacity and authority for implementing actions
- Consistency with countywide goals, policies, and efforts

The County must weigh and balance the input from different groups and data sources, and assign funding priorities that best bridge the gaps in the County's service delivery system. Based on this comprehensive needs assessment, priority ranking will be assigned to each category of housing and community development needs as follows:

- **High Priority:** Activities to address this need are expected to be funded with CPD funds during the five-year period.
- **Medium Priority:** If CPD funds are available, activities to address this need may be funded during the five-year period.
- **Low Priority:** The Urban County will not directly fund activities using CPD funds to address this need during the five-year period. However, the Urban County and participating cities may support applications for public assistance by other entities if such assistance is found to be consistent with this Plan.
- **No Such Need:** The Urban County finds there is no need for such activities or the need is already substantially addressed. The Urban County will not support applications for public assistance by other entities for activities where no such need has been identified.

See Appendix A: HUD Tables.

### 4. Obstacles to Meeting Underserved Needs

The biggest obstacle to meeting the needs of the underserved will be a considerable lack of public and private resources to fully address the priorities identified in this Consolidated Plan. As in other needs areas, the cost of meeting housing needs is greater than the revenues available. For example, funding for the development and preservation of affordable housing is shrinking in the face of growing needs. The cost

of housing is very high in Orange County and very large subsidies are needed for affordable housing development or homeownership assistance. Also, the housing need has increased sharply due to the economic downturn that brought high unemployment and home foreclosures. With Federal funding steadily decreasing, it is not possible to keep pace with the needs demonstrated in this Plan.

A secondary obstacle is the lack of regional coordination. Overall, most service agencies indicated that a lack of regional coordination is preventing service organizations and agencies and local governments from comprehensively addressing the problems associated with housing, poverty, and homelessness. Overwhelmed with the daily client demand for housing and other social services, staff at community service agencies find it difficult to take the time to develop or participate in the regionally coordinated efforts of agencies and governments.

### **Housing Market Analysis (91.210)**

*\*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook*

- 1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.*
- 2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, State, or Federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).*
- 3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.*

Five-Year Strategic Plan Housing Market Analysis responses:

## **1. Housing Market Characteristics**

According to the California Department of Finance, in January 2009, the Urban County was home to 217,436 housing units, of which 150,138 (69 percent) were single-family dwelling units and 62,398 (29 percent) were multi-family units, and 4,900 (two percent) were mobile home units. Overall, the Urban County had an average of 3.1 persons per household (**Table 16**). Between 2000 and 2009, the County experienced a six percent increase (11,568 units) in the housing stock from the Census-reported inventory of 205,868 units in 2000.

**Table 16: Urban County Housing Units 2009**

<b>Orange County</b>	<b>Total Units</b>	<b>Single-Family</b>	<b>Multi-Family</b>	<b>Mobile Homes</b>	<b>Average Household Size</b>
Aliso Viejo	18,123	11,456	6,652	15	2.6
Brea	14,588	9,602	4,117	869	2.8
Cypress	16,615	12,880	3,371	364	3.0
Dana Point	15,955	10,214	5,447	294	2.5
Laguna Beach	13,268	9,082	3,862	324	2.1
Laguna Hills	11,153	8,056	2,880	217	3.1
Laguna Woods	13,629	4,739	8,864	26	1.5
La Palma	5,131	4,013	1,091	27	3.2
Los Alamitos	4,423	2,210	2,084	129	2.7
Placentia	16,530	11,878	4,065	587	3.2
Seal Beach	14,542	6,828	7,550	164	1.9
Stanton	11,199	4,940	4,997	1,262	3.6
Villa Park	2,023	2,012	6	5	3.2
Yorba Linda	21,929	19,620	1,998	311	3.2
Unincorporated County	38,328	32,608	5,414	306	3.2
<b>Total Urban County</b>	<b>217,436</b>	<b>150,138</b>	<b>62,398</b>	<b>4,900</b>	<b>3.1</b>

Source: CA Department of Finance 2009

## Housing Demand

As discussed in the Housing Needs Section, there is a high level of need for affordable ownership and rental housing in the Urban County and the Southern California region in general. While the economic downturn that began in 2007 has drastically reduced new housing starts and the median price of homes continued to fall through 2009, affordable housing is still out of reach for many unless they assume a housing cost burden.

According to HUD's 2007 Comprehensive Housing Market Analysis for Orange County, an estimated demand for 5,600 new market-rate rental units and 17,800 new ownership units are anticipated for the entire County during the period of 2007 to 2010.

## Housing Condition

The age of housing is commonly used by State and Federal housing programs as a factor in estimating rehabilitation needs. Typically, most homes begin to require major repairs or have significant rehabilitation needs at 30 to 40 years of age. Approximately 64 percent of homes in Orange County were built more than 30 years ago, and 38 percent were built more than 40 years ago. Although housing is generally newer in the Urban County, significant portions of the housing in Cypress, Laguna Beach, Laguna Woods, La Palma, Los Alamitos, Seal Beach, and Villa Park are 30 years or older (**Table 17**).

**Table 17: Age of Housing Stock**

	<b>Total Housing Units</b>	<b>Median Year Built</b>	<b>% Built Prior to 1979</b>	<b>% Built Prior to 1969</b>
Aliso Viejo	16,602	1993	3%	1%
Brea	13,274	1974	62%	26%
Cypress	16,021	1970	80%	50%
Dana Point	15,649	1978	55%	23%
Laguna Beach	12,862	1961	81%	66%
Laguna Hills	11,335	1979	56%	13%
Laguna Woods	12,657	1970	82%	49%
La Palma	5,071	1972	86%	41%
Los Alamitos	4,258	1969	78%	51%
Placentia	15,424	1974	64%	33%
Seal Beach	14,309	1965	91%	74%
Stanton	10,948	1971	76%	45%
Villa Park	2,046	1973	89%	33%
Yorba Linda	19,534	1981	41%	15%
Unincorporated	47,446	n/a	53%	41%
<b>Urban County</b>	<b>217,436</b>	<b>n/a</b>	<b>62%</b>	<b>38%</b>
Orange County	1,035,491	1973	64%	38%

Source: Census 2000, CA Department of Finance 2009

Note: Percent Built Prior to 1979 is cumulative (inclusive of the Percent Built Prior to 1969).

Another measure of substandard housing conditions is the lack of certain features such as full plumbing or kitchens. The 2000 Census also reported approximately 888 units in the Urban County lacking complete plumbing and 1,536 units lacking complete kitchen facilities.

## Housing Costs

In December 2009, the median sales price for homes was \$435,000, a 9.6 percent increase from December 2008 (**Table 18**). According to the California Association of Realtors, 35 percent of Orange County households could afford a median priced home in the second quarter of 2009, an improvement from the 20 percent in 2008.

Housing prices vary significantly depending on the area within the Urban County. The County has two major submarkets: the north Orange County area includes mainly older and built-out cities, and south Orange County includes newer cities. Among Urban County jurisdictions, Laguna Woods had the lowest median sale prices for homes (\$222,500) and Laguna Beach had the highest (\$1,230,000). Condominiums make up the majority of the housing stock in Laguna Woods.

**Table 18: Home Sale Prices December 2009**

Community	Zip	Median Sale Price	Change in Price from March 2008	# of Sales
<b>All County homes</b>		\$435,000	<b>9.60%</b>	<b>2,885</b>
Total County resale houses		\$500,000	17.60%	1,833
Total County condominiums		\$290,000	7.40%	881
Total County new homes		\$617,500	23.90%	171
Aliso Viejo	92656	\$411,500	-10.30%	74
Brea	92821	\$425,000	6.90%	22
Brea	92823	\$637,500	10.90%	6
Cypress	90630	\$420,000	-6.70%	46
Dana Point	92624	\$450,000	-42.90%	7
Dana Point	92629	\$550,000	-18.60%	31
La Palma	90623	\$570,000	3.60%	11
Laguna Beach	92651	\$1,230,000	-3.50%	37
Laguna Hills	92653	\$430,000	62.90%	39
Laguna Woods	92637	\$222,500	-3.70%	27
Los Alamitos	90720	\$717,500	10.40%	16
Midway City	92655	\$280,000	-23.90%	3
Orange	92868	\$350,000	2.90%	13
Placentia	92870	\$449,500	15.30%	44
Seal Beach	90740	\$788,500	-5.00%	10
Stanton	90680	\$270,000	-12.50%	16
Trabuco/Coto	92679	\$641,000	-10.90%	44
Villa Park	92861	\$999,500	8.10%	8
Yorba Linda	92886	\$601,500	11.20%	48
Yorba Linda	92887	\$354,000	-34.80%	16

Source: DataQuick News, December 2009

As home sales prices increased over the past decade, the rental market has become very competitive, particularly for lower priced rentals. Reflective of the high-cost rental market, the 2009 Fair Market Rents in Orange County range from \$1,147 for a studio apartment to \$2,518 for a four-bedroom home/apartment (**Table 19**).

**Table 19: Affordability of Orange County Rental Units**

Bedrooms	Fair Market Rent	Income needed to afford	% of Family Area median income	Hourly wages needed to afford	Work hours/ week necessary at minimum wage
0	\$1,147	\$45,880	53%	\$22.06	110
1	\$1,296	\$51,840	60%	\$24.92	125
2	\$1,546	\$61,840	72%	\$29.73	149
3	\$2,188	\$87,520	102%	\$42.08	210
4	\$2,518	\$100,720	117%	\$48.42	242

Source: HUD 2009 Fair Market Rents

[http://www.huduser.org/datasets/fmr/fmr2009f/SCHEDULE%20B\\_FINAL\\_091108R.pdf](http://www.huduser.org/datasets/fmr/fmr2009f/SCHEDULE%20B_FINAL_091108R.pdf)

## Foreclosures

The substantial decreases in median home prices in Orange County (and nationwide) stem from the ongoing crisis in the mortgage lending industry. On October 22, 2008, the County obtained data from DataQuick (DQ) Custom Reports on residential, commercial, industrial, and vacant property foreclosures in Orange County from January 1, 2007 to October 1, 2008. The data showed that there was a total of 1,631 foreclosures and 4,271 notices of defaults ("NODs") filed within the participating cities and a total of 649 foreclosures and 1,643 NODs filed within unincorporated Orange County. **Table 20** provides a summary of the foreclosures and NODs by participating city and unincorporated County in 2007 and part of 2008.

**Table 20: Orange County Foreclosure Data (2008)**

<b>Jurisdiction</b>	<b>Foreclosures</b>	<b>NODs</b>	<b>Total</b>
Los Alamitos	10	33	43
Villa Park	9	51	60
Laguna Woods	26	61	87
Seal Beach	13	77	90
La Palma	37	112	149
Laguna Beach	42	179	221
Dana Point	115	285	400
Cypress	120	350	470
Brea	116	359	475
Placentia	185	436	621
Stanton	205	438	643
Laguna Hills	233	552	785
Yorba Linda	240	645	885
Aliso Viejo	280	693	973
Unincorporated	649	1643	2292
<b>Totals</b>	<b>2,280</b>	<b>5,914</b>	<b>8,194</b>

Foreclosures also affect renters; properties being foreclosed include multi-family rental buildings and single-family homes that are currently rented by tenants, as well as homes that are owner occupied. When rental properties are foreclosed, renters may be forced to move with little notification and have limited options for affordable housing.

## Housing for Persons with Disabilities

A safe affordable place to rent or own is essential to achieving independence and enabling people with disabilities to be fully integrated participants in the community. However, many persons with disabilities live on fixed incomes, and affordable decent housing is in limited supply. Refer to the Housing Needs Section, Table 11, for a summary of affordable housing for persons with disabilities in Orange County.

Some persons with disabilities require specialized care and supervision. Licensed community care facilities offer housing and specialized services for children and adults with disabilities. Approximately 1,241 facilities are licensed to operate in the County, with a capacity to serve 21,450 persons (**Table 21**). Many of these facilities

provide housing and services to persons with physical disabilities, while some provide residential care to those with mental or developmental disabilities.

**Table 21: Licensed Community Care Facilities**

Type of Facility	Facilities	Capacity
Small Family Home	6	55
Adult Residential	292	2,214
Elderly Residential	943	19,181
<b>Total</b>	<b>1,241</b>	<b>21,450</b>

Source: California Department of Social Services, Community Care Licensing Division, 2009

Notes:

1. The specialized care columns for the type of disability are not mutually exclusive.
2. Small family homes provide care to disabled children.
3. Adult residential facilities provide care for adults with various disabilities or disorders.
4. Elderly residential facilities provide care for persons age 60 and above. The residents in these facilities require varying levels of personal care and protective supervision.

## Housing for Persons with HIV/AIDS

In Orange County, funding for emergency, transitional and permanent housing assistance for individuals who are HIV positive is provided by HOPWA. The Orange County AIDS Services Foundation (OCASF), which administers the emergency, transitional and permanent housing components to individuals who are HIV positive, reported that the following assistance was provided between April 1, 2008 and March 31, 2009:

- *Emergency housing assistance:* OCASF provided 519 Emergency Financial Assistance checks to 264 unduplicated clients. Financial assistance is limited to \$800 a year for rent /mortgage, \$200 a year for utility assistance, and \$1,500 lifetime limit toward security deposits/move-in deposits. Eligible persons must be individuals who are HIV positive and disabled, whose income does not exceed 50 percent of the median income for the area as defined by HUD, and must demonstrate a need for such services.
- *Transitional housing assistance:* OCASF provided 3,100 bed nights to 85 unduplicated clients. Services are provided to individuals who are HIV positive and are homeless or at risk of becoming homeless, and whose income does not exceed 35 percent of the median income for the area as defined by HUD. If the income exceeds 20 percent of the median income for the area, the client will be required to pay 30 percent of his or her income toward housing costs. Further, the individual must be referred by a case manager, demonstrate the need for such services, and can be reasonably expected to transition within six months to long-term independent housing. Mercy House provides Emmanuel House (21 beds) with a program limit of six months, though extensions can be requested for up to a maximum of two years. STRAIGHT Talk has two facilities: Start House (six beds) limited to a four-month stay, and Next Step (four beds) limited to a two-year stay.
- *Permanent Housing assistance* strives to create safe, stable, and decent housing opportunities for persons with HIV/AIDS. Assistance includes supportive services, tenant-based rental assistance, and the provision of actual housing units. These housing units include Casa Alegre, a 22-studio apartment complex. To qualify, applicants must be HIV disabled. Applicants

must also meet the income requirements; the income limit is 35 percent of the area median income. Hagan Place has 20 one-bedroom apartments, where applicants must be homeless, be HIV positive, and make less than 50 percent of the Area Median Income. STRAIGHT Talk provides two facilities: Next Step has six individual bedrooms, and Stable Ground has seven individual bedrooms. Mercy House provides a four-bedroom house and a five-unit apartment building where four units are one-bedroom and one is a two-bedroom apartment. Five of the nine units are set aside for people with AIDS.

**Table 22** provides a summary of housing resources to individuals with HIV/AIDS.

**Table 22: HIV/AIDS Resources**

Type/Program	Units/Capacity
Emergency housing (financial assistance)	264
Transitional housing (units and vouchers)	31-31
Permanent housing (units and vouchers)	82-82
<b>Total</b>	<b>113/377</b>

Source: AIDS Services Foundation Orange County

## Vacant or Abandoned Housing Units

According to the U.S. Census 2006-2008 American Community Survey, a total of 56,063 housing units (5.4% of total units) in the County were vacant.

## 2. Assisted Housing Units

“Assisted housing units” are defined as units with rents subsidized by Federal, State, or local governmental programs. A list of affordable housing units compiled by OC Community Services is included in Appendix F. OC Community Services has identified 3,231 affordable housing units within the Urban County and 22,228 affordable units throughout the County. More information, including housing unit type and contact numbers, are included in the list in Appendix F.

Affordable housing opportunities for low- and moderate-income households are available through a variety of Federal funding programs. However, many projects subsidized in the past are at risk of converting to market rate housing. According to the HUD Multi-Family Assistance Database and information for participating/metropolitan cities, 15 projects in the Urban County with 912 assisted housing units are at risk of converting to market rate during the next five years (**Table 23**). The expiration date does not necessarily mean that the units will convert to market rents. For example owners have the option to renew Section 8 contracts but renewal is at the owners’ discretion.

**Table 23: Assisted Housing At-Risk of Conversion to Market Rate**

Property	City	Housing Type	Affordable Units	Expiration Date	Funding Source
Brea Woods Senior Apartments	Brea	Senior	36 – Moderate 39 – Workforce	2014	Density Bonus
Civic Center Apartments	Brea	Family	14 – Low 2 – Moderate	2014	RDA Set-aside; HOME
Town and County Apartments	Brea	Family	25 – Moderate 25 – Workforce	2009 and 2024	RDA Set-aside, Tax Exempt Bonds
Sumner Place	Cypress	Family	5 – Low	2009	Density Bonus
Monarch Coast Apartments	Dana Point	Family	42 – Low 42 – Moderate	2015	Tax Exempt Bonds
Harbor Pointe Apartments	Dana Point	Family	20 – Low 20 – Moderate	2012	Tax Exempt Bonds
Rancho Mouton	Laguna Hills	Family	51 – Low	2012	Section 8
Laurel Park Manor	Los Alamitos	Senior and Disabled	70 – Low	2011	Section 8
Villa La Jolla	Placentia	Family	55 – Low	2012	Section 8
Imperial Villas	Placentia	Family	58 – Low	2009	Section 8
Stanton Accessible Apartments	Stanton	Disabled	9 – Low	2010	Section 8
Halls Lane	Stanton	Family	7 – Low	2012	Section 8
Pinecreek Apartments	Stanton	Family	32 – Low	2012	Section 8
Sunshine Canyon	Stanton	Family	26 – Low	2012	Section 8
Park Stanton	Stanton	Senior	334 – Low	2014	Tax Exempt Bonds
HOMES Inc. El Modena House	Unincorporated County	Family	6 – Extremely Low	Month to Month	Operating Reserves

Note: Workforce affordable housing units are generally affordable to households earning up to 120 percent of AMI.

Source: Participating City and County housing elements.

HUD regulations require the property owners to provide a six-month notice to tenants prior to opting out of the low-income use restrictions. The California legislature has made efforts to preserve units that are at risk of converting, and has therefore extended the noticing requirement to one year.

Consistent with California law, all participating cities are required to update the housing elements of their general plans on a schedule determined by the legislature. The housing elements must include an analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. In addition, housing elements are required to discuss measures to be taken to preserve housing at risk of converting to market rate. The Orange County Housing Element states that it will maintain contact with owners of at-risk units as the use restriction expiration dates approach. The County will communicate to the owners the importance of the units to the supply of affordable housing in Orange County as well as its desire to preserve the units as affordable. Similar measures are included in the housing elements of participating cities.

### 3. Housing Market Influence on Affordable Housing

Due to high land costs and related high home prices and rental rates, it is critically important to increase and maintain the supply of affordable housing in the Urban County. In Orange County, housing needs impact a wide spectrum of the community and are greater than the resources available. As such, available public resources to serve low- and moderate-income households will need to be distributed across the spectrum of needs and heavily leveraged when possible. This means providing funds for homebuyer assistance, housing rehabilitation, and the creation or development of new housing serving the target groups.

#### **Specific Housing Objectives (91.215 [b])**

- 1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.*
- 2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.*

Five-Year Strategic Plan Specific Housing Objectives response:

#### 1. Housing Priorities and Specific Objectives

The County of Orange has established the following programs/objectives as high priorities during the five-year Consolidated Plan period to address priority housing needs in the County:

##### **DH-1 Decent Housing: Availability/Accessibility**

- Improve the quality of housing for low- and moderate-income persons through the rehabilitation of 425 single-unit residential units.
- Improve the quality of housing for low- and moderate-income persons through renovation of 60 multi-unit residential units.

##### **DH-2 Decent Housing: Affordability**

- Expand and preserve the supply of affordable housing through acquisition of 11 housing units to augment affordable housing stock.
- Increase the supply of affordable housing through construction of 143 new affordable housing units.
- Increase homeownership opportunities for low- and moderate-income households by providing homeownership assistance to 15 low- or moderate-income households.

##### **SL-1 Suitable Living Environment: Availability/Accessibility**

- Provide fair housing services to at least 500 persons.

These objectives are based on the assumption that consistent levels of funding will be available to the Urban County. Should funding levels be reduced in the future, the ability of the Urban County to meet these objectives may be compromised.

The County also established the following program/objective as a medium priority during the five-year Consolidated Plan period to address priority housing needs in the County:

## DH-2 Decent Housing: Affordability

- Consider the establishment of a tenant-based rental assistance program.

Also refer to Housing Needs Table in Appendix A for five-year and one-year objectives.

## 2. Federal, State, and Local Public and Private Sector Resources

OC Community Services has access to a variety of Federal, State, and local resources to achieve its housing goals. Specific funding sources will be utilized based on the opportunities and constraints of each project or program. Major sources of funding available to the County for implementing housing and community development activities in Orange County include:

**Community Development Block Grants (CDBG):** CDBG funding is awarded to the County on a formula basis for housing and community development activities. The County's estimated annual entitlement is approximately \$4 million (County - \$3,771,209; City of Yorba Linda - \$272,908).

**HOME Investment Partnership Act:** HOME is a flexible grant program awarded to the County on a formula basis for expanding affordable housing opportunities. The County's estimated annual entitlement is approximately \$1.8 million.

**ESG Emergency Shelter Grants:** ESG Grants are formula grants to provide homeless persons with basic shelter and essential supportive services. The County's estimated annual entitlement is approximately \$167,000.

Multiple other funding sources are available to the County but not addressed in this planning document. Community development, housing, and economic development goals can be met with supplemental funds that are provided by the State and County to leverage with Federal funds from such programs as:

**SuperNOFA Continuum of Care Homeless Assistance Program:** Grants awarded to the County to implement a broad range of activities which benefit homeless persons. For the 2009 Application, the County (including service providers) was awarded over \$11 million in renewal funds. HUD has indicated that the awards for new projects will be announced in late spring of 2010. The County of Orange has received \$121.9 million since 1996 in the Continuum of Care SuperNOFA Homeless Assistance grant competition.

**Section 8:** The Section 8 Rental Voucher Program is authorized by the U.S. Housing Act of 1937, and is overseen by HUD's Office of Public and Indian Housing. The Orange County Housing Authority (OCHA) administers the Section 8 Housing Choice Voucher Rental Assistance Program in Orange County, providing rental assistance payments to owners of private market-rate units on behalf of low-income tenants.

**Redevelopment Tax Increment Funds:** Tax increment funds generated by the Orange County Development Agency can be used to facilitate the removal of blighting conditions in Redevelopment Project Areas. Twenty percent of the tax increment funds are set aside for affordable housing activities. The County of Orange received special legislation to allow utilization of set-aside funds generated by the Neighborhood Development and Preservation Project (NDAPP) and Santa Ana Heights Project areas outside of Orange County Development Authority jurisdiction if it meets specific criteria. Several participating jurisdictions have also adopted redevelopment project areas, generating tax increment funds for housing and community development activities. Participating/metro jurisdictions with redevelopment project areas include Yorba Linda, Brea, Cypress, La Palma, Placentia, Seal Beach, and Stanton.

**California Mental Health Services Act (MHSA):** The County has also been allocated \$33 million in California MHSA funds. These funds are authorized and accessed through the County's existing Board-approved agreement to participate in the MHSA Housing Program, which is jointly administered by the Department of Mental Health and the California Housing and Finance Agency (CalHFA). Developers applying for California MHSA funds will complete a separate application, which is administered by the State. OC Community Services staff, in conjunction with Orange County Health Care Agency staff, will review applications requesting California MHSA funds for conformance to State application criteria and underwriting requirements before forwarding the applications to CalHFA.

**Mortgage Assistance Program (MAP):** The County's MAP provides silent second loans to assist low-income first-time homebuyers, with annual incomes not to exceed 80 percent of the Area Median Income (AMI). The loans are designed to help pay for down payment and/or closing costs to purchase a home and are funded with Federal and local funds.

**Orange County 15U Housing Funds:** The Orange County 15U Housing funds can be used to remedy unsanitary, unsafe, overcrowded, or congested dwellings and the shortage of decent, safe, sanitary housing. The source of 15U funds is the refinancing of Single Family Mortgage Revenue Bonds.

**Housing Support Services Program (HSS):** The Orange County Housing Authority Operating Reserve funds (including the Housing Support Services Program) also provide additional local funds to meet housing needs.

Funding resources available to address identified needs is based on the assumption that funding will continue to be available to the Urban County. Should funding levels be reduced in the future, the ability of the Urban County to meet the objectives stated in the Plan may be compromised.

### **Needs of Public Housing (91.210 [b])**

*In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.*

Five-Year Strategic Plan Needs of Public Housing response:

## **Public Housing Needs**

The Orange County Housing Authority (OCHA), a division of OC Community Services, administers rental assistance programs throughout Orange County, except in the cities of Anaheim, Garden Grove, and Santa Ana. Those cities operate their own city-wide rental assistance programs. There are no public housing projects located in OCHA's administration areas.

See Housing Needs Section for a discussion of household characteristics of persons on Section 8 and the Section 8 waitlist (pages 49-50).

### **Public Housing Strategy (91.210)**

- 1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.*
- 2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 [b][11] and 91.215 [k])*
- 3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 [g])*

Five-Year Strategic Plan Public Housing Strategy response:

## 1. Public Housing Agency Strategy

The Orange County Housing Authority (OCHA) is a division of OC Community Services that administers rental assistance programs throughout Orange County, except in the cities of Anaheim, Garden Grove, and Santa Ana. Those cities operate their own city-wide rental assistance programs. There are no public housing projects located in OCHA's administration areas.

OCHA's mission for serving the needs of low-income and extremely low-income families in Orange County is the same as that of the U.S. Department of Housing and Urban Development: To increase homeownership, support community development, and increase access to affordable housing free from discrimination.

The OCHA Administrative Plan outlines five major objectives for the Housing Choice Voucher Program (HCVP):

1. To provide improved living conditions for low-income (50 percent AMI) families while maintaining their rent payments at an affordable level
2. To promote freedom of housing choice and spatial deconcentration of low-income (50 percent AMI) and minority families
3. To provide decent, safe and sanitary housing for eligible participants
4. To provide an incentive to private property owners to rent to low-income families by offering timely assistance payments
5. To provide guidance in the administration of the HCVP in compliance with HUD requirements, including maintaining well organized and comprehensive records and facilitating HUD's monitoring and review of OCHA's operation

The 2008 PHA Plan includes the following strategies for addressing the housing needs of families in the jurisdiction and on the waiting list:

- Maximize the number of affordable units available to the Housing Authority within its current resources.
- Increase the number of affordable housing units.
- Target available assistance to families at or below 30 percent of AMI.
- Target available assistance to families at or below 50 percent of AMI.
- Target available assistance to the elderly.
- Target available assistance to families with disabilities.
- Increase awareness of Housing Authority resources among families of races and ethnicities with disproportionate needs.
- Conduct activities to affirmatively further fair housing.

## 2. Actions to Encourage Public Housing Resident Involvement in Management and Participation in Homeownership

There are no public housing projects located in OCHA's administration areas.

## 3. "Troubled" Public Housing Agency

The Orange County Housing Authority is not identified as a "Troubled" Agency in the 2006 Public Housing Agency Annual Plan.<sup>3</sup>

### **Barriers to Affordable Housing (91.210 [e] and 91.215 [f])**

1. *Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.*
2. *Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.*

Five-Year Strategic Plan Barriers to Affordable Housing response:

## 1. Barriers to Affordable Housing

According to the *Affordable Housing Strategy for Orange County (1999)*, the County faces several constraints that hinder its ability to accommodate Orange County's affordable housing demand. The high cost of land, development costs and fees, and significant neighborhood opposition make it expensive for both public and private developers to build affordable housing. Tenuous relations with the cities in the County, weak relationships with local developers, and an inconsistent track record of its own are additional constraints that the County faces in trying to address housing problems.

The County is actively working in several areas to address these barriers. The County's Rental Housing NOFA is revised each year based on a wide range of public comments, including the changes in the real estate market. The County also proactively addresses Article 34 of the California Constitution, which requires voter approval of affordable housing projects with government funding. If a jurisdiction does not have Article 34 authority, the County cannot restrict more than 49 percent of the units in a development. To address this, OC Community Services works directly with developers to structure project financing in a manner that addresses the

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<sup>3</sup> Public Housing Agency Annual Plan for Fiscal Year 2008, Housing Authority of the County of Orange.

affordability restrictions of other funding sources while also meeting the requirements of Article 34.

The County continues to facilitate regional discussions on the issues of affordable housing through:

- Round-table discussions with for profit and nonprofit development partners to comment on Low Income Housing Tax Credit Regulations
- Collaboration with Orange County cities to invest in affordable housing developments by matching the County's financing commitment
- Collaboration with County Health Care Agency on leveraging Proposition 63 funding for the mentally ill homeless for the development of affordable housing for this population

## Available Land

Due to a lack of available land for housing development, Orange County has experienced some of the highest increases in land costs in the nation. As such, development trends in the County have been moving towards high-rise residential and commercial buildings.

## Development Costs

During the recent housing boom, high development costs in the County stifled potential affordable housing developments. Furthermore, home prices have increased rapidly over the last decade, to the point where the median price of a new single family home was \$645,000 in July 2007. This price has since adjusted down to \$370,000 in March of 2009 (see Housing Market Analysis Section). The downward adjustment, however, is not entirely a result of reduction in development costs or devaluation of home value. Due to the credit crunch, most of the homes that are being sold these days are at the lower end of the price range and therefore reflect a lower median price.

High development costs are directly impacted by land costs, permits fees, construction costs and costs associated with delays in obtaining the required discretionary use permits and other entitlements. Construction costs for residential units have increased rapidly over the last decade; local developers estimate that a typical new two-bedroom apartment costs over \$300,000 to develop in Orange County, including land and entitlements costs.

The challenges facing non-conforming infill sites, especially smaller properties, can add to costs as well. Also, many infill sites may have "brownfield" issues (i.e.) potentially contaminated with hazardous materials). The costs to remediate brownfield sites can be prohibitive unless public assistance is available.

For projects that involve building rehabilitation, expensive temporary or permanent relocation costs are often required. Mandated by the use of Federal or State funds, these regulations can add an additional \$20,000 per unit to the development budget. Additionally, in the past few years, material costs such as lumber, steel, and concrete have increased in response to the global demand for these products during the building boom, although these have adjusted some during 2008-2009 back down to less inflated values.

Labor costs can also affect the return on residential development. California enacted SB 975 in 2002, which increased the number of construction projects that are required to pay prevailing wages to workers. It is estimated that this legislation impacted the overall costs of previously exempt projects by increasing labor costs by 15 to 20 percent.

## Article 34

Article 34 of the California Constitution requires voter approval of affordable housing projects with government funding that require low-income rent restrictions on 50 percent or more of the units. This law was championed by the California Association of Realtors and was intended to prevent expansion of public housing in California. However, it has served as an impediment to many other kinds of affordable housing projects, adding delays, extra cost, and even heightened community opposition to the difficult development process. The County passed an Article 34 referendum in 1980, when voters approved affordable housing in their communities subject to certain limitations. The limitation is that the total number of low-rent, government-funded units produced cannot exceed five percent of the total number of dwelling units within the jurisdiction in question. Several cities joined the unincorporated County in this initiative, including the Participating City of Los Alamitos. Within the remaining jurisdictions under Article 34 authority, only 49 percent of the County-financed units in a project can be restricted for low-income households.

## Neighborhood Concerns

Neighborhood concerns or NIMBY (“Not In My Back Yard”) sentiments continue to impact affordable housing development in the County. Neighborhood concerns include general misconceptions about affordable housing and the impacts of proposed developments, such as crime, drugs, parking, and overcrowding. Neighborhoods are also concerned about preserving property values and the quality of life in their communities. Unfortunately, many residents equate affordable housing with lowering property values and are not aware that well-built, attractive, and well-managed affordable housing developments can, and have, improved neighborhoods.

## 2. Strategy to Remove Barriers to Affordable Housing

The County recognizes that barriers to affordable housing exist and continues to employ strategies to overcome them. In 1999, the County Board of Supervisors adopted the *Affordable Housing Strategy for Orange County* which identified best methods for fostering and maintaining affordable housing while addressing existing barriers to new affordable housing.

The County and participating cities have also worked to address the issues surrounding barriers to affordable housing development through the Housing Element process required by the State of California. The Housing Element must be reviewed by the California Department of Housing and Community Development (HCD) for compliance with State law. Among other things, each jurisdiction’s Housing Element is required to identify opportunity sites with land use controls that facilitate affordable housing development. Another key component of HCD review is the extent of government policies that act as barriers to housing development, especially

affordable housing development, and the jurisdiction's commitment to eliminating or mitigating the barriers.

Each jurisdiction in California (including all participating cities and the County of Orange) adopts a housing element as a required component of the general plan. The County of Orange Housing Element includes specific actions to facilitate affordable housing, including a program that stipulates that the County's Planning and Development Division will designate an "Affordable Housing Project Manager" who will be responsible for assisting affordable housing developers through the County's application review and approval process. The project manager will act as liaison between the developer and County staff to ensure that proposed projects are not unnecessarily delayed.

In May 2009, the County of Orange Planning Commission amended the Orange County Housing Opportunities Manual, originally adopted by the Board of Supervisors in 2006, providing implementation guidelines for the Housing Opportunities Overlay Regulations pursuant to the Orange County Zoning Code and the Housing Element of the General Plan. The overlay regulations permit the development of affordable housing in commercial, industrial, and certain multi-family residential districts in the unincorporated County. The County's 2008-2014 Housing Element also proposes to expand the Housing Opportunities Overlay Zone to include parcels along arterial highways that are zoned multi-family. This residential use is consistent with the Orange County Zoning Code and the Orange County General Plan and is therefore "by-right". To date, the County has lent over \$2 million to develop 49 units in unincorporated Orange County with requests for an additional \$18 million in funding for an additional 247 units. The Housing Element is currently being amended to include "by-right" entitlements for emergency shelters.

To address neighborhood resistance to affordable housing, OC Community Services encourages all developers to work closely with local residents and community groups. In efforts to educate the public about OC Community Services and affordable housing efforts, the County also consults with the Kennedy Commission, a nonprofit organization that provides advocacy and education related to affordable housing in the County. The County's 2008-2014 Housing Element establishes an action that the County's Affordable Housing Project Manager and OC Community Services 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.

## HOMELESSNESS

### Homeless Needs (91.205 [b] and 91.215 [c])

*\*Please also refer to the Homeless Needs Table in the Needs.xls workbook.*

*Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.*

Five-Year Strategic Plan Homeless Needs response:

## Homeless Needs

Orange County suffers from a severe lack of affordable housing for both renters and buyers. The inability of homeless people to afford housing is compounded by the limited employment and entitlement options available to homeless people. Homeless people with limited work skills earn only modest wages. Moreover, cutbacks in Federal assistance programs also play a critical part in the plight of the homeless. This has been particularly true with public assistance programs, where benefit levels have not kept pace with the cost of living.

The January 2009 “point in time” count enumerated 8,333 homeless individuals in Orange County, including 6,956 individuals and 1,377 persons in homeless families with children. Using survey data on the length and recurrence of homelessness, the 8,333 point in time count represents an annual estimate of 21,479 unduplicated persons who experience homelessness in Orange County over a year. Among the homeless, there are multiple subpopulations: 3,783 were regarded as chronically homeless (defined as unaccompanied homeless individuals with a disabling condition who have either been continuously homeless for a year or more or have had at least four episodes of homelessness in the past three years), 2,392 of the homeless surveyed on that date were severely mentally ill, 3,075 were chronic substance abusers, 1,282 were veterans, 75 were persons with HIV/AIDS, 650 were victims of domestic violence, and 149 were homeless unaccompanied youth. This “point in time” count identified 2,609 sheltered homeless (in emergency and transitional shelters) and 5,724 who were homeless and unsheltered.

Homelessness can be distinguished by its duration. First, there are the transitionally homeless people who, because of circumstances usually in combination with other factors such as loss of job, unexpected expenses, or health issues, are unable to stay housed. The majority of this homeless population is extremely poor. In contrast,

chronically homeless people routinely live on the streets or other places not intended for habitation.

The high cost of living in Orange County makes it very difficult for low-wage earners to maintain a stable residence. According to Home Aid, children and families represent 65 percent of Orange County's homeless population. Many families are forced to sleep in their cars, motels, or parks. The hourly wage needed to rent a one-bedroom apartment is \$24.92 (equivalent to \$51,840 per year), according to the 2009 Orange County Community Indicators Report. In order for a minimum wage earner to make enough to afford a one-bedroom apartment (Fair Market Rent was \$1,296 in 2009), they would need to work 125 hours per week.

2-1-1 Orange County provides a comprehensive information and referral system that links Orange County residents to community health and human services and support. By dialing toll-free 2-1-1, residents are connected to critical information on shelters, housing, food, job placement, and a broad range of health and human services. In the first six months of Fiscal Year 2009-2010, 2-1-1 fielded over 42,817 calls with the majority of calls regarding basic needs services. During the second quarter of Fiscal Year 2009-2010, there was an increase in volume of 24 percent from the first quarter and a 41 percent increase over the same quarter in 2008.

- Emergency shelter requests have increased 61 percent
- Rental assistance requests have increased 38 percent
- Food assistance requests have increased 89 percent
- Utility assistance requests have increased 67 percent

As a component of the 2009 Point in Time Homeless Count, Orange County also conducted a survey of homeless persons to assess individual needs. Seven hundred eighty-seven surveys were administered from February 9 to March 16, 2009. Approximately five percent of these surveys were conducted in Spanish.

Male respondents accounted for 61 percent of the total homeless survey population and 38 percent were female. Male homeless persons were overrepresented as they comprise only 50 percent of the general County population. Of homeless survey respondents, 56 percent identified their racial/ethnic group as White. Twenty-one percent of homeless survey respondents indicated that they were Hispanic, and 11 percent indicated they were African American. In the overall County population, 47 percent of residents are White, 33 percent are Hispanic, and two percent are African American, demonstrating a higher percentage of Whites and African Americans in the homeless population.

It is estimated that two to three families are on the verge of homelessness for every family in a shelter. The "at-risk" population is comprised of families and individuals living in poverty who, upon loss of employment or other emergency requiring financial reserves, would lose their housing and become homeless. These families are usually experiencing a housing cost burden, paying more than 30 percent of their income for housing. According to the 2000 CHAS data, 32 percent of the County's owner-households and 38 percent of renter-households pay more than 30 percent of their income on housing. Individuals released from penal, mental, or substance abuse facilities also are at risk if they cannot access permanent housing or lack an adequate support network, such as a family or relatives in whose homes they could temporarily reside.

Another at-risk population group includes veterans who may face difficulty paying rent or maintaining jobs due to post-traumatic stress disorder or other mental health issues. Veterans comprise 14 percent of the homeless population, according to the 2009 Orange County Homeless Count and Survey.

Another particularly vulnerable population is foster care children. Upon reaching 18 years of age, foster children lose eligibility for many public services and are released without the skills necessary to obtain employment and a place to live. Several agencies throughout the County provide temporary housing and services to abused, neglected, abandoned, and/or runaway children. Once these children reach legal adult age, the services provided by these agencies cannot continue. It is important to ensure that these young adults do not age out of their program into a life of homelessness. Agencies such as Orangewood Children's Foundation, Olive Crest, and the Orange County Social Services Agency play a critical role in planning a discharge plan to ensure youth with physical, mental and/or substance abuse issues are identified prior to their emancipation and that they are linked to appropriate supportive services and housing. For this population, critical linkages include access to educational resources (e.g., literacy, remedial, and vocational training) and mainstream funded services (e.g., Medi-Cal, SSI, SSDI, general relief, food stamps, etc.).

### **Priority Homeless Needs**

- 1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.*
2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

### **Five-Year Strategic Plan Homeless Needs response:**

## **1. Homeless and Homeless Prevention Priorities**

The County of Orange has recently completed a Draft Ten-Year Plan to End Chronic Homelessness. The Draft Ten-Year Plan builds on the Continuum of Care to support public and private agencies working together to procure and manage housing, provide central intake services, and deliver support services to clients through a coordinated case management system.

The purpose of HUD's Continuum of Care (CoC) Homeless Assistance Program is to fund projects that fill gaps in locally developed CoC systems. CoC systems help

homeless individuals and families move out of crisis and into self-sufficiency and permanent housing. The County of Orange shares HUD's belief that the best approach in alleviating homelessness is through a partnership with community-based organizations that respond to the needs of homeless individuals and families. One central role of the County of Orange in this partnership is to provide resources to the CoC community to assist them in leveraging Federal McKinney-Vento Homeless Assistance Act funds and thereby fill gaps in the local system of care.

Orange County has developed its CoC system in a comprehensive and coordinated effort to provide a service delivery system for the at-risk and homeless population. The County's regional planning process has been devised to ensure a single well-coordinated system of care to end homelessness. This is accomplished by balancing emergency, transitional, and permanent housing plus supportive services to address the needs of homeless persons so they can transition from streets and shelters to independent living. In addition, the County's CoC system serves the needs of the homeless through diverse housing/service providers that include nonprofit organizations (both faith-based and community-based), Federal, State, and local governmental agencies; public housing authorities; local businesses; law enforcement; school districts; private donors; homeless/formerly homeless persons; and other stakeholders.

Homeless needs and priorities continue to be identified through the County's CoC. In addition to the provision of a range of housing options (emergency, transitional, and permanent supportive housing), supportive services are an integral component to fostering self-sufficiency for homeless persons. Many agencies provide supportive services to the homeless population in Orange County. These agencies include nonprofit, faith-based, community, and governmental entities. Examples of supportive services provided include but are not limited to training, case management, mental health and substance abuse treatment, assessment, life skills training, employment services, information and referral, and other important services.

The County's Continuum of Care awards generally include supportive services for such items as substance abuse treatment, mental health care, housing placement, physical disabilities support, and other supportive services designed to move the homeless out of crisis and into self-sufficiency. However, the needs exceed the funding through the CoC. As such, to fill the gaps in the CoC system, the County continues to allocate as much as possible of its available resources towards meeting the supportive services needs of homeless in the region. One hundred percent (100 percent) of the CDBG allocation (capped at 15 percent of the entitlement amount) is used for eligible public services activities, the majority of which goes to supportive services that fill gaps in the CoC system for the homeless. The County also provides services through an allocation of Emergency Shelter Grant (ESG) funding.

## 2. Chronic Homeless Priorities

As identified in Appendix A: HUD Tables, in the Continuum of Care Homeless Population and Subpopulations Chart on page A-7, of the 3,783 chronically homeless residing in the Urban County, 3,578 are unsheltered.

Orange County's regional CoC provides emergency, transitional, and permanent supportive housing, plus services, to address the needs of homeless persons and

enable transition to independent living. The CoC system serves the needs of the homeless through a range of nonprofit organizations (faith-based and community-based), Federal, State, and local governmental agencies, public housing authorities, local businesses, schools and universities, law enforcement, private donors, and homeless/formerly homeless persons.

In response to priorities set forth by Congress, HUD placed permanent supportive affordable housing as the highest priority in its annual competition for Continuum of Care Homeless Assistance Program funds. The County, in turn, has since followed the Federal government's lead and structured its Request for Proposals for the CoC to meet the permanent housing priority. Permanent supportive affordable housing is intended for homeless people who also have a disability, such as the mentally ill or persons afflicted with AIDS, and who will continue to need assistance even after transitioning from homelessness. Due to physical and mental limitations, these individuals will need sustained services and special housing on a long-term basis. Further, the County, in partnership with its CoC partners, works to ensure that resources are allocated towards the development of emergency and transitional shelter.

The County of Orange has identified provision of emergency shelter and related essential services as a high priority in the Consolidated Plan.

### **Homeless Inventory (91.210 (c))**

*The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.*

Five-Year Strategic Plan Homeless Inventory response:

## **Homeless Inventory**

Homeless persons often have difficulty finding permanent housing upon leaving a transitional housing or other assistance program. Most have poor rental histories that include evictions, notices, and/or a spotty payment record. Even if one has an adequate rental history and employment, the high cost of housing and large deposits required can severely limit the housing options available to homeless people.

The CoC system has several components to meet the needs of the homeless in Orange County: prevention services, outreach services, and shelter and housing services. The County's system of facilities and services based on the CoC strategy and the Draft Ten-Year Plan to End Homelessness is summarized below.

## Prevention Services

Preventive services are aimed at preventing the incidences of homelessness by assisting individuals and families from slipping into the cycle of homelessness due to a temporary or sudden loss of income.

Preventive services include:

- Short-term financial assistance to prevent eviction, foreclosure, or utility shut off
- Tenant-landlord legal/mediation services to prevent eviction
- Food banks and pantries
- Transportation/gas voucher
- Clothing assistance
- Prescription/medical/dental services
- Information and referral services

The Continuum of Care, Community Forum, OC Partnership, and OC Community Services Homeless Prevention Division will continue regional coordinating efforts to develop additional homeless prevention programs. Planned activities include identifying and securing new resources to expand homeless prevention services. In addition, the Draft Ten Year-Plan to End Homelessness prioritizes prevention as one of the nine goals including the development of regional access centers to provide prevention assistance, supporting the development of community resources and housing options for individuals transitioning out of jails, hospitals, and foster care systems and the establishment of a pool of flexible funding that can be used for assistance for those at risk of losing their current housing. Finally, Orange County receives approximately \$1,000,000 per year in Emergency Food and Shelter Program funds. At least 50 percent of these funds are allocated to support homeless prevention and related activities. Specific prevention components include eviction prevention/rent assistance, food, and utility assistance.

## Outreach Services

Outreach activities and programs are designed to contact or interact with the chronically homeless, hard to house homeless, homeless families with children, and persons at risk of homelessness, and to provide information regarding and access to the region's system of care.

Outreach to those who are homeless and at-risk of homelessness is included in the goals of the Draft Ten-Year Plan by expanding regional access centers and developing a 24-hour coordinated system of outreach to ensure universal assessment, intake, referrals, and transportation to shelters and the implementation and strengthening of new and existing mobile outreach efforts to provide needed health, assessment, and referral services in all areas of the County.

2-1-1 Orange County (a toll-free number and nonprofit organization) provides a comprehensive information and referral system that links Orange County residents to community health and human services and support. 2-1-1 directly serves Orange County residents by connecting them to critical information on shelters, housing, food, job placement, and a broad range of health and human services.

## Shelter and Housing Services

Emergency shelters often provide accommodation for a few days up to three months. Transitional housing provides shelter for an extended period of time (up to 24 months) and generally includes integration with other social services and counseling programs that assist people in attaining a permanent income and housing. Permanent supportive housing is rental housing for low-income or homeless people with severe mental illness, substance abuse, or HIV/AIDS with accompanying services that also further self-sufficiency.

A network of faith-based and nonprofit organizations operates 22 emergency shelter facility facilities, 54 transitional housing facilities, and 17 permanent supportive housing facilities within the County. As of 2010, there were 485 emergency shelter beds, 2,044 transitional beds and 997 permanent supportive housing beds in Orange County. In FY 2009-2010, the Federal Government, through the U.S. Department of Housing and Urban Development (HUD), made available to the Urban County program economic stimulus funds in the form of the American Recovery and Reinvestment Act of 2009 funds, Homeless Prevention Rapid Re-housing (HPRP) funds. Since these funds have become available, eight nonprofit organizations provide services and add an additional 149 beds to victims of domestic violence and families with children.

The Draft Ten-Year Plan includes strategies to increase and improve the efficacy of the shelter and housing systems for homeless families and individuals by continuing to support the Cold Weather Emergency Shelter Armory Program and development of a year round permanent emergency shelter, and the provision of a rapid re-housing program for Emergency Shelter clients, including but not limited to move in expenses, housing subsidies, and case management support.

## **Homeless Strategic Plan (91.215 [c])**

1. *Homelessness—Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.*
2. *Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness*
3. *Homelessness Prevention—Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.*
4. *Institutional Structure—Briefly describe the institutional structure, including private industry, nonprofit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy*
5. *Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include "policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons." The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.*

### **Five-Year Homeless Strategic Plan response:**

## **1. Strategy to Address Homelessness**

Orange County has developed a comprehensive Draft Ten-Year Plan to End Homelessness. The Draft Ten-Year Plan, approved by the Board of Supervisors on January 12, 2010, outlines the key goals and strategies necessary to successfully eliminate homelessness in Orange County. This plan involves a dynamic,

comprehensive system of services proportionate to the need, which effectively ends homelessness. The nine goals and strategies are as follows:

**Goal: Prevent homelessness to ensure that no one in our community becomes homeless**

- Develop regional access centers to provide prevention assistance.
- Support the development of community resources and housing options for individuals transitioning out of jails, hospitals, and foster care systems.
- Establish a pool of flexible funding that can be used for assistance for those at risk of losing current housing.

**Goal: Outreach to those who are homeless and at risk of homelessness**

- Expand existing regional access centers, and develop a 24/7 coordinated system of outreach to ensure universal assessment, intake, referrals, and transportation to shelters.
- Implement new and strengthen existing mobile outreach efforts to provide needed health, assessment, and referral services in all areas of the County.

**Goal: Improve the efficacy of the emergency shelter and access system**

- Continue to support the Armory Emergency Shelter Program until year-round emergency shelter is developed.
- Develop a year-round permanent emergency shelter(s) to replace the seasonal Armory program.
- Provide a rapid re-housing program for Emergency Shelter clients, including but not limited to move-in expenses, housing subsidies, and case management support.

**Goal: Make strategic improvements in the transitional housing system**

- Pursue less stringent entrance requirements for obtaining and remaining in transitional housing.
- Provide a rapid re-housing program for clients living in transitional housing.

**Goal: Develop permanent housing options linked to a range of supportive services**

- Increase permanent housing options.
  - Increase Employer Assisted Housing opportunities.
  - Adopt a Housing First model for the chronically homeless.
  - Work with Cities and County to limit the barriers to development of affordable housing.

**Goal: Ensure that people have the right resources, programs, and services to remain housed**

- Grow and enhance aftercare programs for individuals and families that transition from the shelter system into permanent housing (including training, job development, budgeting, and/or other life skills).
- Develop a pool of funds that can provide declining rental subsidies.
- Increase access and coordination of support services such as health insurance, childcare, and government assistance.
- Identify and enhance training programs that enable homeless individuals to find and maintain employment.

**Goal: Improve data systems to provide timely, accurate data that can be used to define the need for housing and related services and to measure outcomes**

- Increase participation in the countywide centralized client management information system.
- Develop a strategy to track client from point of entry to obtaining permanent housing, and any follow-up services provided for at least one year after placement in permanent housing.
- Engage local universities to conduct academic research to study efficacy of local homeless programs.

**Goal: Develop the systems and organizational structures to provide oversight and accountability**

- Establish strategic leadership, communicate best practices, monitor outcomes, and report results.
- Create and maintain implementing groups for each of the following goal areas: Data, Prevention, Outreach, Emergency Shelter and Access system, Transitional Shelter, Permanent Housing, Resource to Remain Housed, and Advocacy.

**Goal: Advocate for community support, social policy, and systemic changes necessary to succeed**

- Educate the public that it is in their best interest, both financially and socially, to end homelessness.
- Implement a broad program to engage local organizations, faith-based organizations, neighborhood associations, and the public in supporting proven solutions to ending homelessness.

Orange County's overarching goal is to maximize public and private resources to address and improve Orange County's system of care for at-risk and homeless populations, and to effectively end homelessness in our community over the next decade. The County of Orange has identified a gap in resources for homeless services, and as such has determined homeless services to be a high priority for the Consolidated Plan.

## 2. Strategy to Eliminate Chronic Homelessness

The County's Draft Ten-Year Plan outlines a strategy to address homelessness, including chronic homelessness (see question 1 above). The 2009 Continuum of Care Strategy also identifies the following objectives and actions to end chronic homelessness and move families and individuals to permanent housing:

**Objective 1:** In the next 12 months, create new permanent housing beds for chronically homeless individuals.

- The CoC will, through the Orange County Housing Authority, create 15 beds for the chronically homeless through 15 S+C certificates. In addition, HOMES, Inc. will apply for new project funding to provide 25 beds.

**Objective 2:** Increase the percentage of homeless persons staying in permanent housing over 6 months to 77 percent. Currently, the CoC has exceeded the 77 percent threshold and is expected to exceed its current level of 84 percent. The following actions will help ensure that the number of homeless persons staying in

permanent housing continues to increase:

- Increase data tracking capacity through surveys and Homeless Management Information System (HMIS) to assess how long formerly homeless from regional shelters are staying in permanent housing.
- Increase the percentage of Shelter Plus Care (S+C) participants staying in permanent housing over 6 months through supportive services provided by the County Health Care Agency and nonprofit partners for 100 percent (entire) duration of clients staying in S+C Housing.
- Monitoring HUD-funded transitional housing shelter providers annually to assess compliance with HUD goals related to moving transitional clients into permanent housing.
- Evaluate “reasons for exit” for those families and individuals leaving permanent housing prior to six months of stay to determine if particular categories of exit reasons can be avoided.

**Objective 3:** Increase percentage of homeless persons moving from transitional housing to permanent housing to at least 65 percent. The CoC has exceeded the 65 percent threshold and will maintain or exceed its current percentage of 76 percent of homeless persons moving from transitional housing to permanent housing by:

- Conducting an annual review and analysis of HUD Annual Performance Reports, which will assess trends in transitioning homeless persons from transitional to permanent housing.
- Developing linkages between shelter providers and affordable housing developers to build partnerships to transition homeless from transitional housing to permanent housing
- Requiring transitional housing providers receiving Urban County funding to participate in HMIS tracking of graduates

**Objective 4:** Increase percentage of homeless persons employed at exit to at least 20 percent. The CoC has surpassed the threshold of 20 percent and will maintain or exceed its current percentage of 53 percent of persons employed at program exit by:

- Surveying existing employment and income linkages available to homeless persons, linking CoC and non-CoC shelter providers to existing employment and income resources available to homeless persons, and supporting the development of collaboratives and partnerships (including local one-stops, social services programs, WIA, etc.)
- Using Mental Health Services Act (MHSA) funds to develop Workforce Education Act training programs for seriously mentally ill homeless
- Increasing the total number of homeless served at One-Stop Employment Centers by 5 percent through enhanced outreach and collaboration with partner agencies to successfully integrate the population back into the labor force

**Objective 5:** Decrease the number of homeless households with children.

- The CoC will continue to work with community partners to fund the Redirection Program to intercept homeless households with children from the streets and divert them away from shelters to more appropriate permanent housing with supportive services. The CoC will also leverage HPRP funding to create a safety net to prevent families from becoming homeless and rapidly re-house those that fall into homelessness.

The County uses SHP, ESG, CDBG, EFSP, and OCHA/HSS funds to support the Continuum of Care system by providing emergency shelters and supportive services.

In collaboration with the entire CoC, the County of Orange Health Care Agency has also implemented Proposition 63 Full Service Partnership Programs. These programs have created outreach options for homeless persons to access services starting at the street outreach level and continuing until the individual and/or family is well established in permanent supportive housing.

The Continuum of Care, Draft Ten-Year Plan, and Consolidated Plan work together to meet the housing needs of Urban County residents. Consistency between these documents is necessary to provide a consistent vision and strategies. The Consolidated Plan provides the framework to fill gaps in the CoC funding system, supplementing operating costs and essential services for homeless persons and those at risk of homelessness.

### **3. Homelessness Prevention**

The "at-risk" population is comprised of families and individuals living in poverty who, upon loss of employment or other emergency requiring financial reserves, would lose their housing and become homeless. These families are generally experiencing a housing cost burden, paying more than 30 percent of their income for housing. Individuals released from penal, mental, or substance abuse facilities also are at-risk if they cannot access permanent housing or lack an adequate support network, such as a family or relatives in whose homes they could temporarily reside.

The first two goals of the Draft Ten-Year Plan are related to prevention and outreach (see Strategy to Address Homelessness above).

### **4. Institutional Structure for Homelessness Strategy**

The County of Orange has in place a comprehensive, coordinated, and regional Continuum of Care (CoC) Community Forum Collaborative which includes the participation of cities in the County, County agencies, homeless housing and service providers, and other community groups (including nonprofit organizations, local governmental agencies, faith-based organizations, the homeless and formerly homeless, as well as interested business leaders). The CoC Community Forum is facilitated/organized by two lead agencies: OC Community Services and OC Partnership. The CoC Community Forum meets quarterly to address homeless issues and convenes annually for a major planning meeting. Subgroups operate under the umbrella of the forum to develop strategies that address affordable housing, homeless shelter issues, motel families, permanent supportive housing, the Draft Ten Year Plan, and other related issues/initiatives.

The Orange County Housing and Community Development Commission is responsible for advising the Orange County Board of Supervisors on all issues related to housing, including homelessness. The Leadership Cabinet, an Advisory Sub-Committee of the Orange County Housing and Community Development Commission, aids with developing, monitoring, and sustaining homeless issues policy.

## 5. Discharge Policy

Pursuant to the McKinney-Vento Act, to the maximum extent practicable, persons discharged from publicly funded institutions or systems of care should not be discharged into homelessness. Orange County has formal protocol implemented for Foster Care, Mental Health, and Corrections and Health Care Discharges.

### Foster Care

Orange County Social Services Agency has worked with public and private stakeholders to develop a discharge plan for emancipated youth. The goal of the discharge plan is to ensure youth are identified prior to emancipation and are linked to appropriate supportive services and permanent housing options. Orange County has been approved for an equivalent total of 82 State-funded beds under the Transitional Housing Program-Plus (THP-PLUS) for emancipated youth aged 18-24 during Fiscal Year 2009-2010. Twenty THP-PLUS beds in the Host Family component of the THP-PLUS are currently filled, as are 48 THP-PLUS beds in the Scattered-Site Apartment Component and 14 beds in the Tustin Family Campus.

An eligibility list for each of the three components of the THP-PLUS beds is in place to fill any vacancies that occur with changes in life circumstances of the former foster youth participants or as they age out of the program parameters.

This resource, along with the community-based emancipated foster youth beds and those available to the Guardian Scholar youth, will make a major impact on the number of homeless emancipated foster youth. The Guardian Scholars Program supports former foster youth in their efforts to gain a university, community college, or trade school education. The program is coordinated by academic institutions, Orangewood Children's Foundation, and public agencies.

As permanent housing is being pursued, emancipated youth with limited academic and employment skills need support due to the high cost of housing in Orange County.

### Mental Health

Orange County's regional mental health discharge planning protocol was devised by the Orange County Health Care Agency (OC-HCA). This policy requires that patients who have received psychiatric treatment authorized by OC-HCA and are slated for release from general acute care hospitals or acute psychiatric hospitals, be provided a written aftercare/discharge plan prior to their release. This plan identifies housing options (i.e., moving back to the family home, independent living, licensed residential care facilities, skilled nursing facilities, or shelters for the homeless) and support services resources. In turn, each inpatient psychiatric facility in Orange County is assigned a liaison from the OC-HCA Adult Mental Health clinics to assist with coordinating patient treatment after discharge. In collaboration with the entire CoC, OC-HCA has also implemented the new Proposition 63 Full Service Partnership Program. This program has created 16 new outreach options for homeless persons to access services, starting at the street outreach level and continuing until the individual and/or family is well established in permanent supportive housing. The Discharge Planning Protocol provides a list of agencies that participated in the

Proposition 63 planning process. The entire CoC Shelter community has benefited from the implementation of Proposition 63, utilizing service as a means of ensuring that their clients are appropriately housed and adequately served.

## Corrections

In 2007, an interagency team, Inmate Re-Entry Initiative, was formed to address and create new strategies and actions for long-term housing and re-integration of inmates from local jails and State prisons. The team meets monthly with 34-plus agencies participating in the planning effort. Agencies include Probation, State Corrections and Rehabilitation, OC Sheriffs Department, OC Community Services, OC Health Care Agency, OC Social Services Agency, St. Vincent de Paul, and several nonprofits and faith based organizations. Upon discharge, inmates have been able to obtain permanent housing in such places as group homes and sober living homes as well living with family members and friends.

## Health Care

The Hospital Association of Southern California (HASC), and the CoC continue efforts to ensure that patients who are homeless have a place to go upon discharge. With funding from the National Health Foundation (NHF), HASC retained the Illumination Foundation (IF) as its partner/shelter provider for the OC Recuperative Care Program in January 2010. The centralized model provides hospitals with a single point of contact for referring patients and will be managed by NHF. While in the recuperative care program, clients are assisted by IF case managers in finding permanent homes and are connected to programs that can assist clients in the longer term. IF provides basic medical oversight to clients and monitors recovery daily by certified nursing assistants. At the end of the recuperative care period, IF provides services and places homeless clients into stable housing through County HPRP funds.

This program facilitated the development of discharge planning protocols for participating hospitals. Most hospitals in the County have agreed to participate by referring patients into the program and are paying the daily per diems for the agreed upon recuperative care period. While the start-up costs for the recuperative care program are funded independently, hospitals have agreed to participate financially by paying per diem at least initially. Longer-term flexible funding to sustain the immediate post-hospital housing costs are needed to serve homeless clients who become hospitalized and to fill the gap in the CoC.

### **Emergency Shelter Grants (ESG)**

*(States only) Describe the process for awarding grants to state recipients, and a description of how the allocation will be made available to units of local government.*

#### Five-Year Strategic Plan ESG response:

This Section applies to States only; no response is required.

## COMMUNITY DEVELOPMENT

### Community Development (91.215 [e])

*\*Please also refer to the Community Development Table in the Needs.xls workbook*

1. *Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.*
2. *Describe the basis for assigning the priority given to each category of priority needs.*
3. *Identify any obstacles to meeting underserved needs.*
4. *Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.*

Five-Year Strategic Plan Community Development response:

## 1. Priority Community Development Needs

The County identifies the following high priority community development needs for the use of CDBG funds during Fiscal Years 2010-2015:

- **Public Improvements and Community Facilities:** Senior centers; homeless facilities; neighborhood facilities; infrastructure improvements including water/sewer, streets, and sidewalk improvements; and operating costs of homeless/AIDS patients programs
- **Community Services:** Public services (especially providing essential services and case management for homeless and those at risk for homelessness) and senior services (only 15 percent of CDBG funds may be used toward public services)

## 2. Basis for Assigning Priority

The County conducted a Community Survey, held a series of focus group meetings with service providers, held five community meetings, and consulted with various departments and agencies to assess the nature and extent of community development needs, as described in the Citizen Participation Section. Funding priorities were established based on the extent of needs and the availability of other funding sources to address those needs. (See Appendix A: HUD Tables, Community Development Needs Table for detailed information.)

### 3. Obstacles to Meeting Underserved Needs

One of the main obstacles to meeting underserved community development needs is inadequate funding from the State and Federal governments. While appropriations for the CDBG program increased in Fiscal Year 2009-2010, over the past decade appropriations have decreased significantly, leading to reduced support for local community development programs. While CDBG funds can be used to assist with renovations and creation of new public facilities and capital projects in the targeted neighborhoods, other priority community needs, housing and human services, must also be considered, limiting the amount of CDBG funds available.

### 4. Specific Long-Term and Short-Term Community Development Objectives

The County of Orange has established the following programs/objectives during the five year Consolidated Plan period to address priority housing needs in the County:

#### SL-1 Suitable Living Environment: Availability/Accessibility

- Improve and maintain facilities for homeless persons (10 projects).
- Improve and maintain sidewalk facilities for low-and moderate-income and/or special needs persons (16 projects).

#### SL-3 Suitable Living Environment: Sustainability

- Improve the quality of flood control infrastructure for low-and moderate-income areas (two projects).
- Improve the quality of water and sewer infrastructure for low-and moderate-income areas (35 projects).
- Improve the quality of street infrastructure for low-and moderate-income areas (30 projects).

These objectives are based on the assumption that consistent levels of funding will be available to the Urban County. Should funding levels be reduced in the future, the ability of the Urban County to meet these objectives may be compromised.

Also refer to Community Development Needs Table in Appendix A for five-year and one-year objectives.

## **Antipoverty Strategy (91.215 [h])**

- 1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e., TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.*
- 2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.*

### **Five-Year Strategic Plan Antipoverty Strategy response:**

## **1. Anti-Poverty Strategy**

In the Urban County, 15,504 households (eight percent of all households) earned less than 30 percent of the AMI, according to CHAS. Of these, 76 percent experienced housing problems such as cost burden or overcrowding. The challenges associated with poverty – stress, strained family relationships, substandard housing, lower educational attainment, limited employment skills, unaffordable child care, and transportation difficulties – make it hard for low-income families to obtain and maintain employment, and therefore housing and basic needs. Economic stability can have lasting and measurable benefits for both parents and children.

The County seeks to reduce the number of people living in poverty (extremely low-income households earning less than 30 percent of the AMI) by providing a number of programs including housing assistance, supportive services, economic development assistance, and job training opportunities. The County will continue to leverage opportunities to support funding for Community Based Development Organizations, cities, and other groups to provide training and employment opportunities to extremely low-income persons. In collaboration with the County's Workforce Investment Board (OCWIB), the County will continue to offer outreach and training to poverty level families and individuals. Through the CoC system, the County will work with the OCWIB job-training providers to ensure that low- and moderate income persons are trained with employable skills with the potential to earn higher wages. In addition, the County Section 8 Housing Choice Voucher Program provides assisted families an incentive for employment opportunities through its Family Self Sufficiency (FSS) Program: The FSS Program participants receive resources and are taught job skills that enable them to gain employment and become self-sufficient.

The goals and strategies contained in this Consolidated Plan for funding for housing and human services programs often directly address poverty issues. The County's funding (CDBG and ESG) of human service programs for basic needs, food distribution, and case management for homeless and those at risk of homelessness support the goals and strategies of reducing poverty. In addition, housing costs often consume a large portion of lower-income households' monthly income. This creates a housing cost burden, leaving less money accessible for other necessities. As such,

the County's efforts to create new affordable housing, both permanent and transitional, and rehabilitate existing housing contribute to curbing poverty in the County.

## 2. Poverty Reduction

Many of the Consolidated Plan programs strive to increase self-sufficiency of low-income families and reduce the number of households with incomes below the poverty line. The Community Development Needs Table (Appendix A) provides an indication of how many households and individuals in the Urban County will be assisted by the anti-poverty strategies of providing more affordable housing and public services.

### **Low Income Housing Tax Credit (LIHTC) Coordination (91.315 [k])**

1. *(States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderate-income families.*

Five-Year Strategic Plan LIHTC Coordination response:

This Section is applicable to States only; no response is required.

## **NON-HOMELESS SPECIAL NEEDS**

### **Specific Special Needs Objectives (91.215)**

1. *Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.*
2. *Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.*

Five-Year Non-homeless Special Needs Analysis response:

## 1. Priorities and Specific Objectives

Certain segments of the population may have difficulty finding decent, affordable housing and accessing community facilities and services due to their special needs. These "special needs" populations include the elderly, frail elderly, persons with severe mental illness, persons with developmental or physical disabilities, persons with drug and/or alcohol addiction, and persons with AIDS and their families. The Non-Homeless Special Needs Table in Appendix A includes population estimates for each of these groups.

The County of Orange has established the following programs/objectives during the

five-year Consolidated Plan period to address priority housing needs in the County:

### **SL-1 Suitable Living Environment: Availability/Accessibility**

- Maintain the availability and accessibility of facilities and services for homeless persons and persons at risk of homelessness (operating costs each year for one facility).
- Provide services and assistance for low- and moderate-income and/or special needs persons (8,000 persons).
- Provide services to assist seniors (625 seniors).

### **SL-3 Suitable Living Environment: Sustainability**

- Improve and maintain facilities for seniors (two projects).
- Improve and maintain neighborhood facilities for low- and moderate-income and/or special needs persons (four projects).

These objectives are based on the assumption that consistent levels of funding will be available to the Urban County. Should funding levels be reduced in the future, the ability of the Urban County to meet these objectives may be compromised.

Please refer to Non-Homeless Special Needs Table in Appendix A for specific five-year and one-year objectives.

## **2. Use of Federal, State, and Local Resources**

The County proposes to use CDBG funds to provide supportive services for seniors and other special needs populations as funding is available. Housing needs for persons with HIV/AIDS will be addressed through the HOPWA program, for which the City of Santa Ana is the recipient on behalf of the County.

It is expected that the County of Orange and a variety of human service and housing agencies will pursue funding from private, local, State, and Federal resources to assist with their delivery of services for those with special needs. The resources that can reasonably be expected to be available to assist persons with special needs include Federal (CDBG, HOME, and ESG), State grants, and local public and private sector resources, such as United Way. It is anticipated that these resources will be used to support the housing and case management services of those in need. The CDBG and ESG essential service funds will be used primarily for homeless with other non-Federal, State, and local funds being used for non-homeless special needs persons.

## **Non-homeless Special Needs (91.205 [d] and 91.210 [d]) Analysis (including HOPWA)**

\*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. *Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.*
2. *Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.*
3. *Describe the basis for assigning the priority given to each category of priority needs.*
4. *Identify any obstacles to meeting underserved needs.*
5. *To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.*
6. *If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.*

Five-Year Non-homeless Special Needs Analysis response:

### **1. Non-homeless Special Needs Groups**

Special needs groups include the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, and victims of domestic violence. Each of these groups is discussed below.

Please also see the Housing Needs by Household Types section on pages 45-50 for more information on the housing needs of special needs groups.

## Elderly and Frail Elderly

According to HUD, the population over 62 years of age is considered elderly. This population presents four main concerns: limited income, health care costs, transportation challenges, and affordable housing. A distinction is made between households with individuals 62-74 years old, and those with individuals 75 or older, due to the special care often needed by the extra-elderly, also known as frail elderly. According to the 2000 Census, the Urban County had 79,410 elderly residents, representing nearly 15 percent of the population. Of those, 44 percent or 35,660 of the elderly residents in the Urban County were 75 years or older.

Over 40 percent of senior households had low and moderate incomes compared to all households (31 percent) in the Urban County. Approximately 25 percent of all elderly households and 55 percent of senior renter households experienced housing problems such as cost burden or substandard housing. While the median household income at the County level was \$58,820 (2000 Census), households with seniors between the age of 65 and 75 had a median income of \$45,420, and those over the age of 75 had a median income of \$30,856.

Elderly persons are usually retired and living on a fixed income. Due to the higher rate of illness, health care is important. Many seniors rely on public transit to shop and visit doctors. With respect to housing, many seniors live alone and have limited discretionary income to support higher housing costs. These characteristics indicate a need for smaller, lower cost housing with easy access to transit and health care. In addition to these needs, public outreach during Consolidated Plan development indicated a growing concern for basic needs for seniors (shelter, food, etc.) as well as access to companionship and community.

## Persons with Disabilities

The Americans with Disabilities Act defines a disability as a “physical or mental impairment that substantially limits one or more major life activities.” Physical disabilities can hinder one’s access to conventional housing units as well as restrict mobility. Mental and/or developmental activities can affect a person’s ability to maintain a home. Moreover, physical and mental disabilities can restrict one’s work and prevent one from earning adequate income. Therefore, persons with disabilities are more vulnerable and are considered a group with special housing, service, and transportation needs.

According to the 2000 Census, the Urban County was home to 73,596 persons with various types of disabilities, representing 15 percent of the population. Persons age 65 and over were more likely to have a disability; 38 percent of this population was disabled in 2000.

Special needs for persons with disabilities fall into two general categories: 1) physical design to address mobility impairments and 2) social, educational, and medical support to address developmental and mental impairments. The Orange County Transportation Agency (OCTA) offers ACCESS, a shared-ride service for people who are unable to use the regular, fixed-route bus service because of functional limitations caused by a disability. Passengers must be certified by OCTA to use the ACCESS system by meeting ADA eligibility criteria.

## Severely Mentally Ill

Severe mental illness includes the diagnoses of psychoses (e.g., schizophrenia) and the major schizoaffective disorders (e.g., bipolar, major depression). Chronic mental illness refers to duration of at least one year. According to national estimates, approximately one percent of the adult population meets a definition of severe mental illness based on diagnosis, duration, and disability.

Housing is an integral part of a system of care for the severely mentally ill because the prime support network and focus of daily living activities is associated with the residence. The major barrier to stable and decent housing for the seriously mentally ill is the availability of affordable housing. A substantial majority of persons in this population depend solely on Supplemental Security Income (SSI). With the high cost of housing in Orange County, few affordable housing options exist in the open market. Due to the lack of affordable housing, mentally ill persons are at greater risk of becoming homeless or living in unstable or substandard housing situations.

## Physically Disabled

A physically disabled person has an illness or impairment that impedes his or her ability to function independently. The 2000 Census identifies 30,420 persons in the Urban County with physical disabilities.

Physically disabled people have several unique needs. First, special construction features tailored to a person's disability are necessary to facilitate access and use of housing and public facilities. The location of housing and availability of transportation is also important because disabled people may require access to a variety of social and specialized services. Street improvements including curb cuts to facilitate wheel chair access are also important to provide physically disabled persons with safe access to destinations.

## Developmentally Disabled

As defined by Federal law, "developmental disability" means a severe, chronic disability of an individual that:

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

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5

percent. This equates to 8,000 persons in the Urban County with developmental disabilities.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

### **Persons with HIV/AIDS**

The Orange County Comprehensive HIV Services Plan 2009-2011 reports that since the County's first AIDS case reported in 1981, a total of 7,128 AIDS cases have been reported through December 2007, as reported by the County of Orange Health Care Agency. Of the total reported cases, 3,662 were living with AIDS as of December 31, 2007. An additional 2,912 individuals are estimated to be living with HIV (non-AIDS), creating a total of 6,574 residents living with HIV/AIDS who are aware of their status. In 2007, Orange County reported 261 AIDS cases, a 10 percent increase from the 237 cases reported in 2006.

There continues to be a trend towards an increasing proportion of people of color diagnosed with AIDS. Of AIDS cases reported in 2007, over half (52 percent) were among persons of color, compared to 34 percent of AIDS cases reported prior to 2003. From the beginning of the epidemic in Orange County, men who have sex with men have accounted for the largest number of AIDS cases by exposure category. However, there continues to be an increasing proportion of individuals infected through heterosexual contact. By gender, 86.5 percent of prevalent cases were male and females account for an increasing proportion of cases.

Programs that serve people living with HIV/AIDS throughout the County of Orange include the Orange County Special Populations Action Team (SPAT) and the AIDS Drug Assistance Program (ADAP). SPAT provides training, technical assistance, advocacy and support to ensure that HIV prevention education and services are truly accessible to persons with various disabilities including those with HIV/AIDS. ADAP provides drugs to individuals who otherwise could not afford them. The drugs provided by ADAP have been determined to prolong quality of life and to delay the deterioration of health among individuals infected with HIV/AIDS.

Orange County SPAT also encourages consumers in the special populations to participate in the local HIV Prevention Planning process. Supportive housing needs for persons with HIV/AIDs include case management and access to health care and prescription drugs.

### **Persons with Alcohol or Other Drug Addiction (AODA)**

AODA is defined as excessive and impairing use of alcohol or other drugs including addiction. The National Institute of Alcohol Abuse and Alcoholism estimates that 14 to 16 percent of adult males and six percent of adult women have drinking problems (moderate or severe abuse). In the Urban County, these estimates equate to over

47,000 people. Information on the extent of drug use is not available. According to the 2009 Point-in-Time Count, it is estimated that 45 percent of homeless persons in the County are chronic substance and drug abusers.

Primary services needed by persons with AODA include health care and detoxification programs. The County's Alcohol and Drug Abuse Service (offered through the Health Care Agency) provides a range of outpatient and residential treatment programs to reduce or eliminate AODA within the community. The Risk Reduction, Education and Community Health (REACH) Program provides HIV/AIDS education and outreach, including street outreach to addicts at high risk of contracting and transmitting HIV, TB, and other communicable diseases. Under the auspices of the Health Care Agency, residents can access prevention programs, perinatal programs, and detoxification programs.

### **Victims of Domestic Violence**

The U.S. Department of Justice in 2000 completed a *National Violence Against Women Survey*. The survey found that nearly one-quarter of women reported they were raped or physically assaulted by a current or former spouse or partner at some time in their lives. Domestic violence offenses often go unreported, which makes it difficult to assess the extent of the problem in communities. Increased vigilance by the justice system and advocacy for victims in services and legal matters have helped to increase the extent to which victims seek help. Yet domestic violence still is a continuing issue, as well as a leading cause of homelessness in women. The 2009 Point-In-Time Survey estimated that 650 victims of domestic violence were homeless on that January day. The vast majority of these (73 percent) were unsheltered.

Supportive case management services can be extremely helpful to break the cycle of violence for victims of domestic violence. These services can include counseling, court accompaniment, information and referrals, and personal advocacy. In addition, emergency and/or transitional shelter in a confidential place is often necessary to ensure victims' safety.

As a result of a countywide plan to develop a system that would improve coordination among County agencies, promote integrated service delivery, and maximize resources addressing domestic violence, a Domestic Violence Strategic Plan Workgroup was formed in 2001. The group drafted a Domestic Violence Strategic Plan document in 2003, which is used as a planning tool for the County's domestic violence shelters and their partners.

## **2. Priority Non-Homeless Special Needs**

Special needs groups with high priority housing and supportive service needs within the County include elderly and frail elderly persons. The County devotes most of its CDBG funding for public services (capped at 15 percent of the total allocation) toward supportive services that fill gaps in the CoC system for the homeless. These funds often serve to help other special needs populations, as there are many subpopulations of homeless with special needs, as identified in the Continuum of Care Homeless Population and Subpopulations Chart.

Refer to the Non-Homeless Special Needs Including HOPWA Table in Appendix A for five-year and one-year objectives for special needs groups, including the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, and persons with substance abuse problems.

### 3. Basis for Assigning Priorities

The County conducted a Community Survey, held a series of focus group meetings with service providers, held community meetings, and consulted with various departments and agencies to assess the nature and extent of community development needs, as described in the Citizen Participation Section. Funding priorities were established based on the extent of needs and the availability of other funding sources to address those needs. The detailed information regarding the surveys, meetings, and comments are located in Appendices:

- Appendix B: Community Survey
- Appendix C: Participating/Metropolitan City Survey
- Appendix D: Public Comments
- Appendix E: Service provider Focus Groups Summary

### 4. Obstacles to Meeting Underserved Needs

One of the main obstacles to meeting underserved community service needs is inadequate funding. Many public service activities have been particularly hard hit by funding cuts at the Federal and State government levels as well as from private foundations. State funding sources for community development programs are also expected to be limited. For example, California voters approved Proposition 63, the Mental Health Services Act, in 2004 which provides funding for mental health services by taxing persons with incomes over \$1 million. However, given the recent economic downturn, and especially the stock market decline, lower capital gains among the wealthy has decreased the amount of money being contributed to this fund. Limitations on public services expenditures, as well as the necessity of providing funding for other necessary community improvements and housing, present obstacles to meeting underserved needs.

### 5. Supportive Housing Facilities and Services

Refer to responses to the Housing for Persons with HIV/AIDS Section (page 60) and the Homeless Inventory Section (pages 76-78).

### 6. HOMES and Other Tenant-Based Rental Assistance

Tenant Based Rental Assistance (TBRA) is a rental subsidy program to allow individual low-income households to rent market-rate housing units. TBRA subsidy payments make up the difference between what a household can afford to pay and the local rent standard. The subsidy payment is not tied to a particular project but to the household, and may follow the household to a different rental unit. The level of subsidy will vary from household to household because the subsidy is based upon income of the individual household.

During the 2010-2015 Consolidated Plan period, the County will consider establishing a TBRA program as a potential resource to achieve housing strategy goals. The current market conditions of high rents and low inventory of safe and decent affordable housing in Orange County make TBRA a viable option, particularly for serving special needs and homeless families. The need for TBRA can be illustrated through the Housing Needs and Market Analysis sections provided in this Consolidated Plan. As noted in these sections, the lack of affordable rentals in Orange County is evident by the waitlist for the Section 8 Housing Choice Voucher program. The Orange County Housing Authority opened the Section 8 waiting list in November 2005 and received more than 18,000 pre-applications during a one-month period. Since 2005, rents have continued to increase across the County. The 2009 Fair Market Rents in Orange County range from \$1,147 for a studio apartment to \$2,518 for a four-bedroom home/apartment, which would require an income far in excess of the incomes earned by lower-income households. In addition, the Orange County Ten Year Plan to End Homeless and the Mental Health Services Act (MHSA) Housing Plan assessed market factors and highlight the need for programs such as TBRA as effective ways to expand affordable housing opportunities in Orange County.

The County may fund tenant-based rental assistance with HOME funds and/or other funds as identified during program development. The TBRA program could function in a variety of ways. For example, the program could be a partnership between OC Community Services and potential partners, including the Orange County Housing Authority and non-profit and for-profit organizations. The TBRA program would be modeled after the Housing Choice Voucher Program (formerly Section 8); however, the program would likely not utilize the existing Housing Choice Voucher waitlist.

The TBRA program would potentially be targeted to families at or below 60 percent of area median income and special needs populations such as homeless, special needs persons. The program would not allow TBRA vouchers to be provided to homeless persons for overnight or temporary shelter; however TBRA vouchers would be available to provide sufficient subsidy to enable homeless persons to rent transitional or permanent rental units.

As the program remains in the early planning stages, and funding sources are as yet unknown, this program is established as a medium priority for the 2010-2015 Consolidated Plan. As funding becomes available and administration of the program is identified, the program may be supported with HOME funds, if funds are available.

## **Housing Opportunities for People with AIDS (HOPWA)**

*\*Please also refer to the HOPWA Table in the Needs.xls workbook.*

- 1. The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.*
- 2. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.*
- 3. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).*
- 4. The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.*
- 5. The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.*
- 6. The Plan includes the certifications relevant to the HOPWA Program.*

### **Five-Year Specific HOPWA Objectives response:**

The Urban County does not receive HOPWA funding. The City of Santa Ana is the recipient of HOPWA funds on behalf of all Orange County jurisdictions and

administers the program. For further information on this program, please see the City of Santa Ana's Consolidated Plan.

### **Specific HOPWA Objectives**

- 1. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.*

#### **Five-Year Specific HOPWA Objectives response:**

The Urban County does not receive HOPWA funding. The City of Santa Ana is the recipient of HOPWA funds on behalf of all Orange County jurisdictions and administers the program. For further information on this program, please see the City of Santa Ana's Consolidated Plan.

### **OTHER NARRATIVE**

Include any Strategic Plan information that was not covered by a narrative in any other Section.

Please see Appendices A through H.

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# County of Orange

## 2010-2015 Consolidated Plan

### Appendices

- A: HUD Tables
- B: Summary of Survey Results
- C: City Survey Results
- D: Public Comments
- E: Service Provider Meetings
- F: Emergency and Affordable Housing
- G: Glossary
- H: Proof of Publications

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# Appendix A

## **HUD Tables**

Table A-1 summarizes the HUD-required priority and objective tables that follow. Each set of priorities was developed in response to the issues identified through the community outreach and analysis process for the 2010-2015 Consolidated Plan. The goals identified in Table A-1 assume a stable level of funding received, consistent with Fiscal Year 2009/2010 levels.

**Table A-1: Five-Year Community Development and Housing Priority Needs**

Priority Community Development Needs	Priority Needs Level	Goals	Estimated CPD Dollars to Address
Housing Needs			
Acquisition of Real Property	High	Construct 154 housing units, rehabilitate 485 housing units, provide homeownership assistance to 15 households, and provide fair housing services to 500 households	\$13,628,425
Affordable Housing Construction	High		
Direct Homeownership Assistance	High		
Housing Rehabilitation (single-unit)	High		
Housing Rehabilitation (multi-unit)	High		
Fair Housing Activities	High		
Public Facility Needs			
ADA/Architectural Barrier Removal	Medium	Pursue an estimated 68 public facility and infrastructure improvement projects	\$7,932,357
Senior Centers	High		
Handicapped Centers	Medium		
Homeless Facilities and Services	High		
Youth Centers	Medium		
Child Care Centers	Medium		
Health Facilities	Medium		
Neighborhood Facilities/Libraries	High		
Parks and/or Recreation Facilities	Medium		
Parking Facilities	Medium		
Non-Residential Historic Preservation	Medium		
Other Public Facility Needs	Medium		
Infrastructure Needs			
Water/Sewer Improvements	High		
Street Improvements	High		
Sidewalks	High		
Solid Waste Disposals Improvements	Medium		
Flood Drain Improvements	High		
Other Infrastructure Needs	Medium		
Public Service Needs (limited to 15% CDBG)			
Public Services	High	Provide services and assistance for 8,000 low- and moderate-income and/or special needs persons and 625 seniors	\$3,283,088
Senior Services	High		
Economic Development			
Economic Development Assistance	Medium	Projects to provide economic development assistance will be funded as funding is available.	
Planning and Administration			
Program Delivery	High	N/A	\$4,960,825
Total \$29,804,695			

Housing Needs Table			Grantee:		County of Orange																					
			Only complete blue sections. Do NOT type in sections other than blue.																Households with a Disabled Member		Disproportionate Racial/Ethnic Need?	# of Households in lead-Hazard Housing	Total Low Income, HIV/AIDS Population			
Housing Needs - Comprehensive Housing Affordability Strategy (CHAS) Data Housing Problems			Current % of Households	Current Number of Households	3-5 Year Quantities												% of Goal	Priority Need?	Plan to Fund?	Fund Source	Households with a Disabled Member		Disproportionate Racial/Ethnic Need?	# of Households in lead-Hazard Housing	Total Low Income, HIV/AIDS Population	
					Year 1		Year 2		Year 3		Year 4*		Year 5*		Multi-Year						% HSHLD	# HSHLD				
					Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual					Goal	Actual				
Household Income <=30% MFI	Renter	Elderly	NUMBER OF HOUSEHOLDS	100%	2470														100%	3783	Yes	1346	1984.5			
			Any housing problems	76.6%	1892	5		5		5		5		5		25	0	0%	H	Y	C, H, E	71.7	2711			
			Cost Burden > 30%	71.9%	1776												0	####	M							
			Cost Burden >50%	61.9%	1529												0	####	M							
		Small Related	NUMBER OF HOUSEHOLDS	100%	2307																		No			
			With Any Housing Problems	86.2%	1989	5		5		5		5		5		25	0	0%	H	Y	C, H, E					
			Cost Burden > 30%	76.2%	1758												0	####	M							
			Cost Burden >50%	66.8%	1542												0	####	M							
		Large Related	NUMBER OF HOUSEHOLDS	100%	1282																		No			
			With Any Housing Problems	96.8%	1240	5		5		5		5		5		25	0	0%	H	Y	C, H, E					
			Cost Burden > 30%	85.2%	1093												0	####	M							
			Cost Burden >50%	60.7%	778												0	####	M							
	All other hshld	NUMBER OF HOUSEHOLDS	100%	1693																		No				
		With Any Housing Problems	77.6%	1313	4		4		4		4		4		20	0	0%	M	Y	C, H, E						
		Cost Burden > 30%	73.5%	1245												0	####	M								
		Cost Burden >50%	70.7%	1198												0	####	M								
	Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	5013																					
			With Any Housing Problems	61.9%	3102	12		12		12		12		12		60	0	0%	H	Y	C, H					
			Cost Burden > 30%	61.9%	3102												0	####	M							
			Cost Burden >50%	48.4%	2424												0	####	M							
Small Related		NUMBER OF HOUSEHOLDS	100%	1418																		No				
		With Any Housing Problems	84.2%	1194	12		12		12		12		12		60	0	0%	H	Y	C, H						
		Cost Burden > 30%	82.2%	1166												0	####	M								
		Cost Burden >50%	77.8%	1103												0	####	M								
Large Related		NUMBER OF HOUSEHOLDS	100%	393																		No				
		With Any Housing Problems	97.4%	383	12		12		12		12		12		60	0	0%	H	Y	C, H						
		Cost Burden > 30%	95.5%	375												0	####	M								
		Cost Burden >50%	91.9%	361												0	####	M								
All other hshld	NUMBER OF HOUSEHOLDS	100%	928																		No					
	With Any Housing Problems	74.7%	694	8		8		8		8		8		40	0	0%	M	Y	C, H							
	Cost Burden > 30%	74.7%	694												0	####	M									
	Cost Burden >50%	68.0%	631												0	####	M									

Housing Needs Table					Grantee:		County of Orange												Priority Need?	Plan to Fund?	Fund Source	Households with a Disabled Member		Dispropo- rtionate Racial/ Ethnic Need?	# of Household s in lead- Hazard Housing	Total Low Income HIV/ AIDS Population
					Only complete blue sections. Do NOT type in sections other than blue.												% HSHLD	# HSHLD								
Housing Needs - Comprehensive Housing Affordability Strategy (CHAS) Data Housing Problems					Current % of House- holds	Current Number of House- holds	3-5 Year Quantities												% of Goal							
							Year 1		Year 2		Year 3		Year 4*		Year 5*		Multi-Year									
							Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual								
Household Income >30 to <=50% MFI	Renter	Elderly	NUMBER OF HOUSEHOLDS	100%	1680														100%	4016	Yes	8373				
			With Any Housing Problems	83.5%	1403	5	5	5	5	5	25	0	0%	H	Y	C, H		62.3	2504							
			Cost Burden > 30%	82.0%	1377								0	####	M											
			Cost Burden >50%	47.5%	798								0	####	M											
		Small Related	NUMBER OF HOUSEHOLDS	100%	2526																No					
			With Any Housing Problems	91.6%	2314	5	5	5	5	5	25	0	0%	H	Y	C, H										
			Cost Burden > 30%	85.9%	2169								0	####	M											
			Cost Burden >50%	36.0%	909								0	####	M											
		Large Related	NUMBER OF HOUSEHOLDS	100%	1373																No					
			With Any Housing Problems	97.1%	1333	4	4	4	4	4	20	0	0%	H	Y	C, H										
			Cost Burden > 30%	60.8%	835								0	####	M											
			Cost Burden >50%	13.4%	183								0	####	M											
	All other hshld	NUMBER OF HOUSEHOLDS	100%	1629																No						
		With Any Housing Problems	90.6%	1476	3	3	3	3	2	14	0	0%	H	Y	C, H											
		Cost Burden > 30%	89.2%	1453								0	####	M												
		Cost Burden >50%	54.1%	881								0	####	M												
	Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	6534																No					
			With Any Housing Problems	44.0%	2874	12	11	11	11	11	56	0	0%	H	Y	C, H										
			Cost Burden > 30%	43.5%	2846								0	####	M											
			Cost Burden >50%	16.7%	1092								0	####	M											
Small Related		NUMBER OF HOUSEHOLDS	100%	1772																No						
		With Any Housing Problems	85.1%	1507	12	11	11	11	11	56	0	0%	H	Y	C, H											
		Cost Burden > 30%	82.7%	1465								0	####	M												
		Cost Burden >50%	67.1%	1190								0	####	H												
Large Related		NUMBER OF HOUSEHOLDS	100%	580																No						
		With Any Housing Problems	93.2%	540	12	11	11	11	11	56	0	0%	H	Y	C, H											
		Cost Burden > 30%	89.9%	521								0	####	M												
		Cost Burden >50%	65.1%	378								0	####	H												
All other hshld	NUMBER OF HOUSEHOLDS	100%	729																No							
	With Any Housing Problems	82.3%	600	6	6	6	6	6	30	0	0%	M	Y	C, H												
	Cost Burden > 30%	82.3%	600								0	####	M													
	Cost Burden >50%	68.7%	501								0	####	M													

Housing Needs Table				Grantee: County of Orange																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
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CPMP Version 1.3

**County of Orange****Housing Market Analysis***Complete cells in blue.*

Housing Stock Inventory	Vacancy Rate	0 & 1 Bedroom	2 Bedrooms	3+ Bedroom	Total	Substandard Units
<b><u>Affordability Mismatch</u></b>						
Occupied Units: Renter		22,442	21,895	12,072	56,409	1,741
Occupied Units: Owner		8,287	32,250	99,553	140,090	683
Vacant Units: For Rent	3%	731	713	393	1,837	57
Vacant Units: For Sale	1%	86	334	1,032	1,452	7
Total Units Occupied & Vacant		31,546	55,192	113,050	199,788	2,488
<b><u>Rents: Applicable FMRs (in \$s)</u></b>		\$1,296	\$1,546	\$2,188		
<b>Rent Affordable at 30% of 50% of MFI (in \$s)</b>		\$753	\$969	\$1,162		
<b>Public Housing Units</b>						
Occupied Units		0	0	0	0	0
Vacant Units		0	0	0	0	0
Total Units Occupied & Vacant		0	0	0	0	0
<b>Rehabilitation Needs (in \$s)</b>					\$4,890,000	

## Continuum of Care Homeless Population and Subpopulations Chart

Part 1: Homeless Population		Sheltered				Un-sheltered	Total	County of Orange												
		Emergency		Transitional				Data Quality												
1. Homeless Individuals		774		539		5,643	6,956	(N) enumerations ▼												
2. Homeless Families with Children						27	27													
	2a. Persons in Homeless Families with Children Families	188		1108		81	1,377													
Total (lines 1 + 2a)		962		1647		5,724	8,333													
Part 2: Homeless Subpopulations		Sheltered				Un-sheltered	Total	Data Quality												
								(E) estimates ▼												
1. Chronically Homeless		205				3,578	3,783													
2. Severely Mentally Ill		488				1,904	2,392													
3. Chronic Substance Abuse		392				2,683	3,075													
4. Veterans		178				1,104	1,282													
5. Persons with HIV/AIDS		7				68	75													
6. Victims of Domestic Violence		175				475	650													
7. Youth (Under 18 years of age)		125				24	149													
Part 3: Homeless Needs Table: Individuals		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H,M,L	Plan to Fund? Y/N	Fund Source: COBG, HOME, HOPVA, ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5							
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Actual	% of Goal			
Beds	Emergency Shelters <sup>1</sup>	2,113	774	1,339	450	0	450	0	450	0	450	0	450	0	450	0	0%	H	Y	C, E
	Transitional Housing	0	539	0	0	0	0	0	0	0	0	0	0	0	0	0	###	H	Y	O
	Permanent Supportive Housing	3,783	105	3,678	0	0	0	0	0	0	0	0	0	0	0	0	###	H	Y	O
	Total	5,896	1,418	4,478	450	0	450	0	450	0	450	0	450	0	450	0	0%	H	Y	O
Chronically Homeless		3,783	205															H	Y	C, E
Part 4: Homeless Needs Table: Families		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H,M,L	Plan to Fund? Y/N	Fund Source: COBG, HOME, HOPVA, ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5							
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Actual	% of Goal			
Beds	Emergency Shelters	188	188	0	0	0	0	0	0	0	0	0	0	0	0	0	###	H	Y	O
	Transitional Housing	1,189	1,108	81	0	0	0	0	0	0	0	0	0	0	0	0	###	H	Y	O
	Permanent Supportive Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	###	H	Y	O
	Total	1,377	1,296	81	0	0	0	0	0	0	0	0	0	0	0	0	###	H	Y	O

*Note 1: CDBG and ESG funds used to provide funding to existing seasonal beds.*

Completing Part 1: Homeless Population. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The counts must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Completing Part 2: Homeless Subpopulations. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The numbers must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Sheltered Homeless. Count adults, children and youth residing in shelters for the homeless. "Shelters" include all emergency shelters and transitional shelters for the homeless, including domestic violence shelters, residential programs for runaway/homeless youth, and any hotel/motel/apartment voucher arrangements paid by a public/private agency because the person or family is homeless. Do not count: (1) persons who are living doubled up in conventional housing; (2) formerly homeless persons who are residing in Section 8 SRO, Shelter Plus Care, SHP permanent housing or other permanent housing units; (3) children or youth, who because of their own or a parent's homelessness or abandonment, now reside temporarily and for a short anticipated duration in hospitals, residential treatment facilities, emergency foster care, detention facilities and the like; and (4) adults living in mental health facilities, chemical dependency facilities, or criminal justice facilities.

Unsheltered Homeless. Count adults, children and youth sleeping in places not meant for human habitation. Places not meant for human habitation include streets, parks, alleys, parking ramps, parts of the highway system, transportation depots and other parts of transportation systems (e.g. subway tunnels, railroad car), all-night commercial establishments (e.g. movie theaters, laundromats, restaurants), abandoned buildings, building roofs or stairwells, chicken coops and other farm outbuildings, caves, campgrounds, vehicles, and other similar places.

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County of Orange

CPMP Version 2.0

Grantee Name: **County of Orange**

Non-Homeless Special Needs Including HOPWA		Needs	Currently Available	GAP	3-5 Year Quantities										Total			Priority Need: H, M, L	Plan to Fund? Y/N	Fund Source: CDBG, HOP
					Year 1		Year 2		Year 3		Year 4*		Year 5*							
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Actual	% of Goal			
Housing Needed	52. Elderly	43,750	0	43,750	23	0	23	0	23	0	23	0	23	0	115	0	0%	H	Y	C, H
	53. Frail Elderly	35,660	0	35,660	19	0	27	0	27	0	27	0	27	0	127	0	0%	H	Y	C, H
	54. Persons w/ Severe Mental Illness	5,333	0	5,333	0	0	0	0	0	0	0	0	0	0	0	0	#####	M		
	55. Developmentally Disabled	8,000	0	8,000	0	0	0	0	0	0	0	0	0	0	0	0	#####	M		
	56. Physically Disabled	30,420	0	30,420	0	0	0	0	0	0	0	0	0	0	0	0	#####	M		
	57. Alcohol/Other Drug Addicted	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#####	M		
	58. Persons w/ HIV/AIDS & their families *	6,574	0	6,574	0	0	0	0	0	0	0	0	0	0	0	0	#####	M		
	59. Public Housing Residents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#####	L		
	Total	129,737	0	129,737	42	0	50	0	50	0	50	0	50	0	242	0	0%			
Supportive Services Needed	60. Elderly	43,750	0	43,750	50	0	50	0	50	0	50	0	50	0	250	0	0%	H	Y	C
	61. Frail Elderly	35,660	0	35,660	100	0	100	0	100	0	100	0	100	0	500	0	0%	H	Y	C
	62. Persons w/ Severe Mental Illness	5,333	0	5,333	0	0	0	0	0	0	0	0	0	0	0	0	#####	M		
	63. Developmentally Disabled	8,000	0	8,000	0	0	0	0	0	0	0	0	0	0	0	0	#####	M		
	64. Physically Disabled	30,420	0	30,420	0	0	0	0	0	0	0	0	0	0	0	0	#####	M		
	65. Alcohol/Other Drug Addicted	47,524	0	47,524	0	0	0	0	0	0	0	0	0	0	0	0	#####	M		
	66. Persons w/ HIV/AIDS & their families*	6,574	0	6,574	0	0	0	0	0	0	0	0	0	0	0	0	#####	M		
	67. Public Housing Residents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#####	L		
	Total	177,261	0	177,261	150	0	150	0	150	0	150	0	150	0	750	0	0%			

\* Orange County does not receive HOPWA funds. The City of Santa Ana is the recipient of HOPWA funds on behalf of all Orange County jurisdictions and administers the program.

## County of Orange

Only complete blue sections.

Housing and Community Development Activities				Needs	Current	Gap	5-Year Quantities										% of Goal	Priority Need: H, M, L	Dollars to Address	Plan to Fund2 Y/N	Fund Source		
							Year 1		Year 2		Year 3		Year 4		Year 5							Cumulative	
							Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual						Goal	Actual
01 Acquisition of Real Property 570.201(a) <sup>1</sup>				11	0	11	11								11	0	0%	H	\$1,000,000	Y	H		
02 Disposition 570.201(b)				0	0	0									0	0	####	M					
Public Facilities and Improvements	03 Public Facilities and Improvements (General) 570.201(c)			4	0	4			1		1		1		1	4	0	0%	H	\$700,000	Y	C	
	03A Senior Centers 570.201(c)			2	0	2	1		1						2	0	0%	H	\$250,000	Y	C		
	03B Handicapped Centers 570.201(c)			0	0	0									0	0	####	M					
	03C Homeless Facilities (not operating costs) 570.201(c)			10	0	10	2		2		2		2		10	0	0%	H	\$852,357	Y	C, E		
	03D Youth Centers 570.201(c)			0	0	0									0	0	####	M					
	03E Neighborhood Facilities 570.201(c)			0	0	0									0	0	####	M					
	03F Parks, Recreational Facilities 570.201(c)			0	0	0									0	0	####	M					
	03G Parking Facilities 570.201(c)			0	0	0									0	0	####	M					
	03H Solid Waste Disposal Improvements 570.201(c)			0	0	0									0	0	####	M					
	03I Flood Drain Improvements 570.201(c)			2	0	2					1		1		2	0	0%	H	\$530,000	Y	C		
	03J Water/Sewer Improvements 570.201(c)			20	0	20	4		4		4		4		20	0	0%	H	\$2,840,000	Y	C		
	03K Street Improvements 570.201(c)			20	0	20	4		4		4		4		20	0	0%	H	\$1,730,000	Y	C		
	03L Sidewalks 570.201(c)			5	0	5	1		1		1		1		5	0	0%	H	\$700,000	Y	C		
	03M Child Care Centers 570.201(c)			0	0	0									0	0	####	M					
	03N Tree Planting 570.201(c)			0	0	0									0	0	####	M					
	03O Fire Stations/Equipment 570.201(c)			0	0	0									0	0	####	M					
	03P Health Facilities 570.201(c)			0	0	0									0	0	####	M					
03Q Abused and Neglected Children Facilities 570.201(c)			0	0	0									0	0	####	M						
03R Asbestos Removal 570.201(c)			0	0	0									0	0	####	L						
03S Facilities for AIDS Patients (not operating costs) 570.201(c)			0	0	0									0	0	####	M						
03T Operating Costs of Homeless/AIDS Patients Programs			5	0	5	1		1		1		1		5	0	0%	H	\$330,000	Y	E			
04 Clearance and Demolition 570.201(d)				0	0	0									0	0	####	L					
04A Clean-up of Contaminated Sites 570.201(d)				0	0	0									0	0	####	L					
Public Services	05 Public Services (General) 570.201(e)			8000	0	8000	1600		1600		1600		1600		8000	0	0%	H	\$2,858,088	Y	C, E		
	05A Senior Services 570.201(e)			625	0	625	125		125		125		125		625	0	0%	H	\$425,000	Y	C		
	05B Handicapped Services 570.201(e)			0	0	0									0	0	####	M					
	05C Legal Services 570.201(E)			0	0	0									0	0	####	M					
	05D Youth Services 570.201(e)			0	0	0									0	0	####	M					
	05E Transportation Services 570.201(e)			0	0	0									0	0	####	M					
	05F Substance Abuse Services 570.201(e)			0	0	0									0	0	####	M					
	05G Battered and Abused Spouses 570.201(e)			0	0	0									0	0	####	M					
	05H Employment Training 570.201(e)			0	0	0									0	0	####	M					
	05I Crime Awareness 570.201(e)			0	0	0									0	0	####	M					
	05J Fair Housing Activities (if CDBG, then subject to 570.201(e)			0	0	0									0	0	####	M					
	05K Tenant/Landlord Counseling 570.201(e)			0	0	0									0	0	####	M					
	05L Child Care Services 570.201(e)			0	0	0									0	0	####	M					
	05M Health Services 570.201(e)			0	0	0									0	0	####	M					
	05N Abused and Neglected Children 570.201(e)			0	0	0									0	0	####	M					
	05O Mental Health Services 570.201(e)			0	0	0									0	0	####	M					
	05P Screening for Lead-Based Paint/Lead Hazards Poison 570.201(e)			0	0	0									0	0	####	M					
	05Q Subsistence Payments 570.204			0	0	0									0	0	####	L					
	05R Homeownership Assistance (not direct) 570.204			0	0	0									0	0	####	M					
	05S Rental Housing Subsidies (if HOME, not part of 5% 570.204			0	0	0									0	0	####	M					
	05T Security Deposits (if HOME, not part of 5% Admin c			0	0	0									0	0	####	M					

County of Orange

06 Interim Assistance 570.201(f)	0	0	0											0	0	###	L			
07 Urban Renewal Completion 570.201(h)	0	0	0											0	0	###	L			
08 Relocation 570.201(i)	0	0	0											0	0	###	M			
09 Loss of Rental Income 570.201(j)	0	0	0											0	0	###	L			
10 Removal of Architectural Barriers 570.201(k)	0	0	0											0	0	###	M			
11 Privately Owned Utilities 570.201(l)	0	0	0											0	0	###	L			
12 Construction of Housing 570.201(m)	143	0	143	33		33		33		22		22		143	0	0%	H	\$5,995,045	Y	H
13 Direct Homeownership Assistance 570.201(n)	15	0	15	4		4		3		2		2		15	0	0%	H	\$880,000	Y	H
14A Rehab: Single-Unit Residential 570.202	425	0	425	85		85		85		85		85		425	0	0%	H	\$3,996,380	Y	C
14B Rehab: Multi-Unit Residential 570.202	60	0	60	12		12		12		12		12		60	0	0%	H	\$1,757,000	Y	C
14C Public Housing Modernization 570.202	0	0	0											0	0	###	N			
14D Rehab: Other Publicly-Owned Residential Buildings 570.202	0	0	0											0	0	###	M			
14E Rehab: Publicly or Privately-Owned Commercial/Indu 570.202	0	0	0											0	0	###	M			
14F Energy Efficiency Improvements 570.202	0	0	0											0	0	###	M			
14G Acquisition - for Rehabilitation 570.202	0	0	0											0	0	###	M			
14H Rehabilitation Administration 570.202	0	0	0											0	0	###	M			
14I Lead-Based/Lead Hazard Test/Abate 570.202	0	0	0											0	0	###	M			
15 Code Enforcement 570.202(c)	0	0	0											0	0	###	M			
16A Residential Historic Preservation 570.202(d)	0	0	0											0	0	###	M			
16B Non-Residential Historic Preservation 570.202(d)	0	0	0											0	0	###	M			
17A CI Land Acquisition/Disposition 570.203(a)	0	0	0											0	0	###	M			
17B CI Infrastructure Development 570.203(a)	0	0	0											0	0	###	M			
17C CI Building Acquisition, Construction, Rehabilitat 570.203(a)	0	0	0											0	0	###	M			
17D Other Commercial/Industrial Improvements 570.203(a)	0	0	0											0	0	###	M			
18A ED Direct Financial Assistance to For-Profits 570.203(b)	0	0	0											0	0	###	M			
18B ED Technical Assistance 570.203(b)	0	0	0											0	0	###	M			
18C Micro-Enterprise Assistance	0	0	0											0	0	###	M			
19A HOME Admin/Planning Costs of PJ (not part of 5% Ad	0	0	0											0	0	###	M			
19B HOME CHDO Operating Costs (not part of 5% Admin ca	0	0	0											0	0	###	M			
19C CDBG Non-profit Organization Capacity Building	0	0	0											0	0	###	M			
19D CDBG Assistance to Institutes of Higher Education	0	0	0											0	0	###	L			
19E CDBG Operation and Repair of Foreclosed Property	0	0	0											0	0	###	M			
19F Planned Repayment of Section 108 Loan Principal	0	0	0											0	0	###	M			
19G Unplanned Repayment of Section 108 Loan Principal	0	0	0											0	0	###	M			
19H State CDBG Technical Assistance to Grantees	0	0	0											0	0	###	L			
20 Planning 570.205	0	0	0											0	0	###	M			
21A General Program Administration 570.206	0	0	0											0	0	###	H	\$4,680,825	Y	C, H, E
21B Indirect Costs 570.206	0	0	0											0	0	###	M			
21D Fair Housing Activities (subject to 20% Admin cap) 570.206	500	0	500	100		100		100		100		100		500	0	0%	H	\$280,000	Y	C
21E Submissions or Applications for Federal Programs 570.206	0	0	0											0	0	###	M			
21F HOME Rental Subsidy Payments (subject to 5% cap)	0	0	0											0	0	###	M			
21G HOME Security Deposits (subject to 5% cap)	0	0	0											0	0	###	M			
21H HOME Admin/Planning Costs of PJ (subject to 5% cap)	0	0	0											0	0	###	M			
21I HOME CHDO Operating Expenses (subject to 5% cap)	0	0	0											0	0	###	M			
22 Unprogrammed Funds	0	0	0											0	0	###	M			

County of Orange

HOPWA	31J Facility based housing – development	0	0	0										0	0	####				
	31K Facility based housing - operations	0	0	0										0	0	####				
	31G Short term rent mortgage utility payments	0	0	0										0	0	####				
	31F Tenant based rental assistance	0	0	0										0	0	####				
	31E Supportive service	0	0	0										0	0	####				
	31I Housing information services	0	0	0										0	0	####				
	31H Resource identification	0	0	0										0	0	####				
	31B Administration - grantee	0	0	0										0	0	####				
	31D Administration - project sponsor	0	0	0										0	0	####				
CDBG	Acquisition of existing rental units	0	0	0										0	0	####				
	Production of new rental units	0	0	0										0	0	####				
	Rehabilitation of existing rental units	0	0	0										0	0	####				
	Rental assistance	0	0	0										0	0	####				
	Acquisition of existing owner units	0	0	0										0	0	####				
	Production of new owner units	0	0	0										0	0	####				
	Rehabilitation of existing owner units	0	0	0										0	0	####				
	Homeownership assistance	0	0	0										0	0	####				
HOME	Acquisition of existing rental units	0	0	0										0	0	####				
	Production of new rental units	0	0	0										0	0	####				
	Rehabilitation of existing rental units	0	0	0										0	0	####				
	Rental assistance	0	0	0										0	0	####				
	Acquisition of existing owner units	0	0	0										0	0	####				
	Production of new owner units	0	0	0										0	0	####				
	Rehabilitation of existing owner units	0	0	0										0	0	####				
	Homeownership assistance	0	0	0										0	0	####				
	<b>Totals</b>	9847	0	9847	1983	0	1973	0	1972	0	1960	0	1959	0	9847	0	####		\$29,804,695	

Note: <sup>1</sup> This code (10) should NOT be used for activities assisted on or after December 11, 1995. Effective December 11, 1995, assisted activities must be classified as either Housing under the 14 series or as Public Facilities and Improvements under the 0



## Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective  Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
DH-2 Availability/Accessibility of Decent Housing							
DH-1 (1)	Specific Objective: Improve the quality of housing for low- and moderate- income persons through renovation of single family homes.	Source of Funds #1 CDBG \$3,966,380	Performance Indicator #1: Units rehabilitated	2010	85		0%
				2011	85		0%
		Source of Funds #2		2012	85		0%
				2013	85		0%
		Source of Funds #3		2014	85		0%
		MULTI-YEAR GOAL			425	0	0%
		Source of Funds #1	Performance Indicator #2	2010			#DIV/0!
				2011			#DIV/0!
		Source of Funds #2		2012			#DIV/0!
				2013			#DIV/0!
		Source of Funds #3		2014			#DIV/0!
		MULTI-YEAR GOAL				0	#DIV/0!
	Specific Annual Objective: Rehabilitation of 85 single-unit residential units	Source of Funds #1	Performance Indicator #3	2010			#DIV/0!
				2011			#DIV/0!
		Source of Funds #2		2012			#DIV/0!
				2013			#DIV/0!
		Source of Funds #3		2014			#DIV/0!
		MULTI-YEAR GOAL				0	#DIV/0!



## Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
<b>DH-2 Availability/Accessibility of Decent Housing</b>							
<b>DH-1 (2)</b>	Specific Objective: Improve the quality of housing for low- and moderate-income persons through renovation of multi-family developments.	Source of Funds #1 CDBG \$1,757,000	Performance Indicator #1: Units rehabilitated	2010	12		0%
				2011	12		0%
		Source of Funds #2		2012	12		0%
				2013	12		0%
		Source of Funds #3		2014	12		0%
			<b>MULTI-YEAR GOAL</b>		<b>60</b>	<b>0</b>	0%
		Source of Funds #1	Performance Indicator #2	2010			#DIV/0!
				2011			#DIV/0!
		Source of Funds #2		2012			#DIV/0!
				2013			#DIV/0!
		Source of Funds #3		2014			#DIV/0!
			<b>MULTI-YEAR GOAL</b>			<b>0</b>	#DIV/0!
	Specific Annual Objective: Rehabilitation of 12 multi-unit residential units	Source of Funds #1	Performance Indicator #3	2010			#DIV/0!
				2011			#DIV/0!
		Source of Funds #2		2012			#DIV/0!
				2013			#DIV/0!
		Source of Funds #3		2014			#DIV/0!
			<b>MULTI-YEAR GOAL</b>			<b>0</b>	#DIV/0!



## Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective  Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
DH-2 Affordability of Decent Housing							
DH-2 (1)	Specific Objective: Expand and preserve the supply of affordable housing through acquisition of properties for affordable housing	Source of Funds #1 HOME \$1,000,000	Performance Indicator #1 Affordable Housing Units Produced	2010	11		0%
				2011	0		#DIV/0!
		Source of Funds #2		2012	0		#DIV/0!
				2013	0		#DIV/0!
		Source of Funds #3		2014	0		#DIV/0!
				MULTI-YEAR GOAL			11
		Source of Funds #1	Performance Indicator #2	2010			#DIV/0!
				2011			#DIV/0!
		Source of Funds #2		2012			#DIV/0!
				2013			#DIV/0!
		Source of Funds #3		2014			#DIV/0!
				MULTI-YEAR GOAL			
	Specific Annual Objective: Acquisition of 11 housing units in Year 1 to augment affordable housing stock	Source of Funds #1	Performance Indicator #3	2010			#DIV/0!
				2011			#DIV/0!
		Source of Funds #2		2012			#DIV/0!
				2013			#DIV/0!
		Source of Funds #3		2014			#DIV/0!
				MULTI-YEAR GOAL			


 New Specific Objective

## Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective  Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
DH-2    Affordability of Decent Housing								
DH-2 (2)	Specific Objective: Increase the supply of affordable housing through new construction	Source of Funds #1 HOME \$5,995,045	Performance Indicator #1 Affordable Housing Units Produced	2010	33		0%	
				2011	33		0%	
		Source of Funds #2		2012	33		0%	
				2013	22		0%	
		Source of Funds #3		2014	22		0%	
		MULTI-YEAR GOAL			143	0	0%	
		Source of Funds #1	Performance Indicator #2	2010			#DIV/0!	
				2011			#DIV/0!	
		Source of Funds #2		2012			#DIV/0!	
				2013			#DIV/0!	
	Source of Funds #3			2014			#DIV/0!	
	MULTI-YEAR GOAL				0	#DIV/0!		
	Specific Annual Objective: Construction of 22 to 33 affordable housing units	Source of Funds #1	Performance Indicator #3	2010			#DIV/0!	
				2011			#DIV/0!	
		Source of Funds #2		2012			#DIV/0!	
				2013			#DIV/0!	
		Source of Funds #3		2014			#DIV/0!	
		MULTI-YEAR GOAL				0	#DIV/0!	

**New Specific  
Objective**

### Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
<b>DH-2 Affordability of Decent Housing</b>							
<b>DH-2 (3)</b>	Specific Objective: Increase homeownership opportunities for low- and moderate-income households	Source of Funds #1 HOME \$880,000	Performance Indicator #1 Households assisted	2010	4		0%
				2011	4		0%
		Source of Funds #2		2012	3		0%
				2013	2		0%
		Source of Funds #3		2014	2		0%
			<b>MULTI-YEAR GOAL</b>		<b>15</b>	<b>0</b>	<b>0%</b>
		Source of Funds #1	Performance Indicator #2	2010			#DIV/0!
				2011			#DIV/0!
		Source of Funds #2		2012			#DIV/0!
				2013			#DIV/0!
		Source of Funds #3		2014			#DIV/0!
			<b>MULTI-YEAR GOAL</b>			<b>0</b>	<b>#DIV/0!</b>
	Specific Annual Objective: Homeownership assistance to 2 to 4 low- or moderate- income households	Source of Funds #1	Performance Indicator #3	2010			#DIV/0!
				2011			#DIV/0!
		Source of Funds #2		2012			#DIV/0!
				2013			#DIV/0!
		Source of Funds #3		2014			#DIV/0!
			<b>MULTI-YEAR GOAL</b>			<b>0</b>	<b>#DIV/0!</b>
		Source of Funds #1	Performance Indicator #3	2010			#DIV/0!
				2011			#DIV/0!
		Source of Funds #2		2012			#DIV/0!
				2013			#DIV/0!
		Source of Funds #3		2014			#DIV/0!
			<b>MULTI-YEAR GOAL</b>			<b>0</b>	<b>#DIV/0!</b>



## Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
<b>SL-1 Availability/Accessibility of Suitable Living Environment</b>							
<b>SL-1 (1)</b>	Specific Objective: Improve and maintain facilities for homeless persons	Source of Funds #1 CDBG \$640,000	Performance Indicator #1: improvement projects completed	2010	2		0%
				2011	2		0%
				2012	2		0%
				2013	2		0%
				2014	2		0%
			<b>MULTI-YEAR GOAL</b>		<b>10</b>	<b>0</b>	0%
		Source of Funds #1	Performance Indicator #2	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
			<b>MULTI-YEAR GOAL</b>			<b>0</b>	#DIV/0!
	Specific Annual Objective: 2 homeless facility improvements	Source of Funds #1	Performance Indicator #3	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
			<b>MULTI-YEAR GOAL</b>			<b>0</b>	#DIV/0!
		Source of Funds #1	Performance Indicator #3	2010			#DIV/0!
				2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
				2014			#DIV/0!
			<b>MULTI-YEAR GOAL</b>			<b>0</b>	#DIV/0!



## Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective  Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-1 Availability/Accessibility of Suitable Living Environment							
SL-1 (2)	Specific Objective: Maintain the availability and accessibility of facilities and services for homeless persons and persons at risk of homelessness	Source of Funds #1 ESG \$330,000	Performance Indicator #1: Persons assisted by homeless facility	2010	1		0%
		Source of Funds #2		2011	1		0%
				2012	1		0%
				2013	1		0%
		Source of Funds #3		2014	1		0%
		MULTI-YEAR GOAL			5	0	0%
		Source of Funds #1	Performance Indicator #2	2010			#DIV/0!
		Source of Funds #2		2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
	Specific Annual Objective: Assist with operating costs for 1 homeless facility	Source of Funds #3		2014			#DIV/0!
		MULTI-YEAR GOAL				0	#DIV/0!
		Source of Funds #1	Performance Indicator #3	2010			#DIV/0!
		Source of Funds #2		2011			#DIV/0!
				2012			#DIV/0!
				2013			#DIV/0!
		Source of Funds #3		2014			#DIV/0!
		MULTI-YEAR GOAL				0	#DIV/0!



## Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective  Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-1 Availability/Accessibility of Suitable Living Environment							
SL-1 (3)	Specific Objective: Improve and maintain sidewalk facilities for low- and moderate-income and/or special needs persons	Source of Funds #1 CDBG \$700,000	Performance Indicator #1: Low and moderate income persons in census tract	2010	1		0%
				2011	1		0%
		Source of Funds #2		2012	1		0%
				2013	1		0%
		Source of Funds #3		2014	1		0%
		MULTI-YEAR GOAL			5	0	0%
		Source of Funds #1	Performance Indicator #2	2010			#DIV/0!
				2011			#DIV/0!
		Source of Funds #2		2012			#DIV/0!
				2013			#DIV/0!
		Source of Funds #3		2014			#DIV/0!
		MULTI-YEAR GOAL				0	#DIV/0!
	Specific Annual Objective: 1 sidewalk improvements	Source of Funds #1	Performance Indicator #3	2010			#DIV/0!
				2011			#DIV/0!
		Source of Funds #2		2012			#DIV/0!
				2013			#DIV/0!
		Source of Funds #3		2014			#DIV/0!
		MULTI-YEAR GOAL				0	#DIV/0!



## Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective  Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
SL-1	Availability/Accessibility of Suitable Living Environment							
SL-1 (4)	Specific Objective: Provide services and assistance for low- and moderate-income and/or special needs persons	Source of Funds #1 CDBG \$2,608,088	Performance Indicator #1: persons provided services	2010	1600		0%	
				2011	1600		0%	
				2012	1600		0%	
				2013	1600		0%	
				2014	1600		0%	
		MULTI-YEAR GOAL			8000	0	0%	
		Source of Funds #1	Performance Indicator #2	2010			#DIV/0!	
				2011			#DIV/0!	
				2012			#DIV/0!	
				2013			#DIV/0!	
	2014					#DIV/0!		
	MULTI-YEAR GOAL				0	#DIV/0!		
	Specific Annual Objective: Provide services to 1600 low- and moderate-income and/or special needs persons	Source of Funds #2	Performance Indicator #3	2010			#DIV/0!	
				2011			#DIV/0!	
				2012			#DIV/0!	
				2013			#DIV/0!	
		Source of Funds #3		2014			#DIV/0!	
				MULTI-YEAR GOAL				0



## Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective  Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-1	Availability/Accessibility of Suitable Living Environment						
SL-1 (5)	Specific Objective: Provide services to assist seniors	Source of Funds #1 CDBG \$425,000	Performance Indicator #1: persons provided services	2010	125		0%
				2011	125		0%
		Source of Funds #2		2012	125		0%
				2013	125		0%
		Source of Funds #3		2014	125		0%
		MULTI-YEAR GOAL			625	0	0%
		Source of Funds #1	Performance Indicator #2	2010			#DIV/0!
				2011			#DIV/0!
		Source of Funds #2		2012			#DIV/0!
				2013			#DIV/0!
	Specific Annual Objective: Provide services to 125 seniors	Source of Funds #3		2014			#DIV/0!
		MULTI-YEAR GOAL				0	#DIV/0!
		Source of Funds #1	Performance Indicator #3	2010			#DIV/0!
				2011			#DIV/0!
		Source of Funds #2		2012			#DIV/0!
				2013			#DIV/0!
		Source of Funds #3		2014			#DIV/0!
		MULTI-YEAR GOAL				0	#DIV/0!



## Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective  Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
SL-1 Availability/Accessibility of Suitable Living Environment							
SL-1 (9)	Specific Objective: Provide fair housing services	Source of Funds #1 CDBG \$280,000	Performance Indicator #1: persons assisted	2010	100		0%
				2011	100		0%
		Source of Funds #2		2012	100		0%
				2013	100		0%
		Source of Funds #3		2014	100		0%
		MULTI-YEAR GOAL			500	0	0%
		Source of Funds #1	Performance Indicator #2	2010			#DIV/0!
				2011			#DIV/0!
		Source of Funds #2		2012			#DIV/0!
				2013			#DIV/0!
		Source of Funds #3		2014			#DIV/0!
		MULTI-YEAR GOAL				0	#DIV/0!
	Specific Annual Objective: Fair housing Services to 100 persons	Source of Funds #1	Performance Indicator #3	2010			#DIV/0!
				2011			#DIV/0!
		Source of Funds #2		2012			#DIV/0!
				2013			#DIV/0!
		Source of Funds #3		2014			#DIV/0!
		MULTI-YEAR GOAL				0	#DIV/0!



## Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective  Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
SL-3 Sustainability of Suitable Living Environment								
SL-3 (1)	Specific Objective: Improve and maintain facilities for seniors	Source of Funds #1 CDBG \$250,000	Performance Indicator #1: Facility improvements completed	2010	1		0%	
				2011	1		0%	
		Source of Funds #2		2012	0		#DIV/0!	
				2013	0		#DIV/0!	
		Source of Funds #3		2014	0		#DIV/0!	
		MULTI-YEAR GOAL			2	0	0%	
		Source of Funds #1	Performance Indicator #2	2010			#DIV/0!	
				2011			#DIV/0!	
		Source of Funds #2		2012			#DIV/0!	
				2013			#DIV/0!	
	Source of Funds #3			2014			#DIV/0!	
			MULTI-YEAR GOAL				0	#DIV/0!
	Specific Annual Objective: Senior center improvements, 1 in 2010 and 1 in 2011	Source of Funds #1	Performance Indicator #3	2010			#DIV/0!	
				2011			#DIV/0!	
		Source of Funds #2		2012			#DIV/0!	
				2013			#DIV/0!	
		Source of Funds #3		2014			#DIV/0!	
		MULTI-YEAR GOAL				0	#DIV/0!	



## Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
<b>SL-3 Sustainability of Suitable Living Environment</b>							
<b>SL-3 (2)</b>	Specific Objective: Improve and maintain community facilities for low- and moderate-income and/or special needs persons	Source of Funds #1 CDBG \$700,000	Performance Indicator #1: Community facility improvements completed	2010	0		#DIV/0!
				2011	1		0%
		Source of Funds #2		2012	1		0%
				2013	1		0%
		Source of Funds #3		2014	1		0%
			<b>MULTI-YEAR GOAL</b>		<b>4</b>	<b>0</b>	0%
		Source of Funds #1	Performance Indicator #2	2010			#DIV/0!
				2011			#DIV/0!
		Source of Funds #2		2012			#DIV/0!
	Specific Annual Objective: Facility improvements to 1 community facility starting in 2011			2013			#DIV/0!
		Source of Funds #3		2014			#DIV/0!
			<b>MULTI-YEAR GOAL</b>			<b>0</b>	#DIV/0!
		Source of Funds #1	Performance Indicator #3	2010			#DIV/0!
				2011			#DIV/0!
		Source of Funds #2		2012			#DIV/0!
				2013			#DIV/0!
		Source of Funds #3		2014			#DIV/0!
			<b>MULTI-YEAR GOAL</b>			<b>0</b>	#DIV/0!



## Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
<b>SL-3 Sustainability of Suitable Living Environment</b>							
<b>SL-3 (3)</b>	Specific Objective: Improve the quality of flood control infrastructure for low- and moderate-income areas	Source of Funds #1 CDBG \$530,000	Performance Indicator #1: Low and moderate income persons in census tract	2010	0		#DIV/0!
				2011	0		#DIV/0!
		Source of Funds #2		2012	1		0%
				2013	1		0%
		Source of Funds #3		2014	0		#DIV/0!
			<b>MULTI-YEAR GOAL</b>		<b>2</b>	<b>0</b>	0%
		Source of Funds #1	Performance Indicator #2	2010			#DIV/0!
				2011			#DIV/0!
		Source of Funds #2		2012			#DIV/0!
	Specific Annual Objective: 1 Flood drain improvement in low- and moderate- income neighborhoods in 2012 and 2013			2013			#DIV/0!
		Source of Funds #3		2014			#DIV/0!
			<b>MULTI-YEAR GOAL</b>			<b>0</b>	#DIV/0!
		Source of Funds #1	Performance Indicator #3	2010			#DIV/0!
				2011			#DIV/0!
		Source of Funds #2		2012			#DIV/0!
				2013			#DIV/0!
		Source of Funds #3		2014			#DIV/0!
			<b>MULTI-YEAR GOAL</b>			<b>0</b>	#DIV/0!



## Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
<b>SL-3 Sustainability of Suitable Living Environment</b>							
<b>SL-3 (4)</b>	Specific Objective: Improve the quality of water and sewer infrastructure for low- and moderate-income areas	Source of Funds #1 CDBG \$2,840,000	Performance Indicator #1: Low and moderate income persons in census tract	2010	4		0%
				2011	4		0%
		Source of Funds #2		2012	4		0%
				2013	4		0%
		Source of Funds #3		2014	4		0%
			<b>MULTI-YEAR GOAL</b>		<b>20</b>	<b>0</b>	0%
		Source of Funds #1	Performance Indicator #2	2010			#DIV/0!
				2011			#DIV/0!
		Source of Funds #2		2012			#DIV/0!
	Specific Annual Objective: 4 water and sewer improvements in low- and moderate-income neighborhoods			2013			#DIV/0!
		Source of Funds #3		2014			#DIV/0!
			<b>MULTI-YEAR GOAL</b>			<b>0</b>	#DIV/0!
		Source of Funds #1	Performance Indicator #3	2010			#DIV/0!
				2011			#DIV/0!
		Source of Funds #2		2012			#DIV/0!
				2013			#DIV/0!
		Source of Funds #3		2014			#DIV/0!
			<b>MULTI-YEAR GOAL</b>			<b>0</b>	#DIV/0!



## Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
<b>SL-3 Sustainability of Suitable Living Environment</b>							
<b>SL-3 (5)</b>	Specific Objective: Improve the quality of street infrastructure for low- and moderate-income areas	Source of Funds #1 CDBG \$1,730,000	Performance Indicator #1: Low and moderate income persons in census tract	2010	4		0%
				2011	4		0%
		Source of Funds #2		2012	4		0%
				2013	4		0%
		Source of Funds #3		2014	4		0%
			<b>MULTI-YEAR GOAL</b>		<b>20</b>	<b>0</b>	0%
		Source of Funds #1	Performance Indicator #2	2010			#DIV/0!
				2011			#DIV/0!
		Source of Funds #2		2012			#DIV/0!
				2013			#DIV/0!
		Source of Funds #3		2014			#DIV/0!
			<b>MULTI-YEAR GOAL</b>			<b>0</b>	#DIV/0!
	Specific Annual Objective: 4 street improvements in low- and moderate-income neighborhoods	Source of Funds #1	Performance Indicator #3	2010			#DIV/0!
				2011			#DIV/0!
		Source of Funds #2		2012			#DIV/0!
				2013			#DIV/0!
		Source of Funds #3		2014			#DIV/0!
			<b>MULTI-YEAR GOAL</b>			<b>0</b>	#DIV/0!



## Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective  Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
O-1	Other							
O-1 (1)	Specific Objective: Program planning and administration	Source of Funds #1 CDBG \$3,764,117	Performance Indicator #1	2010			#DIV/0!	
				2011			#DIV/0!	
				Source of Funds #2 HOME \$875,005	2012			#DIV/0!
					2013			#DIV/0!
				Source of Funds #3 ESG \$41,703	2014			#DIV/0!
		MULTI-YEAR GOAL				0	#DIV/0!	
		Source of Funds #1	Performance Indicator #2	2010			#DIV/0!	
				2011			#DIV/0!	
		Source of Funds #2		2012			#DIV/0!	
				2013			#DIV/0!	
	Specific Annual Objective: Program planning and administration	Source of Funds #3		2014			#DIV/0!	
			MULTI-YEAR GOAL				0	#DIV/0!
		Source of Funds #1	Performance Indicator #3	2010			#DIV/0!	
				2011			#DIV/0!	
		Source of Funds #2		2012			#DIV/0!	
				2013			#DIV/0!	
		Source of Funds #3		2014			#DIV/0!	
		MULTI-YEAR GOAL				0	#DIV/0!	

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# Appendix B

## Summary of Survey Results

As part of the 2010-2015 Consolidated Plan, the County of Orange conducted a Housing and Community Needs Survey to assess community opinions and concerns in seven needs categories:

- Community Facilities
- Community Services
- Infrastructure Improvements
- Neighborhood Services
- Special Needs Services
- Economic Development
- Housing

These needs categories were further divided into specific topics, such as "community centers" (from the Community Facilities category), "street/alley improvements" (from the Infrastructure category), and "senior services and activities" (from the Community Services category). For each topic, the respondent was asked to indicate unmet needs that warrant expenditure of public funds by checking a "priority need" level from Lowest to Highest need. In tabulating the survey results, "1" is used to denote the lowest need and "4" to denote the highest need. An average score was calculated for each need category; the higher averages higher (and closer to 4) represent the community's assessment of that category as more in need.

### B.1 Organization of Resident Survey results

Overall, 525 residents responded to the Housing and Community Development Needs Survey. **Table B-1** indicates the rank that each unmet need received.

**Table B-1: Community Need Survey Results**

Need	Rank	Need	Rank
<b>Community Facilities</b>	<b>2.58</b>	<b>Community Services</b>	<b>2.66</b>
Senior Centers	2.64	Senior Services & Activities	2.75
Youth Centers	2.21	Youth Activities	2.29
Child Care Centers	2.09	Child Care Services	2.20
Park & Recreational Facilities	2.55	Transportation Services	2.86
Health Care Facilities	2.96	Anti-Crime Programs	2.79
Community Centers	2.45	Health Services	3.00
Fire Stations & Equipment	3.08	Mental Health Services	2.77
Libraries	2.67	Legal Services	2.61
<b>Infrastructure Improvements</b>	<b>2.68</b>	<b>Neighborhood Services</b>	<b>2.39</b>
Drainage Improvement	2.73	Tree Planting	2.18
Water/Sewer Improvement	2.83	Trash & Debris Removal	2.77
Street/Alley Improvement	2.49	Graffiti Removal	2.27
Street Lighting	2.87	Code Enforcement	2.41
Sidewalk Improvements	2.48	Parking Facilities	2.37
		Abandoned Lots/Buildings Cleanup	2.36

<b>Special Needs Services</b>	<b>2.34</b>	<b>Economic Development</b>	<b>2.30</b>
Centers/Services for Disabled	2.67	Start-up Business Assistance	2.22
Accessibility Improvements in Public Facilities	2.35	Small Business Loans	2.34
Domestic Violence Services	2.21	Job Creation/Retention	2.72
Substance Abuse Services	2.18	Employment Training	2.57
Homeless Shelters/Services	2.46	Façade Improvements	1.98
HIV/AIDS Centers & Services	2.01	Business Mentoring	2.13
Neglected/Abused Children Center and Services	2.45	Commercial/ Industrial Rehabilitation	2.13
<b>Housing</b>	<b>2.40</b>		
Accessibility Improvements in Housing	2.40		
Ownership Housing Rehabilitation	2.41		
Rental Housing Rehabilitation	2.15		
Homeownership Assistance	2.45		
Affordable Rental Housing	2.56		
Housing for Disabled	2.54		
Senior Housing	2.72		
Housing for Large Families	1.88		
Fair Housing Services	2.29		
Lead-Based Paint Test/Abatement	1.97		
Energy Efficient Improvements	2.94		

In addition to that analysis, results of the survey were organized by geographic area to better understand needs in the various parts of the Urban County. For purposes of summarizing the survey results, the Urban County is divided into seven areas using zip codes as shown in **Table B-2**.

**Table B-2: Urban County Areas**

Area Name	Areas included
<b>Urban County</b>	The Urban County includes the Metro city of Yorba Linda, and all participating cities, target areas, and unincorporated areas
<b>Area Name</b>	<b>Areas Included</b>
Area 1	Yorba Linda, Brea, and Placentia
Area 2	Stanton, Anaheim Island, Colonia, Mac Island, Rustic Lane, Sherwood Forest, SW Anaheim, W Anaheim
Area 3	La Palma, Cypress Los Alamitos, Seal Beach
Area 4	Midway City
Area 5	Villa Park, Olive Island, NE El Modena, El Modena, unincorporated areas near Orange and Tustin Foothills
Area 6	Unincorporated areas including and near Coto de Caza, Portola Hills, and Intercanyons

## B.2 Community Facilities

Results of the Housing and Community Development Needs Survey indicate that residents rated the importance of community facilities as follows:

**Table B-3: Community Facilities Survey Results**

<b>Community Facilities</b>	<b>Urban County</b>	<b>Area 1</b>	<b>Area 2</b>	<b>Area 3</b>	<b>Area 4</b>	<b>Area 5</b>	<b>Area 6</b>	<b>Area 7</b>
Senior Centers	2.64	2.42	2.37	2.48	2.48	2.78	2.07	2.07
Youth Centers	2.21	2.30	2.43	2.44	2.71	2.78	3.09	1.95
Child Care Centers	2.09	2.09	2.35	2.28	2.40	2.80	2.85	1.86
Park & Recreational Facilities	2.55	2.63	2.75	2.38	3.11	2.56	2.97	2.48
Health Care Facilities	2.96	2.65	2.88	2.88	2.79	3.33	1.97	3.08
Community Centers	2.45	2.29	2.27	2.30	2.55	2.44	2.79	2.46
Fire Stations & Equipment	3.08	2.95	2.88	3.38	2.57	2.67	3.51	3.00
Libraries	2.67	2.43	2.71	2.65	2.45	3.00	3.26	2.60

## B.3 Community Services

Results of the Housing and Community Development Needs Survey indicate that residents rated the importance of community, special needs, and neighborhood services as follows:

**Table B-4: Community Services Survey Results**

<b>Community Services</b>	<b>Urban County</b>	<b>Area 1</b>	<b>Area 2</b>	<b>Area 3</b>	<b>Area 4</b>	<b>Area 5</b>	<b>Area 6</b>	<b>Area 7</b>
Senior Activities	2.75	2.54	2.56	2.71	2.58	2.89	2.06	2.94
Youth Activities	2.29	2.67	2.75	2.46	2.58	2.89	3.14	1.99
Child Care Services	2.20	2.05	2.54	2.33	2.68	2.90	2.74	1.88
Transportation Services	2.86	2.52	2.78	2.71	2.74	2.22	2.72	2.98
Anti-Crime Programs	2.79	3.00	3.37	2.98	3.14	3.60	2.06	2.78
Health Services	3.00	2.92	2.69	2.96	3.24	3.33	1.79	3.12
Mental Health Services	2.77	2.61	2.48	2.64	2.72	3.30	1.79	2.89
Legal Services	2.61	2.30	2.48	2.57	2.47	2.60	1.69	2.72
<b>Special Needs Services</b>	<b>Urban County</b>	<b>Area 1</b>	<b>Area 2</b>	<b>Area 3</b>	<b>Area 4</b>	<b>Area 5</b>	<b>Area 6</b>	<b>Area 7</b>
Centers/Services for Disabled	2.67	2.43	2.40	2.88	2.11	3.00	1.73	2.81
Accessibility Improvements	2.35	2.32	2.32	2.47	1.95	2.00	1.79	2.42
Domestic Violence Services	2.21	2.24	2.50	2.57	2.26	2.88	1.91	2.11
Substance Abuse Services	2.18	2.00	2.54	2.48	2.21	3.33	2.15	2.05
Homeless Shelters/ Services	2.46	2.55	2.62	2.52	2.53	3.00	1.50	2.43
HIV/AIDS Centers & Services	2.01	2.25	2.21	2.13	1.89	2.25	1.25	1.93
Neglected/Abuse Children Center & Services	2.45	2.73	2.82	2.72	2.53	3.78	1.74	2.29

**Table B-4: Community Services Survey Results**

<b>Neighborhood Services</b>	<b>Urban County</b>	<b>Area 1</b>	<b>Area 2</b>	<b>Area 3</b>	<b>Area 4</b>	<b>Area 5</b>	<b>Area 6</b>	<b>Area 7</b>
Tree Planting	2.18	2.57	2.93	1.81	2.80	2.44	2.03	2.16
Trash & Debris Removal	2.77	2.92	3.00	2.71	2.95	3.10	3.11	2.59
Graffiti Removal	2.27	2.71	3.59	2.63	3.14	3.36	1.67	1.98
Code Enforcement	2.41	2.45	3.17	2.67	3.39	3.30	1.54	2.31
Parking Facilities	2.37	2.43	2.59	2.27	2.28	2.56	1.71	2.49
Cleanup of Abandoned Lots and Buildings	2.36	2.55	3.14	2.50	2.95	2.90	2.27	2.08

## B.4 Infrastructure Improvements

Results of the Housing and Community Development Needs Survey indicate that residents rated the importance of infrastructure improvement activities as follows:

**Table B-5: Infrastructure Improvements Survey Results**

<b>Infrastructure Improvements</b>	<b>Urban County</b>	<b>Area 1</b>	<b>Area 2</b>	<b>Area 3</b>	<b>Area 4</b>	<b>Area 5</b>	<b>Area 6</b>	<b>Area 7</b>
Drainage Improvement	2.73	2.43	2.54	2.76	2.62	3.20	3.00	2.71
Water/ Sewer Improvement	2.83	2.27	2.44	2.85	2.47	3.20	2.50	2.91
Street/ Alley Improvement	2.49	2.61	2.79	2.30	2.71	3.09	2.31	2.42
Street Lighting	2.87	2.57	2.90	2.41	3.00	3.00	1.66	3.09
Sidewalk Improvements	2.48	2.64	2.32	2.63	2.43	2.91	1.45	2.53

## B.5 Economic Development

Results of the Housing and Community Development Needs Survey indicate that residents rated the importance of economic development activities as follows:

**Table B-6: Economic Development Survey Results**

<b>Economic Development</b>	<b>Urban County</b>	<b>Area 1</b>	<b>Area 2</b>	<b>Area 3</b>	<b>Area 4</b>	<b>Area 5</b>	<b>Area 6</b>	<b>Area 7</b>
Start-up Business Assistance	2.22	2.22	2.50	2.36	2.33	2.56	2.15	2.20
Small Business Loans	2.34	2.32	2.46	2.44	2.50	2.56	2.36	2.35
Job Creation/ Retention	2.72	2.92	3.07	3.13	3.06	3.00	2.06	2.56
Employment Training	2.57	2.79	2.96	2.81	3.11	3.22	1.97	2.53
Façade Improvements	1.98	2.30	2.57	2.07	2.67	2.11	1.97	1.84
Business Mentoring	2.13	2.41	2.57	2.24	2.32	2.44	1.82	2.09
Commercial/ Industrial Rehabilitation	2.13	2.36	2.33	2.21	2.35	2.56	2.21	1.93

## B.6 Housing

Results of the Housing and Community Development Needs Survey indicate that residents rated the importance of housing activities as follows:

**Table B-7: Housing Survey Results**

<b>Housing</b>	<b>Urban County</b>	<b>Area 1</b>	<b>Area 2</b>	<b>Area 3</b>	<b>Area 4</b>	<b>Area 5</b>	<b>Area 6</b>	<b>Area 7</b>
ADA Improvements	2.40	2.05	2.54	2.49	2.71	2.33	1.58	2.44
Ownership Housing Rehab	2.41	2.43	2.71	2.56	2.63	2.50	2.55	2.32
Rental Housing Rehab	2.15	2.09	2.18	2.31	2.48	2.90	1.97	2.09
Homeownership Assistance	2.45	2.61	2.52	2.75	2.53	2.70	2.16	2.40
Affordable Rental Housing	2.56	2.46	2.29	2.53	2.55	2.78	1.82	2.62
Housing for Disabled	2.54	2.38	2.46	2.47	2.40	2.90	1.70	2.61
Senior Housing	2.72	2.45	2.46	2.82	3.10	3.22	1.73	2.81
Housing for Large Families	1.88	1.95	2.00	2.17	2.60	2.00	1.25	1.76
Fair Housing Services	2.29	2.29	2.07	2.38	2.63	2.22	1.42	2.29
Lead-Based Paint Test/ Abatement	1.97	2.23	2.11	2.26	2.00	2.33	1.41	1.99
Energy Efficient Improvements	2.94	3.13	3.07	2.98	2.67	3.00	2.67	3.06

## B.7 Survey

The survey tool is included here (page B.6).

# County of Orange

## Residents Housing and Community Development Needs Survey

The County of Orange receives approximately \$5.5 million in federal funds each year for housing and community development projects. The County wants you to have a voice in how to invest this money. Please assist us by filling out this survey. As you fill out this survey, please consider the following: 1) Consider the needs in your community and how they can be improved; 2) Rate the need level for each of the following items and circle the one that best applies.

Please provide your CITY \_\_\_\_\_ and ZIP CODE \_\_\_\_\_.

Using the range from 1 - 4, 1 indicates the lowest need, 4 indicates the highest need.

Community Facilities	Lowest			Highest	Community Services	Lowest			Highest
Senior Centers	1	2	3	4	Senior Services & Activities	1	2	3	4
Youth Centers	1	2	3	4	Youth Activities	1	2	3	4
Child Care Centers	1	2	3	4	Child Care Services	1	2	3	4
Park & Recreational Facilities	1	2	3	4	Transportation Services	1	2	3	4
Health Care Facilities	1	2	3	4	Anti-Crime Programs	1	2	3	4
Community Centers	1	2	3	4	Health Services	1	2	3	4
Fire Stations & Equipment	1	2	3	4	Mental Health Services	1	2	3	4
Libraries	1	2	3	4	Legal Services	1	2	3	4
Infrastructure Improvements	Lowest			Highest	Neighborhood Services	Lowest			Highest
Drainage Improvement	1	2	3	4	Tree Planting	1	2	3	4
Water/Sewer Improvement	1	2	3	4	Trash & Debris Removal	1	2	3	4
Street/Alley Improvement	1	2	3	4	Graffiti Removal	1	2	3	4
Street Lighting	1	2	3	4	Code Enforcement	1	2	3	4
Sidewalk Improvements	1	2	3	4	Parking Facilities	1	2	3	4
					Abandoned Lots/Buildings Cleanup	1	2	3	4
Special Needs Services	Lowest			Highest	Economic Development	Lowest			Highest
Centers/Services for Disabled	1	2	3	4	Start-up Business Assistance	1	2	3	4
Accessibility Improvements in Public Facilities	1	2	3	4	Small Business Loans	1	2	3	4
Domestic Violence Services	1	2	3	4	Job Creation/Retention	1	2	3	4
Substance Abuse Services	1	2	3	4	Employment Training	1	2	3	4
Homeless Shelters/Services	1	2	3	4	Facade Improvements	1	2	3	4
HIV/AIDS Centers & Services	1	2	3	4	Business Mentoring	1	2	3	4
Neglected/Abused Children Center and Services	1	2	3	4	Commercial/ Industrial Rehabilitation	1	2	3	4
Housing	Lowest			Highest	Please write in any needs not listed above:				
Accessibility Improvements in Housing	1	2	3	4					
Ownership Housing Rehabilitation	1	2	3	4					
Rental Housing Rehabilitation	1	2	3	4					
Homeownership Assistance	1	2	3	4					
Affordable Rental Housing	1	2	3	4					
Housing for Disabled	1	2	3	4					
Senior Housing	1	2	3	4					
Housing for Large Families	1	2	3	4					
Fair Housing Services	1	2	3	4					
Lead-Based Paint Test/Abatement	1	2	3	4					
Energy Efficient Improvements	1	2	3	4					

Return surveys to: [survey@hogleireland.com](mailto:survey@hogleireland.com) or Hogle-Ireland, 201 S. Lake Avenue Suite 308, Pasadena CA 91101 by March 20, 2009.

For any questions about these surveys, contact: Orlando Calleros, OC Community Services at (714) 480-2731

# Appendix C

## City Survey Results

As part of the 2010-2015 Consolidated Plan, the County of Orange asked participating/metropolitan cities to complete a Survey to assess future anticipated projects. The survey asked cities to indicate improvements that are anticipated to be pursued with Consolidated Plan funds over the next five years (2010-2015). Projects were organized into the following categories:

- Community Facilities
- Community Services
- Infrastructure Improvements
- Neighborhood Services
- Special Needs Services
- Economic Development
- Housing

These needs categories were further divided into specific topics, such as "community centers" (from the Community Facilities category), "street/alley improvements" (from the Infrastructure category), and "senior services and activities" (from the Community Services category), similar to the survey administered to residents.

Over all, twelve participating/metropolitan cities completed the survey. Detailed responses were received from most cities, as outlined in **Table C-1**. Three cities indicated that were not anticipating applying for funding through the Urban County program and so did not complete the survey.

For anticipated improvements, cities described the programs, indicated estimated costs and the related quantified accomplishment (e.g. number of persons, units, or households served).

Table C-1: Participating/Metro City Projected Projects

Community Need	Yorba Linda		Aliso Viejo		Brea		Cypress	
	Estimated Cost	Accomp-lishment	Estimated Cost	Accomp-lishment	Estimated Cost	Accomp-lishment	Estimated Cost	Accomp-lishment
<b>Community Facilities</b>								
Senior Centers	\$40,000	Unknown						
Community Centers and Libraries			\$150,000	restroom				
ADA Improvements at Public Facilities	\$30,000 - \$50,000	Unknown	\$150,000	kitchen & restroom				
Fire Stations & Equipment								
Park & Recreational Facilities								
Other								
<b>Community Services</b>								
Senior Services	\$38,000 annually	75 seniors per year						
<b>Infrastructure Improvements</b>								
Drainage Improvement							\$79.5 million	475 Acres
Water/Sewer Improvement			\$750,000	water/ sewer			\$6.3 million	10,415 ft.
Street/Sidewalks Improvement					\$150,000		\$1.8 million	street
Street Lighting							\$4,500	9 lights
Other							\$105,300	3 traffic signals
<b>Housing</b>								
Accessibility Improvements in Housing								
Affordable Housing Construction							\$1,000,000	5 VLI units
Ownership Housing Rehabilitation					\$7,000-\$35,000 per unit		\$500,000	25 LI units
Rental Housing Rehabilitation					\$100,000		\$750,000	20 units
Homeownership Assistance							\$125,000	5 units
Foreclosure Assistance					Unknown		\$200,000	7 units
Lead-Based Paint Test/Abatement								
<b>Special Needs Services</b>								
Homeless Shelters/Services								
<b>Neighborhood Improvements</b>								
Tree Planting							\$300,000	1000 trees
Graffiti Removal								
Abandoned Lots/ Buildings Cleanup								
<b>Businesses and Jobs</b>								
Façade Improvements								

Table C-1: Participating/Metro City Projected Projects (continued)

Community Need	Dana Point		Laguna Beach		Laguna Hills	
	Estimated Cost	Accomplishment	Estimated Cost	Accomplishment	Estimated Cost	Accomplishment
<b>Community Facilities</b>						
Senior Centers						
Community Centers and Libraries	\$2,000,000	5,000 sf addition				
ADA Improvements at Public Facilities						
Fire Stations & Equipment						
Park & Recreational Facilities						
Other						
<b>Community Services</b>						
Senior Services					\$50,000	85 persons served
<b>Infrastructure Improvements</b>						
Drainage Improvement						
Water/Sewer Improvement						
Street/Sidewalks Improvement						
Street Lighting						
Other						
<b>Housing</b>						
Accessibility Improvements in Housing						
Affordable Housing Construction	\$1,000,000	100 units				
Ownership Housing Rehabilitation	\$500,000	250 units			\$1,500,000	100 LI units
Rental Housing Rehabilitation						
Homeownership Assistance						
Foreclosure Assistance						
Lead-Based Paint Test/Abatement						
<b>Special Needs Services</b>						
Homeless Shelters/Services			\$15,000 per yr	55 persons		
<b>Neighborhood Improvements</b>						
Tree Planting						
Graffiti Removal						
Abandoned Lots/ Buildings Cleanup						
<b>Businesses and Jobs</b>						
Façade Improvements						

Table C-1: Participating/Metro City Projected Projects (continued)

Community Need	Laguna Woods		Los Alamitos		Placentia	
	Estimated Cost	Accomp-lishment	Estimated Cost	Accomp-lishment	Estimated Cost	Accomp-lishment
<b>Community Facilities</b>						
Senior Centers					\$150,000	1 Building
Community Centers and Libraries						
ADA Improvements at Public Facilities					\$139,000	1 Restroom Facility
Fire Stations & Equipment						
Park & Recreational Facilities					\$135,000	2 Playgrounds
Other					\$120,000	62 Light Poles
<b>Community Services</b>						
Senior Services			\$70,000 per yr	120 persons		
<b>Infrastructure Improvements</b>						
Drainage Improvement					\$350,000	1,300 linear feet
Water/Sewer Improvement					\$2,000,000	12,000 linear feet
Street/Sidewalks Improvement	\$200,000	200 walkway	\$100,000	15 ramps	\$3,500,000	7,500 linear feet
Street Lighting	\$350,000	231lights				
Other						
<b>Housing</b>						
Accessibility Improvements in Housing					\$50,000	20 units
Affordable Housing Construction						
Ownership Housing Rehabilitation	\$120,000	480 residential units			\$500,000	50 units
Rental Housing Rehabilitation						
Homeownership Assistance						
Foreclosure Assistance						
Lead-Based Paint Test/Abatement						
<b>Special Needs Services</b>						
Homeless Shelters/Services						
<b>Neighborhood Improvements</b>						
Tree Planting						
Graffiti Removal	\$60,000	600 graffiti markings			\$50,000	graffiti removal
Abandoned Lots/ Buildings Cleanup						
<b>Businesses and Jobs</b>						
Façade Improvements						

Table C-1: Participating/Metro City Projected Projects (continued)

Community Need	Seal Beach		Stanton	
	Estimated Cost	Accomp-lishment	Estimated Cost	Accomp-lishment
<b>Community Facilities</b>				
Senior Centers				
Community Centers and Libraries			\$300,000	Remodel of 8,000 sf building
ADA Improvements at Public Facilities			\$150,000	Automatic doors, ramps,
Fire Stations & Equipment			\$6,000,000	Construction of 9,000 sf Fire Station
Park & Recreational Facilities			\$2,000,000	Construction of 2 parks
Other				
<b>Community Services</b>				
Senior Services				
<b>Infrastructure Improvements</b>				
Drainage Improvement			\$5,000,000	3 miles
Water/Sewer Improvement			\$10,000,000	5 miles
Street/Sidewalks Improvement			\$5,000,000	3 street projects
Street Lighting			\$100,000	2 lighting projects
Other				
<b>Housing</b>				
Accessibility Improvements in Housing	\$1,000,000	400 units	\$100,000	20 units
Affordable Housing Construction			\$5,000,000	50 units
Ownership Housing Rehabilitation			\$600,000	120 units
Rental Housing Rehabilitation			\$400,000	80 units
Homeownership Assistance			\$2,500,000	55 homes
Foreclosure Assistance			\$4,000,000	12 homes
Lead-Based Paint Test/Abatement			\$15,000	50 homes
<b>Special Needs Services</b>				
Homeless Shelters/Services				
<b>Neighborhood Improvements</b>				
Tree Planting			\$100,000	300 trees
Graffiti Removal			\$50,000	graffiti removal
Abandoned Lots/ Buildings Cleanup			\$100,000	1 year worth of cleanup
<b>Businesses and Jobs</b>				
Façade Improvements			\$200,000	40 businesses

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# Appendix D

## Public Comments

### D.1 Community Meetings

As part of the 2010-2015 Consolidated Plan process, Orange County Community Services hosted five community meetings to discuss housing and community development needs in the Urban County. The purpose of these meetings was to gather information and solicit input regarding community needs and priorities for incorporation into the Consolidated Plan. The following are the meeting summaries from each of the five community meetings.

#### **Community Meeting #1**

Date: February 23, 2009

Time: 6:00 PM

Location: City of Stanton City Hall, 7800 Katella Avenue, Stanton, CA 92680

#### **Key Issues and Priorities Discussed:**

##### **Housing Needs**

- Maintaining foreclosed properties
- Assistance finding affordable/low-income rental properties
- More accessible housing for disabled residents
- Available funding for affordable projects
- Property maintenance assistance (structural – landscaping) – high property value with no income (seniors) has led to deferred maintenance

##### **Homeless Needs**

- There is a high homeless rate in some cities in Orange County
  - People have noticed an increase in people living in cars/parks/on the street

##### **Special Needs**

- Seniors in many areas of the County have no access to amenities
- Homeless with special needs can't go to shelter because:
  - Medications
  - Not employed
  - Shelters should set-aside rooms for people with special needs, and document the number of people turned away
- Need for more accessible apartments/mobile home parks
  - Irvine has a lot of accessible apartments, but it's the only city that does
  - Cities should require developers to build accessibility in, rather than retrofit, at least in some of the units
  - Landlord inaction can also be a problem

## Community Development

- State wants to cities to increase density, which then increases infrastructure need, so cities now need increased funding for both
- Cities note the need exists for:
  - Streets, sidewalks, storm drain, sewers, water
    - Roots
    - Fats, oils, grease hot spots
  - Parks, especially maintenance

### Community Meeting #2

Date: February 26, 2009

Time: 6:30 PM

Location: City of Placentia Whitten Community Center, 900 South Melrose Blvd.  
Placentia, CA 92807

## Key Issues and Priorities Discussed:

### Housing Needs

- **Affordable Housing**
  - Critical need for gap financing to leverage other funding sources
  - Critical need for more affordable housing; some apartments are lowering rents to more affordable levels, but still there is a continuing need. Section 8 lists continue to have 2-5 years wait.
  - The subsidy the County will finance per unit should be increased (however HOME funds have a maximum subsidy per unit that the County may not exceed).
  - Foreclosures of apartment buildings may provide opportunity as affordable housing if purchased by a nonprofit. However, information on foreclosures is often limited, and the difficulties associated with compiling different funding sources in a shortened timeframe make it prohibitive.
- **Transitional Housing**
  - Critical need for transitional housing for singles, families, and special needs households.

### Homeless

- Critical need for beds for women with teenage sons (between 10-18) and older women, ages 50-65 who are not working
- Critical need for emergency shelter on a year-long basis. After the winter shelter closes, there is a large increase in people staying on the street

### Community Development:

- Need for public facility improvements (aging buildings and structures) in parks and recreation and community center
- Need for funding to improve streets and sidewalks
- Need for economic development in downtown Placentia

### **Community Meeting #3**

Date: March 3, 2009

Time: 6:30 PM

Location: City of Villa Park City Hall, 17855 Santiago Blvd. Villa Park, CA 92861

## **Key Issues and Priorities Discussed:**

### **Housing Needs**

- Affordable housing should be a priority need
  - More funding is needed to help build affordable housing
  - Cities should provide the infrastructure to make building affordable housing easier
  - Cities could offset required fees for development for affordable housing
  - Offer ways to incentivize housing production
- Multiple-family homes (larger units that would be conducive for multiple families living together) should be encouraged. Especially desired by the Asian/Pacific Islander community, and is applicable to everyone during these economic times.

### **Homeless**

- More emergency shelters are needed
- SB 2: State law that requires jurisdictions to identify a zone in which to permit emergency shelters by right. Cities should comply.
- Youth shelters should be supported and expanded to meet the needs of homeless youth.

### **Community Development**

- Infrastructure is needed to support a safe environment for youth and help them avoid gangs:
  - Youth center
  - Green spaces
  - Safe spaces
  - Services for at-risk youth
- Street lights
  - Unincorporated areas of Orange County (Olive) need more street lights. Dark streets and parks encourage criminal activity.

### **Other Services**

- Asian/Pacific Islanders, often an “unheard community”, are the largest growing group in Orange County, with limited English speaking ability.
  - Need access to government, information and assistance on how to maneuver governmental processes, language access, and services

### **Community Meeting #4**

Date: March 5, 2009

Time: 6:30 PM

Location: City of Laguna Woods City Council Chambers, 24264 El Toro Road, Laguna Woods, CA 92637

## **Key Issues and Priorities Discussed:**

### **Housing**

- Encourage jurisdictions to renovate and preserve existing units that have fallen into disrepair for affordable housing.
- Continue to support the energy program in Laguna Woods, to help keep senior housing costs low through installation of energy efficient windows.
- Need resources for additional energy costs, including heaters
- Foster availability of additional information to help people find homes and contact agencies for assistance with basic needs.
- Jurisdictions should consider changing housing needs, including those of young people.

### **Homeless**

- The homeless population includes seniors, families, veterans, children
- Laguna Resource Center has seen the number of people served increase 10 times over, with needs increasing substantially for food assistance.
- Homelessness is expected to increase as unemployment and foreclosures continue to rise
- Need exists to create more shelters, and there is not enough funding available to do this.
- Continued support is needed to help people with basic needs (food, emergency shelter)
- It's "expensive to be homeless" in Orange County

### **Special Needs**

- Seniors need:
  - Access to good nutrition
  - Help with medication costs
  - Access to health resources (a mobile health center would be ideal)
  - Company so that they are not isolated as a shut-in population
  - Better coordination of information so that they are aware of all available resources.

### **Community Development**

- Infrastructure
  - Streets
  - Stormdrains: place grills on the drain to protect the ocean
  - Sewers/laterals
  - Flooding (El Toro Rd)

- Pedestrian safety
- Transit
  - Increase transit options, including an OCTA route between El Toro and the train station
- Education
  - Provide ESL training to facilitate access to employment and resources for new immigrants
  - Employment resources

### **Community Meeting #5**

Date: March 11, 2009

Time: 6:30 PM

Location: Silverado Canyon Community Center, 27641 Silverado Canyon Road, Silverado, CA 92676

## **Key Issues and Priorities Discussed:**

### **Housing**

- Critical need for permanent supportive housing.
- Preserve the roof grants for eligible homeowners, and make the information on these grants more readily available.

### **Homeless**

- There is a shortage of emergency shelter beds.
- Demand for food (pantries) is increasing.

### **Community Development**

- Preserve our elementary school (Silverado) and the adjacent childcare center. We currently have adequate childcare center, fire stations & Library, but all are threatened. We also lost our nature center to fire, and need to retain our canyon firefighter reserve programs and stations.
- Bridges need repair, especially Blackstar Road, and the off ramp from the 241 needs work
- Silverado Community Center
  - New roof is needed
  - Solar power would be a great feature if the roof is replaced, and would save on electricity costs.
- Bicycle safety is important, and should be facilitated on Silverado Canyon

## **D.2 Written Comments Received During Consolidated Plan Development**

One written comment was received during the development of the Consolidated Plan. This letter was a follow-up to discussions at one of the community meetings. The input from both the meeting and this letter were considered as part of the Consolidated Plan process. The letter is included on the following page.



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ORANGE COUNTY  
ASIAN AND  
PACIFIC ISLANDER  
COMMUNITY ALLIANCE

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12900 GARDEN GROVE BLVD.  
SUITE 214A  
GARDEN GROVE, CA 92843  
714.636.9095 PHONE  
714.636.8828 FAX  
WWW.OCAPICA.ORG

March 20, 2009

Genevieve Sharrow  
Associate Project Manager  
Hogle-Ireland Inc.  
201 South Lake Avenue, Suite 308  
Pasadena CA 91101

Dear Ms. Sharrow;

It was wonderful meeting you at the Housing and Community Needs Public Workshop in front of Villa Park's City Council on March 3<sup>rd</sup>, 2009. I appreciate the opportunity to provide community input on your efforts.

As we move forward in these hard times, efficient use of public spending is of dire importance. With the development of the County of Orange's Consolidated Plan it is important that the funds are allocated in a manner that appropriately serves all of the populations in Orange County. At the Orange County Asian and Pacific Islander Community Alliance, Inc. (OCAPICA), we aim to do just that by serving the Asian and Pacific Islander American (APIA) communities in Orange County. Our organization provides direct service in the realm of mental health services and after school programs, we support culturally appropriate education and research in the realm of health, and we push to provide our community with a voice through voting and policy work.

As you move forward with the needs assessment of HUD funding in Orange County, OCAPICA highly encourages you to take into consideration the unique needs of the APIA communities in the unincorporated target areas and participating cities. Asian Americans in Orange County represent 16.1% of the population and Pacific Islanders represent 0.6% of the population<sup>1</sup>. Orange County has the fourth largest APIA population in the nation, with many cities in the county having the largest concentrations of APIA communities:

- The city of La Palma has the highest concentrations of Asians - an Asian population of 7,204 with a total of 47% of the community. 33% of the households are linguistically isolated API language speaking households.
- The city of Cypress has an Asian population of 10,543 representing 23% of total population.
- APIs in the city of Laguna Hills represent 12% of the total population.
- Anaheim is home to 2,400 Pacific Islanders, the largest number of Pacific Islanders in Orange County.
- 40% of APIA households in Stanton are linguistically isolated API language speaking households.

As we sink deeper into recession, there are issues that are rising in our community reflecting the dire needs and often at a hidden cost.

- The APIA community has an average household size of 3.4, more than the county as a whole (3.0). Additionally, as foreclosure crisis hits Orange County hard, we are seeing an increased number of joint families moving in together to cut down on costs.
- There is an increased number of the hidden homeless, especially with the youth we serve in mental health direct services. More and more people are living on couches, and converted garages and patios, as well as on the streets.

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<sup>1</sup> All data mentioned in this letter come from the following study: Asian and Pacific American Legal Center. "The Diverse Face of Asians and Pacific Islanders in Orange County." 2005.

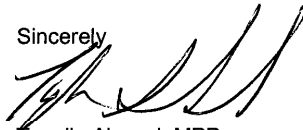
- A large percentage of the APIA community are business owners, and in this economy it is these small business owners that are bearing the brunt of the recession.
- Orange County has one of the highest unemployment rates in the nation, and APIAs are large part of the population experiencing that.
- Many of OCAPICA's programs involve afterschool work with youth in the community. Our efforts are to keep at risk students participating in positive and safe activities because many of the neighborhoods they live in are unsafe.

We would like to make the following recommendations as you move forward with assessing the needs of the community. We believe the following recommendations will help serve the APIA community better.

- Providing public services bilingually in at least, Chinese, Korean and Vietnamese, the largest Asian limited English speaking populations in Orange County.
- Translation of public documents in multiple APIA languages so that the community can access the services.
- Development of youth, senior and child care centers that are culturally competent to serve the APIA communities.
- More public, safe, and green spaces for youth to have a healthy environment to grown in.
- Partnering with community non-profit organizations like OCAPICA when delivering special services needed, such as domestic violence, substance abuse, and HIV/AIDS services, to ensure adequate outreach into the APIA community.
- The development of more affordable housing in communities with large concentrations of APIA populations.
- Support for small business owners, such as start-up assistance or small business loans, which in particular support the needs of the APIA community.

Thank you so much for taking into consideration our recommendations. We have included copies of the Residents Housing and Community Development Needs Survey we were able to collect back from community members. If you have any questions, or comments, please don't hesitate to give me a call at 714-636-9095 x 249.

Sincerely



Tanzila Ahmed, MPP  
Policy Manager

Orange County Asian and Pacific Islander Community Alliance, Inc.

### D.3 Comments Received During 30-Day Public Review of Draft Plan

No written public comments were received during the 30-day review of the Draft Consolidated Plan.

# Appendix E

## Service Provider Meetings

As part of the 2010-2015 Consolidated Plan process, Orange County Community Services invited service providers to attend a series of focus groups related to housing and community development needs in the County of Orange. The goal of this process was to reach agencies that work with lower income persons and those with special needs to supplement the public meetings, surveys, and hearings associated with the Consolidated Plan Update.

The following are the meeting summaries from each of the six service provider focus group meetings.

### **Service Provider Meeting #1**

Date: February 9, 2009

Time: 10:00 AM

Location: OC Community Services, 1770 N. Broadway, Santa Ana, CA 92706

### **Participants:**

Families Forward  
Habitat for Humanity OC  
Council on Aging  
Fair Housing Council of Orange County

### **Priority Needs:**

- Affordable housing: Needs are increasing. Foreclosures are exacerbating issues in rental community
- Increase in fair housing issues
- Needs for families are on the rise
  - a. Residents want to stay in area to not displace kids
  - b. No cities are currently accepting applications for Section 8.
- Seniors and disabled needs are a priority
  - There are no affordable (low income) assisted living resources and very few SSI wavers are accepted by assisted living homes. We need programs such as the HUD program for rehabilitation of assisted living units.
  - Affordable housing for seniors is needed
  - Reasonable accommodation is a good start by jurisdictions, but clients do not have funds to make the needed changes to their units; funding support is also needed. Renters have to pay for modifications in units built prior to 1991. Units after this date should be accessible, if not, the owner is responsible. Service providers have heard fair housing complaints from clients that owners will not make changes to a unit unless the unit is considered a 'disabled' unit. Nonprofits such as Rebuilding Together could also help with construction. A new issue emerging with condo conversion is that new owners are realizing that the units are not accessible.
- Supportive services, jobs skills/education in a changing market

- Financial literacy/asset building, teaching people about options and choices; how to save, while empowering people.
- Youth education—encourage educational goals as a means to address future issues

## Critical Needs

- First priority is for basic needs such as emergency housing, jobs, and food
- Homeless prevention resources needed
- There are very few resources for the unemployed and homeless
- Demand for the food pantry has doubled, and service requests are up 500%
- Need for emergency rent and utility assistance
  - There are no food delivery services for seniors
  - Some banks are out of food
- Renters are being indirectly affected by foreclosure
  - Utilities being shut off as renters unknowingly rent homes being foreclosed
  - Hotels/motels shouldn't be kicking out persons who are there for a long period of time – this is illegal
- Need more centralized information so everyone is on the same page – educate police department on how to respond to persons in need.
- Increasing need for family units, and a spectrum of housing not just one type. This includes emergency, temporary, permanent rental, and ownership housing. Right now the spectrum of affordable housing stops at long term rentals. The County provides long term rentals, but is not as supportive of ownership housing opportunities.

## Constraints

- NIBYISM – Cities are sued to comply with legal aid and housing element mandates
- Need for elected leadership to champion new affordable housing, but for most leaders housing does not fit into their political goals
- There is a lack of consistent advocacy for housing
- Cities are passing initiatives aimed at excluding density – i.e. in Yorba Linda, voter approval is required for projects with a density greater than 10 du/ac, but you need about 20 du/ac and above to make affordable housing pencil out
- Federal tax credit does not help affordable ownership because it's a lottery system and it is not available for ownership products
- AB32 will impact affordable housing by requiring green initiative items – this will add about \$2,700 more per unit in costs

## With more funds, service providers would:

- Increase affordable housing development
- Add temporary/transitional housing units/resources
- Rent more units to respond to immediate needs and relinquish those units as demand lessens
- Increase advocacy and education
- Increase friendly visitors program to address isolation for disabled/elderly persons.

- Grow the foreclosure program, increase first-time home buyer education, increase outreach and education

## Other

We need a holistic approach to address the issues. Working in partnerships helps, but more funding and staff are needed. The County should be a conduit for info (centralized location for information). Non-profits have a responsibility to think beyond themselves.

There is a need for full spectrum of housing, and we need to put more county focus on ownership housing to stabilize housing. There is a large gap between emergency and ownership housing.

Education is confused with advocacy, but it is not the same. Give folks facts to make a better decision, it is very time consuming. Lack of time/funding leads to a greater focus on immediate needs (basic emergency needs) as opposed to advocacy or education.

### **Service Provider Meeting #2**

Date: February 9, 2009

Time: 1:00 PM

Location: OC Community Services, 1770 N. Broadway, Santa Ana, CA 92706

## Participants:

Thomas House Shelter  
Serving People in Need (SPIN)  
South County Senior Services

## Priority Needs

- Homeless families – lack of affordable housing, employment at risk
- There is not enough help (for homeless) with substance abuse, seniors, mentally ill unmet needs
- What happened to the Prop 63 funds?
- Senior – there is no temporary housing anywhere – none in south OC
- Funding reacts to immediate need, but we have to keep balanced (a little of each one: emergency, transitional, permanent housing) – we need a little of all right now – But the trend is for emergency housing because of foreclosures and the economy. Need better planning to stay balanced – balance emergency, transitional and permanent shelter
- Homeless emergency shelters are desperately needed
- Need a directory of shelter services
- Shared housing may be valuable
  - Families, person coming in to seniors home – or a senior going into seniors or family home to help share costs
  - We should set up shared housing regions so families can stay in areas they already are
- There is an unmet need for people that don't fit into categories of requirements i.e. that can work, save money, or have older male children
- It is hard to find affordable housing (where Section 8 is accepted)

- Employment is now an issue; families are required to work full time but now that's hard to do given the economy.
- We need to do a better job of leveraging resources
- Emergency vouchers
- Health insurance/care because there is a need for the working poor who don't qualify for health benefits

## Constraints

- Cities are incredible obstacles
- NIMBY
- No leadership will to support affordable housing

## With more funds, service providers would:

- Maintain what they are already doing. It's too expensive to expand because of salaries etc.
- Because of current needs many new grants are asking basic service provider to just maintain services
- Shared housing
- County database for obtaining matching funds
- Need seed money to develop new housing

### **Service Provider Meeting #3**

Date: February 9, 2009

Time: 3:00 PM

Location: OC Community Services, 1770 N. Broadway, Santa Ana, CA 92706

## Participants:

American Family Housing  
Regional Center  
Community Housing Resources Inc

## Issues

- Due to the economy there is an extreme shortage of affordable housing – disabled clients earn around 18% AMI so there is a gap in what they can afford and what is considered affordable
- Accessibility issues and provision of housing for disabled persons. There is a need for support services and independent living.
- An increase in the number of persons requesting housing assistance
- The number of families dealing with autism is increasing.
- Older adults (disabled) living with older parents
- Lack of Section 8 funding
- Chronic homelessness
- There's a missing link between mental health and homelessness- many organizations do not/cannot address mental illness
- Re-entry issues for prison population – Orange County is the fifth largest county in nation for returning parolees, approximately 6,700 and 40-45% need housing

- Criteria requires families to work, but now there are no jobs so families don't fit criteria – what do we do?

## Priorities

- Landbanking
- Creating a countywide strategic plan on housing
- Set aside more funds for special needs population

## Use of Funds

- We should use HUD funds to buy more vouchers
- Scholarship program for extremely low income families to afford housing; provide and subsidize to live in affordable housing
- Use HUD funds to decentralize clients with better housing and transportation

### **Service Provider Meeting #4**

Date: February 10, 2009

Time: 9:00 AM

Location: OC Community Services, 1770 N. Broadway, Santa Ana, CA 92706

## Participants:

South County Outreach  
OC Partnership

## Issues

- Dramatic increase in demand for basic needs due to unemployment
- Demand for rental and utility assistance is off the chart (easily 100% increase in need)
- Need more self sufficiency programs
- We do not have a "carrot" to keep the clients engaged, to educate – If you give them a sizeable amount of aid over time – you can do case management and help them in long run. But due to limited funding, that would mean serving less people with more help
- Best use of funds is for homeless prevention services
- Need to stop focusing on raw numbers of people we help. Instead, we need to establish longer term relationship
- Lack funding – i.e. Super NOFA can't be used for homeless prevention
- Foreclosures have impacted community. Organizations can't afford to help homeowners but this is limiting our ability to help folks in the long term.
- Need a coordinated system for resources. There are lots of "missions" but no unified mission for centralization
  - There is an increase in homeowner looking for rental assist when they leave homes
  - People who never expected to be seeking help are now coming to us - hardworking folks with limited education
  - Opportunity – if we help support folks now, we can prevent them from becoming chronic homeless

- We need a coordinated effort to educate community on existing community need – but no funding for this.
- Need to tap into the faith community for help and create a centralized pool of volunteers.
- What are homeless prevention provisions in stimulus plan?
- Need to align Consolidated Plan efforts with Ten-Year Plan

### With more funds, service providers would:

- We would go deeper into the programs we already have and provide longer term care
- Gather more information; we need information to prove success or need to funders
  - Right now we do not identify persons who get turned away for services. We need to identify overlap and see where future funding should go
- We need more positions that multiply volunteers (volunteer coordinators)
- We need a better assessment of what the average overhead costs are– it very hard to compare different organization.
- Need longer term support services – “after care” Many organizations can’t fund these. Need to look at what is considered “success” and hold on to clients longer to reduce recidivism in shelters

### Priority Needs

- Affordable housing
- Transitional housing and shelters
- Emergency needs and prevention
- Community services
- Medical
- Employment programs
- Look at where funding can be flexible. Affordable housing is very expensive.
- Put money into areas where it is underfunded or there are limited resources.
- Need a vocal champion in the community
- Need more centralized services – central service center. This would be more efficient; providers can share buildings, information and clients. Need to identify cities open to having a service center.
- Need more political will from all cities
- Need marketing or advertising to show need: Now is a good time to undertake a campaign to understand homelessness

#### **Service Provider Meeting #5**

Date: February 10, 2009

Time: 1:00 PM

Location: OC Community Services, 1770 N. Broadway, Santa Ana, CA 92706

### Participants:

OC Office on Aging  
AIDS Services Foundation  
Family Assistance Ministries

## Issues

- We are seeing new homeless – with no history of homelessness
- Emergency financial assistance is being requested by new clients
- We are seeing the signs of economic impact
- Many programs require people to work; yet many of our clients cannot find work currently
- Undocumented clients face many barriers to other programs
- Poverty is a huge issue
- Almost all of our clients (AIDS Services Foundation) are below poverty level; our clients have a full range of needs not related to HIV
- Our client base shifted from moderate income white men to a whole new population already dealing with issues i.e. there are more families dealing with homeless
- Office on Aging has an information and assistance program and gets about 40,000 calls/year; many are looking for affordable housing
- Need matching program from shared housing
- New emerging group of people need services and housing; getting over shock of economic crisis and they lack basic, emergency needs. We should try to prevent these folks from being chronic homeless
- Affordable housing; we've done a good job providing for seniors, but not for the homeless. There are limited resources
- Need a continuum to develop housing and pathways to self sufficient. Right now, there is no final step (permanent affordable housing), so repeating cycle
- Many programs have income limits or minimums and folks on SSI cannot meet those minimums to participate in existing affordable housing programs – that is a gap in housing continuum
- Unemployment has really affected U.S.; loss of hours, loss of jobs, etc. We haven't seen as many foreclosures – because they have not hit yet but they will. Most of our clients are not in the home owning demographic

## Community Needs

- Need additional resources for homeless prevention
- There's a conflict between immediate vs. long range needs ---but if we solve the affordable housing gap that helps everyone – (greater dollar cost)
- Need units with no income limits and need extremely low income housing – these units need to be part of larger projects since cities do not like extremely low income housing
- Financial education is crucial - budgeting, planning
  - Need "after care" to keep in touch with clients
  - Homelessness is not due to one economic issue, it is due to many issues
- We need more funding just to maintain progress and to deal with basic needs
- Need back to work program – skills to reach self sufficiency
- Need disabled/accessible housing – this is in very high demand
- Elderly nutrition programs: there is an increase in senior center meal demand and home delivery meals
- Transportation – non-emergency transportation program – 2<sup>nd</sup> highest demand after housing
- Better regional transportation resources for employment of homeless
- We need to deal/address NIMBY issues
  - i.e. greater enforcement of affordable housing mandates

## Best Practices

- Anaheim – Casa Alegre – for HIV, homeless, and disabled. It is funded with Section 8 (program based), assistance with permitting. OC was also a financial partner.
- Incorporate some data from OC Health Care Agency HIV planning and coordinating department
- We need to see more set aside units not full affordable projects – set aside unit are easier to swallow
- SROs are good

## Priorities

- In the early years of the plan we should deal with economic crisis; provide services, basic needs
- Focus on extremely low income; this group will keep growing as crisis deepens

### **Service Provider Meeting #6**

Date: February 10, 2009

Time: 1:00 PM

Location: OC Community Services, 1770 N. Broadway, Santa Ana, CA 92706

## Participants:

Orange Coast Interfaith Shelter  
Public Health, OC Health Care Agency

## Issues

- We need resources for those looking for steps beyond shelters – permanent affordable housing. Now we have to refer clients to housing outside of O.C. this leads to loss of jobs and networks. Need to prevent recidivism.
- OC Health Care Agency saw an increase of 35% in recipients over the past year. We are missing basic case management – hard to get case management because people need foods and beds (basic needs).
- Dental service – big issue and highly needed
- Lack of emergency service – very backed up
- Basic safety net services are tapped out
- Due to the economic crisis, calls for services have doubled. Clients are high functioning but resources are saturated
- We are looking for family emergency housing that is less institutional, like apartments
- We need to balance services with needs – the ‘new’ homeless populations don’t have same needs as the chronic homeless
- Food stamps are underutilized – need to get info out to people who qualify
- Need more affordable housing. Could have Section 8 vouchers go to service organizations – i.e. XX vouchers/year for XX organization to give out. This would help with housing, and would foster more collaboration from organizations. We need some vouchers to get folks out of emergency housing. We need centralized service in one place or at one number or one website.
- Special needs populations are not changing

- There is a greater recognition of needs of homeless folks with chronic illness – diabetes, COPD, wheelchairs, etc.
- Not enough resources for the chronically ill

### With more funds, service providers would:

- Expand emergency shelters and renovations
- Provide more permanent housing
- Look at match requirements during crisis
- Address emergency needs and case management and information referral
- Add family oriented emergency services/sheltering

### Constraints

- NIMBYism
- Need County assistance in getting through red tape – zoning, permits, entitlements – technical assistance
- Help with operating costs to support programs

### Priorities

- Expand housing programs
- Provide downpayment assistance
- Emergency money for crisis to avoid worsening of situation
- Emergency sheltering – due to current times, but also focus on prevention

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# Appendix F

## Emergency and Affordable Housing

### F.1 Emergency, Transitional, Permanent and Homeless Presentation Rapid Re-Housing Resources

A network of nonprofit organizations operates 22 Emergency Shelter facilities, 54 Transitional Housing facilities, and 17 Permanent Supportive Housing facilities. Within the County specifically, the County, individual jurisdictions, and numerous agencies oversee a total of 485 beds in emergency shelters, 2,044 beds in transitional housing shelters, 997 of beds in permanent supportive shelters.

In FY 2009-2010, the Federal Government, through the U.S. Department of Housing and Urban Development (HUD), made available to the Urban County program economic stimulus funds in the form of the American Recovery and Reinvestment Act of 2009 funds, Homeless Prevention Rapid Re-housing (HPRP) funds. Since these funds have become available 8 nonprofit organizations provide services and add an additional 149 beds to victims of domestic violence and families with children.

Charts F-1 through F-5 are a summary of the CA-602 2010 Housing Inventory Chart (HIC or eHIC) that is a master chart of homeless beds in the County of Orange regional Continuum of Care (CoC) that identifies the number of beds designated for homeless individuals. The HIC is a snapshot of a CoC's bed inventory during the last week of January as reported by agencies and programs and is not reflective of the entire year nor does it represent the ability of those beds in "real time". The HIC is updated annually and is a required component of HUD's, Supportive Housing Programs, Homeless Assistance Programs application.

**Table F-1 Summary of Total Available Designated Beds for Homeless Individuals**

Summary of Tables	Number of Facilities	Beds HH w/ Children	Beds HH w/o Children	Total Beds
Table F-2 Emergency Shelter Resources	22	157	328	485
Table F-3 Transitional Housing Resources	54	1346	698	2044
Table F-4 Permanent Supportive Resources	17	295	702	997
Table F-5 Homeless Prevention Rapid Re-housing	8	140	9	149
<b>Total</b>	<b>101</b>	<b>1938</b>	<b>1737</b>	<b>3675</b>

**KEY: Target Population**

CH: chronically homeless

CO: couples only, no children

DV: domestic violence victims only

HH: households

HIV: HIV/AIDS population only

HC: households with children

SFHC: single females and households with children

SF: single females

SM: single males

SMF: single males and females

SMHC: single males and households with children

SMF+HC: single males and females plus households with children

VET: veterans only

YFYM: youth females/youth males (under 18 years of old)

YMF: youth males and females (under 18 years old)

**Table F-2 Emergency Shelter Resources**

Organization Name/Program Name	Target Population	Beds HH w/ Children	Beds HH w/o Children	Total Beds
American Family Housing, SHIP/ISN (Self-Help Interfaith Program)	SMF	0	16	16
Casa Youth Shelter, Casa Youth Shelter	YMF	0	12	12
City of Laguna Beach/Friendship Shelter, Laguna Beach Alternate Sleeping Location	SMF	0	50	50
Colette's Children's Home, Emergency Housing Program	SFHC	8	6	14
Community Services Program, Hunting Beach Youth Shelter	YMF	0	12	12
Community Services Program, Laguna Beach Youth Shelter	YMF	0	6	6
County of Orange/Mercy House, Cold Weather Shelter	SMF	0	0	0
Family Assistance Ministries, Family Assistance Ministries	SFHC	16	0	16
Friendship Shelter, Friendship Shelter-Self Sufficiency Program	SMF	0	32	32
Human Options, Human Options	SFHC+DV	40	0	40
Illumination Foundation, Recuperative Care Program	SMF	0	20	20
Interval House, Emergency Shelter	SFHC+DV	52	0	52
Laura's House, Laura's House	SFHC+DV	0	30	30
Laurel House, Laurel House	SF	0	6	6
Mental Health Association of Orange County, HPRP-motel voucher	SMF	0	0	0
Mental Health Association of Orange County, Mental Health Association of Orange County	SMF	0	15	15
Mercy House, Family Redirection Program	HC	0	0	0
Precious Life Shelter, Precious Life Shelter	SFHC	0	6	6
Salvation Army, Hospitality House	SMF	0	54	54
Southern California Drug and Alcohol Programs Inc. Heritage House North	SF	0	43	43
Women' Transitional Living Center, 45/90 Day Emergency Shelter	SFHC+DV	41	20	61
Women' Transitional Living Center, Safety Net Emergency Motel Shelter	SFHC+DV	0	0	0
<b>Total Emergency Shelter Capacity</b>		<b>157</b>	<b>328</b>	<b>485</b>

Table F-3 Transitional Housing Resources

Organization Name/Program Name	Target Population	Beds HH w/ Children	Beds HH w/o Children	Total Beds
Aids Services Foundation, Transitional Housing Program	SMF+HIV	0	9	9
American Family Housing, Haven	SMF	0	36	36
American Family Housing, Transitional Housing Collaborative	SFHC	42	104	146
Anaheim Interfaith Shelter, Halcyon	HC	44	0	44
Casa Teresa, Casa Theresa/Hannah's House	SFHC	22	10	32
Colette's Children's Home, CCH Ariel Place/Anaheim	SFHC	22	2	24
Colette's Children's Home, CCH Cypress Street #2/Placentia	SFHC	22	2	24
Colette's Children's Home, Colette's Children's Home #1	SFHC	22	2	24
Colette's Children's Home, Colette's Children's Home #2	SFHC	22	2	24
Colette's Children's Home, Colette's Children's Home #3	SFHC	22	2	24
Colette's Children's Home, Cypress/Placentia III	SFHC	14	2	16
Connection House, Connection House	SMF	0	5	5
Families Forward, Families Forward	HC	74	0	74
Family Assistance Ministries, Gilcrest House	HC	30	9	39
Friendship Shelter, Project Ready! At Henderson House	SMF	0	24	24
Fullerton Interfaith Emergency Shelter, Interfaith Shelter Network	SMF	0	12	12
Fullerton Interfaith Emergency Shelter, New Vista	HC	46	0	46
Grandma's House of Hope, Grandma's House of Hope	SF	0	44	44
H.O.M.E.S. Inc., Cypress House	SMF	0	6	6
HIS House, His House	SMF+HC	37	6	43
Human Options, Second Step	HC+DV	42	0	42
Illumination Foundation, Interim Housing and Wrap-Around Services	HC	100	0	100
Interval House, Transitional Shelter #1	SFHC+DV	22	0	22
Interval House, Transitional Shelter #2	SFHC+DV	36	0	36
Mental Health Association of Orange County, MHA Shelters	SMF	0	10	10
Mercy House, Emmanuel House	SMF+HIV	0	21	21
Mercy House, Joseph House	SM	0	22	22
Mercy House, Regina House	SFHC	24	0	24
Orange Coast Interfaith Shelter, Transitional Housing Program	HC	85	0	85
Orange County Rescue Mission, Hope Family Housing-Buena Park	HC	45	0	45
Orange County Rescue Mission, Village of Hope	SMFHC	96	0	96
Orangewood Children's Foundation, Rising Tide	YMF	7	28	35
Placentia Presbyterian Church, HIS House (Homeless Intervention Shelter House)	SMFHC	31	9	40
Precious Life Shelter, Precious Life Shelter	SFHC	25	25	50
Salvation Army, Transitional Housing Program	SMFHC	10	8	18
Serving People In Need, Guided Assistance to Permanent Housing Program	HC	28	18	46
Serving People In Need, Substance Abuse Program	SMF	0	144	144
Sisters of St. Joseph of Orange, Bethany	SF	0	7	7
South County Outreach, Transitional Housing Program	HC	68	0	68
Southern California Drug and Alcohol Programs Inc., Heritage House	HC	33	0	33
Southern California Drug and Alcohol Programs Inc., Heritage House Cottage	SMFHC	20	0	20

**Continuation Table F-3 Transitional Housing Resources**

Organization Name/Program Name	Target Population	Beds HH w/ Children	Beds HH w/o Children	Total Beds
Southern California Drug and Alcohol Programs Inc., Heritage House South-Costa Mesa	HC	32	0	32
Southern California Drug and Alcohol Programs Inc., Heritage House Village	HC	40	0	40
The Eli Home Inc., Eli Home Transitional Shelter #1	HC+DV	14	0	14
The Eli Home Inc., Eli Home Transitional Shelter #2	HC+DV	14	0	14
Thomas House, Thomas House	HC	86	0	86
Toby's House, Toby's House	SFHC+DV	25	0	25
Veterans First, VA-GPD	SMF+VET	0	31	31
Veterans First, Veterans Housing Program	SMF+VET	0	28	28
Veterans First, Veterans Self Determination Center	SMF+VET	0	24	24
WISEPlace, Positive Step	SF	0	5	5
WISEPlace, Steps to Independence	SF	0	30	30
Women's Transitional Living Center, Step Two Transitional	SFHC+DV	44	0	44
YWCA Central Orange County, YWCA First Steps/Beverly House	SF	0	11	11
<b>Total Transitional Housing Capacity</b>		<b>1346</b>	<b>698</b>	<b>2044</b>

**Table F-4 Permanent Supportive Resources**

Organization Name/Program Name	Target Population	Beds HH w/ Children	Beds HH w/o Children	Total Beds
American Family Housing, AFH Permanent Housing Collaborative	HC	42	0	42
Anaheim Supportive Housing for Seniors, Tyrol Plaza	SMF+HC	10	50	60
County of Orange/HCA, Tenant-Based Rental Assistance	SMF+HC	130	499	629
H.O.M.E.S. Inc., Anaheim House	SMF	0	6	6
H.O.M.E.S. Inc., Diamond Apartments	SMF+HC	18	24	42
H.O.M.E.S. Inc., El Modena House	SF	0	4	4
H.O.M.E.S. Inc., Fullerton House	SMF	0	6	6
H.O.M.E.S. Inc., Jackson Aisle	SMF	0	29	29
H.O.M.E.S. Inc., Riley House	SMF	0	6	6
John Henry Foundation, John Henry Foundation	SMF	0	46	46
Mercy House, San Miguel	SMFHC	15	10	25
Orange County Rescue Mission, Hope Family Housing-El Modena	HC	35	0	35
Orange County Rescue Mission, House of Hope	HC	45	0	45
Veteran's First, Veteran's Village	SMF+VET	0	22	22
<b>Total Permanent Supportive Resources</b>		<b>295</b>	<b>702</b>	<b>997</b>

**Table F-5 Homeless Prevention Rapid Re-housing**

Organization Name/Program Name	Target Population	Beds HH w/ Children	Beds HH w/o Children	Total Beds
Families Forward, HPRP	SMF+HC	24	0	24
Friendship Shelter, HPRP	SMF+HC	4	0	4
Fullerton Interfaith Emergency Service, HPRP	HC	4	0	4
Illumination Foundation, HPRP	SMF+HC	14	2	16
Mental Health Association of Orange County, HPRP	SMF+HC	26	3	29
Mercy House, HPRP	SMF+HC	64	3	67
Serving People in Need, HPRP	SF+HC	4	0	4
WisePlace,HPRP	SF+DV	0	1	1
<b>Total Homeless Prevention Rapid Re-Housing</b>		<b>140</b>	<b>9</b>	<b>149</b>

# Housing Resources

## Affordable Housing Resources

Affordable housing opportunities for low- and moderate-income households are available through a variety of federal, state, and local funding programs. In addition, nonprofits often provide affordable housing. A list of affordable housing units is compiled by OC Community Services to provide residents with location and contact information for affordable housing. Within the Urban County, OC Community Services has identified 3,231 affordable housing units.

**Table F-1: Orange County Affordable Housing Resources**

NAME	CITY	ADDRESS	ZIP	TYPE OF UNITS	#UNITS AFFORDABLE	TOTAL # OF UNITS	CONTACT INFORMATION
Wood Canyon Villas	Aliso Viejo	28520 Wood Canyon Dr.	92656	Family 1 & 2 Bedroom	46	230	Waiting List Closed (949) 643-3944
Woodpark Apartments	Aliso Viejo	22702 Pacific Park Dr.	92656	Singles & Families 30 - 1 Bedroom 54 - 2 Bedroom 44 - 3 Bedroom	128	128	Up to 6 Months Waiting List Onsite (949) 448-0044 Applications accepted Monday – Friday, 9 am – 5 pm
Acaciawood Village	Anaheim	1415 W. Ball Rd.	92802	Seniors 62+ 1 & 2 Bedroom	31	131	Anaheim Housing Authority Referral List Debra Vagts (714) 765-4340 x4894
Anaheim Memorial Manor	Anaheim	275 E. Center St.	92805	Senior 62+ & Mobility Impaired Studio & 1 Bedroom	75	75	Waiting List Closed (714) 758-3807
Bel-Age Manor	Anaheim	1660 W. Broadway	92802	Senior 55+ 1 Bedroom	72	180	Anaheim Housing Authority Referral List Debra Vagts (714) 765-4340 x4894
Sterling Court	Anaheim	935 S. Gilbert St.	92804	Senior 62+ 1 & 2 Bedroom	34	34	Anaheim Housing Authority Referral List Debra Vagts (714) 765-4340 x4894
Carbon Creek Shores	Anaheim	3060 E. Frontera St.	92806	Families, Mobility & Sensory Impaired 1, 2 & 3 Bedroom	40	40	3 Year Waiting List (714) 630-3100
Casa Alegre	Anaheim	2761 W. Ball Rd.	92804	Disabled Persons – AIDS/HIV	23	23	Anaheim Housing Authority Debra Vagts (714) 765-4340 x4894
Cobble Stone Apartments	Anaheim	870 S. Beach Blvd., #103	92804	Family 1 & 2 Bedroom	63	64	5 Month – 1 Year Waiting List (1 Bdrm) 2 – 3 Years Waiting List (2 Bdrm) Onsite (714) 826-5912
Fairhaven Apts.	Anaheim	535 Fairhaven	92801	Senior 62+ 1 and 2 Bedroom	6	17	Anaheim Housing Authority Referral List Debra Vagts (714) 765-4340 x4894
Fountain Glen	Anaheim	225 S. Festival Dr.	92808	Senior 55+ 1 & 2 Bedroom	225	259	Anaheim Housing Authority Referral List Debra Vagts (714) 765-4340 x4894
Gilbert Park Apts.	Anaheim	925 S. Gilbert	92804	Senior 62+ 1 and 2 Bedroom	8	24	Anaheim Housing Authority Referral List Debra Vagts (714) 765-4340 x4894

NAME	CITY	ADDRESS	ZIP	TYPE OF UNITS	#UNITS AFFORDABLE	TOTAL # OF UNITS	CONTACT INFORMATION
Heritage Village Apts.	Anaheim	707 W. Santa Ana St.	92805	Senior 62+ 1 and 2 Bedroom	49	196	Anaheim Housing Authority Referral List Debra Vagts (714) 765-4340 x4894
Hermosa Village Apartments	Anaheim	1515 S. Calle Del Mar Dr.	92802	Large Families 1, 2, 3 & 4 Bedroom	521	521	Onsite (714) 520-4041
Linbrook Court	Anaheim	2240 W. Lincoln Ave.	92801	Senior 55+	80	81	Anaheim Housing Authority Debra Vagts (714) 765-4340 x4894
Magnolia Acres	Anaheim	640 S. Magnolia Ave.	92807	Senior 55+ 1 Bedroom	10	40	Anaheim Housing Authority Referral List Debra Vagts (714) 765-4340 x4894
Miracle Terrace	Anaheim	225 S. Western Ave.	92804	Senior 62+ Studios & 1 Bedroom	177	179	3 – 4 Year Waitin g List (714) 761-4241
New Horizons Apts.	Anaheim	835 S. Brookhurst	92804	Senior 62+ 1 and 2 Bedroom	32	80	Anaheim Housing Authority Referral List Debra Vagts (714) 765-4340 x4894
Newporter Apts.	Anaheim	835 S. Brookhurst	92804	Family Studio, 1 & 2 Bedroom	8	44	Anaheim Housing Authority Referral List Debra Vagts (714) 765-4340 x4894
Nutwood Park Apartments	Anaheim	1668 S. Nutwood St.	92802	Family	2	30	Anaheim Housing Authority Referral List Debra Vagts (714) 765-4340 x4894
Palacio Villas	Anaheim	435 S. Anaheim Hills Rd.	92807	Senior 62+ 1 and 2 Bedroom	27	117	Anaheim Housing Authority Referral List Debra Vagts (714) 765-4340 x4894
Paseo Village	Anaheim	1115 N. Citron Ln.	92801	Family 38 – 1 Bedroom 84 – 2 Bedroom 54 – 3 Bedroom	176	176	8 Month Waiting List Onsite (714) 991-9172
Palm West Village	Anaheim	644 S. Knott Ave.	92804	Family 1, 2 & 3 Bedroom	58	58	1 Year–1 Bdrm, 2–3 Year-2 Bdrm, 6 Year- 3 Bdrm Waiting List Onsite (714) 821-1017
Park Vista Apartments	Anaheim	1200 Robin St.	92801	Family 1 & 2 Bedroom	392	392	Onsite (714) 776-8125
Pebble Cove Apartments	Anaheim	2555 W. Winston Rd.	95242	Family 1 & 2 Bedroom	68	112	3 – 6 Month-1 Bdrm 6 Month - 1 Year–2 Bdrm Waiting List Onsite (714) 828-4129
Renaissance Park Apartments	Anaheim	3433 W. Del Monte Dr.	92804	Family 1 & 2 Bedroom	127	127	Onsite (714) 761-7087

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NAME	CITY	ADDRESS	ZIP	TYPE OF UNITS	#UNITS AFFORDABLE	TOTAL # OF UNITS	CONTACT INFORMATION
Sage Park Apts.	Anaheim	810 N. Loara	92801	Senior 62+ 1 & 2 Bedroom	25	100	Anaheim Housing Authority Referral List Debra Vagts (714) 765-4340 x4894
Sea Wind Apartments	Anaheim	1925 W. Greenleaf	92801	Family 1, 2 & 3 Bedroom	91	91	Onsite (714) 778-1267
Solara Court Apartments	Anaheim	3335 W. Lincoln	92801	Senior 62+ 1 & 2 Bedroom	132	132	Anaheim Housing Authority Referral List Debra Vagts (714) 765-4340 x4894
Tyrol Plaza Senior Apartments	Anaheim	891 S. State College Blvd.	92806	Senior 55+	54	60	Anaheim Housing Authority Referral List Debra Vagts (714) 765-4340 x4894
Villa Anaheim	Anaheim	3305 W. Lincoln Ave.	92801	Senior 62 + 1 & 2 Bedroom	47	134	Anaheim Housing Authority Referral List Debra Vagts (714) 765-4340 x4894
Villa Catalpa Apts.	Anaheim	1680 Catalpa	92801	Senior 62+ 1 & 2 Bedroom	6	18	Anaheim Housing Authority Referral List Debra Vagts (714) 765-4340 x4894
Village Center Apartments	Anaheim	200 E. Lincoln Ave.	92805	Senior 62+ All 1 Bedroom	100	100	3 – 4 Year Waiting List Onsite (714) 956-3840
Westchester Apartments	Anaheim	125 S. Westchester Dr.	92804	Family 54 – 2 Bedroom 10 – 3 Bedroom	64	65	1 Year Waiting List Onsite (714) 220-2456
OC Community Housing Corp.	Anaheim	Various Locations	92801 92802 92804	Family 2, 3 & 4 Bedroom	17	17	3 – 5 Year Waiting List OC Community Housing Corp. Offsite (714) 558-8300
Birch Street Loft Apartments	Brea	260 & 330 W. Birch St.	92821	1 Bedroom Lofts	25	30	Waiting List Application available at www.cityofbrea.net Or call (714) 671-3622 25 moderate income units
Birch Terrace Apartments	Brea	601 E. Birch St.	92821	Family 1 & 2 Bedroom	18	36	Waiting List Application available at www.cityofbrea.net Or call (714) 671-3622 11 low & 7 very low income units
Brea Woods Senior Apartments	Brea	195 W. Central Ave.	92821	Senior 55+ Studios and 1 Bedroom	36	151	Waiting List Application available at www.cityofbrea.net Onsite (714) 671-4421 36 low income units

NAME	CITY	ADDRESS	ZIP	TYPE OF UNITS	#UNITS AFFORDABLE	TOTAL # OF UNITS	CONTACT INFORMATION
BREAL Senior Apartments	Brea	111 N. Orange Ave.	92821	Senior 65+ Studio & 1 Bedroom	30	30	Waiting List (714) 256-9293 (Must have lived in Brea 2 years) 30 very low income units
Civic Center Apartments	Brea	651 E. Birch St.	92821	Family 1 & 2 Bedroom	16	30	Waiting List Onsite (714) 529-5616 14 very low & 2 low income units
Imperial Terrace Apartments	Brea	430 W. Imperial Hwy.	92821	Family 2 Bedroom	18	36	Waiting List Application available at <a href="http://www.cityofbrea.net">www.cityofbrea.net</a> Or call (714) 671-3622 7 low and 11 very low income units
Loft Apartments	Brea	215 S. Brea Blvd.	92821	Artist's Lofts	8	32	Waiting List Application available at <a href="http://www.cityofbrea.net">www.cityofbrea.net</a> Or call (714) 671-3622 8 low income units
Orange Villa Senior Apartments	Brea	137 N. Orange Ave.	92821	Senior 62+ 2 Bedroom	9	36	Waiting List Onsite (714) 990-0334 9 low income units
South Walnut Bungalows	Brea	302-314 S. Walnut Ave.	92821	Family 1, 2 & 8 Bedroom	9	9	Waiting List Application available at <a href="http://www.cityofbrea.net">www.cityofbrea.net</a> Or call (714) 671-3622 9 very low income units
Tamarack Pointe Villas	Brea	330 W. Central Ave.	92821	Family 2 Bedroom	5	48	Waiting List Application available at <a href="http://www.cityofbrea.net">www.cityofbrea.net</a> Or call (714) 671-3622 2 moderate & 3 low income units
Town and Country Apartments	Brea	800 S. Brea Blvd.	92821	Family 1 & 2 Bedroom	50	122	Waiting List Onsite (714) 529-2622 25 moderate & 25 low income units
Vintage Canyon Senior Apartments	Brea	855 N. Brea Blvd.	92821	Senior 62+ 84 – 1 Bedroom 21 – 2 Bedroom	105	105	Waiting List Onsite (714) 529-4261 105 very low income units
Walnut Village Apartments	Brea	620 S. Walnut Ave.	92821	Family 1 Efficiency 9 - 1 Bedroom 26 - 2 Bedroom 11 - 3 Bedroom	47	47	Waiting List Onsite (714) 529-7022 47 very low income units

NAME	CITY	ADDRESS	ZIP	TYPE OF UNITS	#UNITS AFFORDABLE	TOTAL # OF UNITS	CONTACT INFORMATION
Williams Senior Apartments	Brea	212 S. Orange Ave.	92821	Senior 62+ 1 Bedroom	28	28	Waiting List Onsite (714) 420-5308 28 moderate income units
Casa Santa Maria	Buena Park	7551 Orangethorpe Ave.	90621	Senior 62+ 1 Bedroom	98	100	5 – 8 Year Waiting List Onsite (714) 994-1404
Dorado Senior Apartments	Buena Park	8622 Stanton Ave.	90620	Senior 55+	150	150	2 Year Waiting List (714) 236-0007
Emerald Garden Apartments	Buena Park	8720 Valley View St.	90620	Family 2 Bedroom	109	110	Onsite (714) 527-5404
Harmony Park Apartments	Buena Park	7252 Melrose St.	90622	Senior 62+ 1 & 2 Bedroom	58	59	8 Month – 3 Year Waiting List (714) 994-9633
Walden Glen Apartments	Buena Park	6664 Knott Ave.	90621	Family 2 Bedroom	186	186	Onsite (714) 523-8210
OC Community Housing Corp. (Palm Village)	Buena Park	7602-7638 W. 9th St.	90621	Family	38	38	3 – 5 Year Waiting List OC Community Housing Corp. Offsite (714) 558-8300
OC Community Housing Corp.	Capistrano Beach	25942 Domingo	92624	Family 2, 3 & 4 Bedroom	24	24	3 – 5 Year Waiting List OC Community Housing Corp. Offsite (714) 558-8300
Seaview Lutheran Plaza	Corona Del Mar	2800 Pacific View Dr.	92625	Senior 62+ & Mobility Impaired	99	100	Waiting List (949) 720-0888
Bethel Towers	Costa Mesa	666 W. 19th St.	92627	Senior 62+ Studio, 1 & 2 Bedroom	268	268	2 – 7 Year Waiting List (949) 642-9941
Camden Martinique	Costa Mesa	2855 Pinecreek	92626	Family Studio, 1 & 2 Bedroom	144	714	Waiting List Onsite (714) 540-5500
Camden Sea Palms Apartments	Costa Mesa	1850 Whittier Ave.	92627	Family 1 & 2 Bedroom	28	38	Waiting List Onsite (949) 646-6787
Canyon Crest Townhomes	Costa Mesa	2178 Canyon Dr.	92627	Family 2 & 3 Bedroom	4	17	1 Year Waiting List (949) 722-0289
Canyon Palms	Costa Mesa	2230 Canyon Dr.	92627	Family 2 Bedroom	2	7	No Vacancies (949) 458-8300
Casa Bella	Costa Mesa	1844 Park Ave.	92627	Senior 62+ & Mobility Impaired 74 - 1 Bedroom	74	75	3 Year Waiting List Onsite (949) 646-0960

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County of Orange

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NAME	CITY	ADDRESS	ZIP	TYPE OF UNITS	#UNITS AFFORDABLE	TOTAL # OF UNITS	CONTACT INFORMATION
Civic Center Barrio Housing	Costa Mesa	Multiple Locations 721,717, 734, 740, & 744 James St. 745 W. 18th St. 707 & 711 W. 18th St.	92627	Family 1 & 2 Bedroom	250	250	1 – 5 Year Waiting List For all locations Apply at 980 W. 17 <sup>th</sup> Street, Suite E, Santa Ana, CA 92706 (714) 835-0406
Costa Mesa Family Village	Costa Mesa	1981 Wallace Ave. 1924 Wallace Ave. 2015 N. Pomona Ave.	92627	Family 2 & 3 Bedroom	14	72	Waiting List Onsite (949) 650-3063
Costa Mesa Village	Costa Mesa	2460 Newport Blvd.	92627	Studios	96	96	First Come, First Serve Onsite (949) 642-8226
Hamilton Apartments	Costa Mesa	394 Hamilton St.	92627	Family 2 Bedroom	1	3	First Come, First Serve (949) 645-5775
Hamilton Park	Costa Mesa	419-423 Hamilton St.	92627	Family 2 & 3 Bedroom	1	9	First Come, First Serve (949) 650-5190
Hamilton Terrace	Costa Mesa	439 Hamilton St.	92627	Family 2 & 3 Bedroom	9		(949) 645-4411
Mesa Breeze Apartments	Costa Mesa	2345 Newport Blvd.	92627	Family 10 - 1 Bedroom 5 - 2 Bedroom	15	62	Waiting List Onsite (949) 574-3070
Park Place Village	Costa Mesa	1662 Newport Blvd.	92627	SRO Studios	59	60	2 – 6 Month Waiting List Onsite (949) 646-7804
Pomona Townhome Apartments	Costa Mesa	1985 Pomona Ave.	92627	Family 1, 2 & 3 Bedroom	4	22	First Come, First Serve (949) 930-7513 (Info. Only) (949) 930-7524
South Court Apartments	Costa Mesa	736 Baker St.	92627	Family 2 Bedroom	5	24	First Come, First Serve Onsite (714) 557-2481
South Coast Fountains	Costa Mesa	739 Paularino Ave.	92627	Family 1 & 2 Bedroom	10	50	Waiting List (714) 540-7662
South Coast Paularino	Costa Mesa	801 Paularino Ave.	92626	Family 1 & 2 Bedroom	10	46	Waiting List (714) 966-9168
St. John's Manor	Costa Mesa	2031 Orange Ave.	92627	Senior 62+ & Mobility Impaired 1 Bedroom	36	36	Waiting List (949) 645-3728
Villa Nova Townhomes	Costa Mesa	2043 Charle St.	92627	Family 2 Bedroom	1	24	(949) 722-9725
Westbay Apartments	Costa Mesa	825 Center St.	92627	Family Studio, 1 & 2 Bedroom	3	79	First Come, First Serve (949) 642-1424
No Name Provided	Costa Mesa	863 Center St.	92627	Family Studio 1 & 2 Bedroom	3	18	First Come, First Serve (949) 930-7513 (Info. Only) (949) 930-7524

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County of Orange

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NAME	CITY	ADDRESS	ZIP	TYPE OF UNITS	#UNITS AFFORDABLE	TOTAL # OF UNITS	CONTACT INFORMATION
No Name Provided	Costa Mesa	2038 Maple St.	92627	Family 2 Bedroom	1		(714) 963-8045
No Name Provided	Costa Mesa	2241 Pomona Ave.	92627	Family 1 & 2 Bedroom	2	3	Waiting List Closed (714) 550-1015
Wallace Court	Costa Mesa	1955 Wallace Ave.	92627	Family 2 & 3 Bedroom	5	22	(949) 673-1221
No Name Provided	Costa Mesa	650 W. 18th St.	92627	Family 2 Bedroom	2	8	(714) 839-7810
No Name Provided	Costa Mesa	685 W. 18th St.	92627	Family 1 Bedroom	5	5	(949) 930-7513 (Info. Only) (949) 930-7524
Cypress Park Senior Community	Cypress	9021 Grindlay St.	90630	Active Senior 55+ All 1 Bedroom	31	124	First Come, First Serve Onsite (714) 995-5300
Cypress Pointe Senior Community	Cypress	5120 Lincoln Ave.	90630	Senior 55+	11	110	First Come, First Serve Onsite (714) 229-8500
Cypress Sunrise	Cypress	9151 Grindlay St.	90630	Senior 62+ & Mobility Impaired Studio & 1 Bedroom	74	75	First Come, First Serve (714) 527-6237
Sumner Place	Cypress	8542-8552 Sumner Pl.	90630	Family 2 & 3 Bedroom	5	5	First Come, First Serve (714) 826-4724
Tara Village	Cypress	5201 Lincoln Ave.	90630	Family 2 & 3 Bedroom	170	170	6 Month – 1 Year Waiting List (714) 827-5390
OC Community Housing Corp.	Cypress	8702 & 8692 LaSalle	90630	Family 3 Bedroom	8	8	5 – 8 Year Waiting List OC Community Housing Corp. Offsite (714) 558-8300
Monarch Coast	Dana Point	32400 Crown Valley Pkwy.	92629	Family 1 & 2 Bedroom	84	418	6 Month Waiting List (949) 661-4002
OC Community Housing Corp.	Dana Point	25942 Domingo	92624	Family	24	24	Waiting List OC Community Housing Corp. Offsite (714) 558-8300
Club 42	Fountain Valley	17230 Newport	92708	Family 1 & 2 Bedroom	7	7	Waiting List Los Cabelleros Real Estate Onsite (714) 241-RENT
Guadalupe Manor	Fountain Valley	17103 Magnolia St.	92708	Senior 62+ & Mobility Impaired (18+) Studio & 1 Bedroom	69	71	First Come, First Serve Onsite (714) 843-1121
The Jasmine at Founder's Village	Fountain Valley	17911 Bushard St. (and Talbert)	92708	Senior 55+ 1 & 2 Bedroom	154	156	First Come, First Serve Onsite (714) 963-9660

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NAME	CITY	ADDRESS	ZIP	TYPE OF UNITS	#UNITS AFFORDABLE	TOTAL # OF UNITS	CONTACT INFORMATION
Allen Hotel Apartments	Fullerton	410 S. Harbor Blvd.	92832	Family 1 & 2 Bedroom	16	16	6 Year Waiting List (714) 879-5634
Amerige Villa Apartments	Fullerton	343 W. Amerige Ave.	92832	Senior 62+ or Disabled 1 Bedroom	100	101	4 to 5 Year Waiting List Onsite (714) 879-4790
Casa Maria Del Rio	Fullerton	2130 E. Chapman Ave.	92831	Mobility Impaired 21 – 1 Bedroom 3 – 2 Bedroom	24	24	2 Year Waiting List (714) 680-8815
Courtyard Apartments	Fullerton	4127 W. Valencia Dr.	92633	Family 2 & 3 Bedroom	108	108	First Come, First Serve Onsite (714) 992-0905
East Fullerton Villas	Fullerton	2140-2190 E. Chapman Ave.	92831	Family 2, 3 & 4 Bedroom	27	27	First Come, First Serve Onsite (714) 578-0400
Franklin Garden Apartment Homes	Fullerton	3828 Franklin Ave.	92833	Family	11	15	(714) 447-8776
Fullerton City Lights	Fullerton	224 E. Commonwealth Ave.	92832	1 or 2 person Single Room Studios	136	137	1 Month Waiting List Onsite (714) 525-4751
Fullerton Residential Manor	Fullerton	2441 W. Orangethorpe Ave.	92632	Senior 62+ (Board & Care) Single Room Studios	97	97	Onsite (714) 992-5380
Garnet Lane Apartments	Fullerton	3125-3149 Garnet Ln.	92631	Family 2 & 3 Bedroom	17	18	Waiting List Onsite (714) 524-6671
Garnet Housing	Fullerton	3012-3024 Garnet Ln. 1512 & 1518 Placentia	92831	Family 2 Bedroom	20	20	1 – 5 Year Waiting List For all locations Apply at 980 W. 17 <sup>th</sup> Street, Suite E, Santa Ana, CA 92706 (714) 835-0406
Harborview Terrace Apartments	Fullerton	2305 N. Harbor Blvd.	92835	Physical Disability 21 – 1 Bedroom 3 – 2 Bedroom	24	25	Waiting List Onsite (714) 680-9711/606-8483
Klimpel Manor Senior Apartments	Fullerton	229 E. Amerige Ave.	92632	Senior 62+ All 1 Bedroom	59	59	6 Month – 1 Year Waiting List Onsite (714) 680-6300
Las Palmas Apartments	Fullerton	2598 N. Associated Rd.	92835	Family 1 & 2 Bedroom	52	259	2 – 4 Year Waiting List Offsite (714) 870-4567
North Hills Apartments	Fullerton	570 E. Imperial Hwy.	92835	Family 188 – 2 Bedroom 16 – 3 Bedroom	203	204	First Come, First Serve Onsite (714) 870-1911
Palm Garden Apartments	Fullerton	400 W. Orangethorpe Ave.	92832	Family 83 - 1 Bedroom 140 - 2 Bedroom	223	224	2 – 3 Month Waiting List (714) 526-1080

NAME	CITY	ADDRESS	ZIP	TYPE OF UNITS	#UNITS AFFORDABLE	TOTAL # OF UNITS	CONTACT INFORMATION
Richman Park I	Fullerton	436-442 W. Valencia Dr.	92832	Family 2 Bedroom	8	8	1 – 5 Year Waiting List For all locations Apply at 980 W. 17 <sup>th</sup> Street, Suite E, Santa Ana, CA 92706 (714) 835-0406
Richman Park II	Fullerton	461 West Ave.	92832	Family 2 Bedroom	4	4	1 – 5 Year Waiting List For all locations Apply at 980 W. 17 <sup>th</sup> Street, Suite E, Santa Ana, CA 92706 (714) 835-0406
Truslow Village	Fullerton	220 W. Truslow Ave.	92832	Family 2 Bedroom	1	12	First Come, First Serve Offsite (714) 738-5895
Acacia Villa Apartments	Garden Grove	10931 Acacia Pkwy.	92840	Senior 62+ Disabled/ Handicap 1 Bedroom	159	161	10+ Year Waiting List (714) 537-6718
Arbor Glen Apartments	Garden Grove	12680 Buaro St.	92840	Family 2 & 3 Bedroom	68	136	First Come, First Serve Onsite (714) 638-1525
Arroyo Vista	Garden Grove	12242 Haster St.	92840	Family 1, 2 & 3 Bedroom	10	148	On-site (714) 748-0450
Aslam	Garden Grove	11211 Steele St.	92840	Family 1 Bedroom	10	10	Howard James Co. (714) 283-5910
Crystal View Apartments	Garden Grove	12091 Bayport St.	92840	Family Studio & 1 Bedroom	80	400	6 Month – 1 Year Waiting List Onsite (714) 750-6771
Briar Crest and Rose Crest	Garden Grove	Briar: 11701 Stewart St. Rose: 11762 Stewart St.	92843	Briar: Studio, 1, 2 & 3 Bedroom Rose: 1 & 2 Bedroom	Briar – 32 Rose – 10	Briar - 32 Rose – 10	Waiting List Onsite (714) 491-6549
Garden Grove Manor	Garden Grove	10642 Bolsa Ave.	92843	Family 20 - 1 Bedroom 44 - 2 Bedroom 14 - 3 Bedroom	31	78	Waiting List Onsite (714) 554-2032
Garden Grove Senior Apartments	Garden Grove	12721 Garden Grove Blvd.	92843	Senior 55+	85	85	2.5 Year Waiting List (714) 537-6606
Jordan Manor	Garden Grove	11441 Acacia Pkwy.	92840	Senior 62+ Studio & 1 Bedroom	64	65	10 Year Waiting List Onsite (714) 530-2072

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OC Community Housing Corp.	Garden Grove	Various Locations	92843	Family 1, 2, 3 & 4 Bedroom	44	44	3 – 5 Year Waiting List OC Community Housing Corp. Offsite (714) 558-8300
Malabar	Garden Grove	9777 Bixby Ave.	92841	Family 10 – 1 Bedroom 75 – 2 Bedroom 39 – 3 Bedroom	126	126	6 Month – 2 Year Waiting List Off site (714) 539-3822
Stuart Drive Apartments	Garden Grove	11632 Stuart Dr. #3	92843	Family 1 & 2 Bedroom	144	144	First Come, First Serve (714) 530-0866
Rose Garden Apartment	Garden Grove	9645 Wetminster Ave.	92844	Family 2 & 3 Bedroom	95	95	First Come, First Service (714) 638-3751
Sungrove Senior Apartments	Garden Grove	12811 Garden Grove Blvd.	92843	Senior 1 & 2 Bedroom	80	82	6 Month – 5 Year Waiting List (714) 636-5708
Tudor Grove	Garden Grove	12631 Sunswept Ave.	92843	Family 1, 2 & 3 Bedroom	144	144	2 – 3 Year Waiting List Onsite (714) 554-6362
Valley View Senior Villas	Garden Grove	12200 Valley View St.	92845	Senior 55+ 1 & 2 Bedroom	36	178	Waiting List (714) 898-6860
Beachview Villas	Huntington Bch	8102 Ellis Ave.	92648	Single Room Occupancy	106	106	First Come, First Serve Solari Enterprises Inc, (714) 965-7178 47 Very Low & 59 Low Income Units
Bowen Court	Huntington Bch	1968, 1972, 1976, 1978, 1982 Lake St.	92648	Senior 55+ 1 & 2 Bedroom	20	20	3 - 5 Year Waiting List Onsite (714) 374-4045 20 Very Low Income Units
Bridges Apartments	Huntington Bch	16851 Nichols St.	92647	Family 2 Bedroom	80	80	6 Month – 1 Year Waiting List Onsite (714) 842-2411 Low Income units
Emerald Cove	Huntington Bch	18191 Parktree Cir.	92648	Senior 60+ Studio & 1 Bedroom	164	164	2 Year Waiting List (714) 842-0802 Very Low & Low income Units
5 Points Senior Apartments	Huntington Bch	18561 Florida St.	92648	Senior 55+ 159 - 1 Bedroom 7 - 2 Bedroom	50	166	6 Month - 1 Year Waiting List (714) 848-3883 16 Very Low & 34 Moderate Income Units
Fountain Glen @ Seacliff	Huntington Bch	7200 Garden Glen Dr. (North of Main & Yorktown)	92648	Senior 55+ 1 & 2 Bedroom	80	271	1 – 2 Year Waiting List Onsite (714) 960-1600 55 Very Low & 25 Low Income Units

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Hermosa Vista Apartments	Huntington Bch	15363 & 15425 Goldenwest St.	92647	Family Studio, 1 & 2 Bedroom	88	88	1 Year Waiting List Call for availability (714) 892-5217 26 Very Low & 62 Low Income Units
Huntington Breakers	Huntington Bch	21270 Beach Blvd.	92648	Family/Senior/Disabled Studio, 1 & 2 Bedroom Townhome	68	342	Call for availability (714) 960-8921
Huntington Pointe (Quo Vadis)	Huntington Bch	18992 Florida St.	92648	Family Studios, 1 & 2 Bedroom	104	104	2.5+ Year Waiting List (for 2 Bedroom) 1 Year Waiting List (for 1 Bedroom) (714) 596-7448 21 Very Low & 83 Low Income Units
Huntington Villa Yorba	Huntington Bch	16000 Villa Yorba	92647	Family 21 - 1 Bedroom 152 - 2 Bedroom 19 - 3 Bedroom	192	198	4 1/2 – 6 Year Waiting List (714) 842-9622 192 Very Low Income Units
Huntington Village Senior Apartments	Huntington Bch	16171 Springdale St.	92649	Senior 62+ Studio, 1 & 2 Bedroom	11	114	Call for availability (714) 840-4688 11 Low Income Units
Main Place Apartments	Huntington Bch	7311 Luna (N/W corner Clay/Gothard/Main)	92648	Family 2 Bedroom	26	26	90 Day Waiting List Bart DeBow – (714) 381-4222
Oceanaire Garden Apartments	Huntington Bch	7811 Talbert Ave.	92648	Family 1 & 2 Bedroom	65	65	Call for availability (714) 847-1019 21 Low & 44 Moderate Income Units
Sea Air Apartments	Huntington Bch	725, 729 & 733 Utica Ave.	92648	Family 36 – 2 Bedroom	36	36	First Come, First Serve (714) 969-0877 36 Low Income Units
Sher Lane Apartments	Huntington Bch	16112 Sher Ln.	92647	Family/Senior 1 & 2 Bedroom	66	66	6 Month – 1 Year Waiting List Bridge America Foundation (714) 842-1393 33 Very Low & 33 Moderate Income Units
Wycliffe Gardens	Huntington Bch	18765 Florida St.	92648	Senior 62+ & disabled 185 – 1 Bedroom	185	185	3 Year Waiting List (714) 842-4006 185 Very Low Income Units
Shelter for the Homeless (Keelson)	Huntington Bch	17382 Keelson Ln.	92647	Family All 1 Bedroom	4	4	First Come, First Serve Offsite Management American Family Housing (714) 897-3221 4 Very Low Income Units

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Shelter For the Homeless	Huntington Bch	7802 Barton Dr. 7812 Barton Dr.	92647	Family 2 Bedroom	8	8	First Come, First Serve Offsite Management American Family Housing (714) 897-3221 8 Very Low Income Units
OC Community Housing Corp.	Huntington Bch	Various Location	92647 92648	Family 1, 2, 3 & 4 Bedroom	64	64	3 – 5 Year Waiting List OC Community Housing Corp. Offsite (714) 558-8300 64 Very Low Income Units
Abilityfirst Apartments	Irvine	14501 Harvard Ave.	92606	Disabled 1 & 2 Bedroom	24	24	(949) 559-5902
Alta Court Apartments	Irvine	2552 Kelvin Ave.	92614	Family 1, 2 & 3 Bedroom	27	132	Expected Completion Winter 2008 Interest Line (949) 797-0003
Berkeley Court	Irvine	307 Berkeley	92612	Family 1 & 2 Bedroom	32	210	First Come, First Serve Onsite (949) 854-3656
The Camden Apts.	Irvine	2801 Main St.	92614	Family 1 & 2 Bedroom	58	290	Waiting List Closed for Very Low/Low Moderate Units Available (949) 833-7900
Cedar Creek	Irvine	5051 Alton Pkwy.	92604	Family 1 & 2 Bedroom	36	176	First Come, First Serve (866) 269-5902
Columbia Court	Irvine	307 Berkeley	92612	Family 1 & 2 Bedroom	12	58	First Come, First Serve Onsite (949) 854-3656
Cornell Court	Irvine	146 Berkeley	92612	Family 1, 2 & 3 Bedroom	22	109	First Come, First Serve (949) 854-4942
Cross Creek	Irvine	22 Creek Rd.	92604	Family 2 & 3 Bedroom	45	136	5 Year Waiting List (949) 733-0414
Dartmouth Court	Irvine	1100 Stanford	92612	Family 1 & 2 Bedroom	89	294	First Come, First Serve (949) 854-2417
Deerfield Apartments	Irvine	3 Bear Paw	92604	Family 1 & 2 Bedroom	20	288	Waiting List (949) 559-5000
Granite Court	Irvine	17421 Murphy Ave.	92612	Family 1, 2 & 3 Bedroom	71	71	Waitingl List (949) 863-9790
Harvard Court	Irvine	146 Berkeley	92612	Family 1 & 2 Bedroom	34	112	First Come, First Serve (949) 854-4942
Harvard Manor	Irvine	50 Cornell Dr.	92712	Family 1, 2 & 3 Bedroom	100	161	5 - 6 Year Waiting List (949) 854-1536
Harvard Manor	Irvine	21 California Ave.	92715	Senior 62+ 1 Bedroom	35	50	6 Year Waiting List (949) 854-1536

NAME	CITY	ADDRESS	ZIP	TYPE OF UNITS	#UNITS AFFORDABLE	TOTAL # OF UNITS	CONTACT INFORMATION
The Inn At Woodbridge	Irvine	11 Osborne St.	92604	Senior 62+ 1 & 2 Bedroom	116	116	Waiting List (949) 651-8600
Irvine Inn	Irvine	2810 Warner Ave.	92606	Single Room Occupancy Small Studios	192	192	First Come, First Serve (949) 551-7999 Leasing Agent
Laguna Canyon Apartments	Irvine	400 Limestone Way	92618	Family 1, 2 & 3 Bedroom	120	120	Waiting List Onsite (949) 502-5424
Mariposa Co-Op	Irvine	3773 University Dr.	92612	Disabled/Physically Challenged/Senior 36 - 1 Bedroom 4 - 2 Bedroom	39	40	2- 5 Year Waiting List Onsite (949) 509-7012 Or 1-800-500-7725 (Call MWF 10 a.m. – 2 p.m.)
Montecito Vista	Irvine	4000 El Camino Real	92620	Family 2 & 3 Bedroom	161	162	Waiting List Onsite (714) 389-7580
Northwood Place	Irvine	1300 Hayes St.	92620	Family 1, 2 & 3 Bedroom	186	604	Waiting List Closed Onsite (949) 857-4100
Northwood Park	Irvine	146 Roosevelt St.	92620	Family 1, 2 & 3 Bedroom	34	168	Waiting List (Very Low List is Closed) Onsite (949) 552-0177
Orchard Park	Irvine	50 Tarocco	92618	Large Family 2, 3 & 4 Bedroom	60	60	Waiting List (949) 651-0200
The Parklands	Irvine	1 Monroe, #11	92620	Family 20 - 1 Bedroom 92 - 2 Bedroom 8 - 3 Bedroom	120	120	Waiting List Closed Onsite (949) 651-0468
San Leon Villa Apartments	Irvine	1 San Leon	92606	Family 1, 2 & 3 Bedroom	72	247	Waiting List Closed (949) 863-7050
San Marco Apartments	Irvine	101 Veneto	92614	Family 1, 2 & 3 Bedroom	361	426	5-10 Year Waiting List (949) 975-1888
San Marino Villa Apartments	Irvine	403 San Marino	92614	Family 1, 2 & 3 Bedroom	59	199	Waiting List Closed (949) 553-1662
San Paulo Apartments	Irvine	100 Duranzo Aisle	92606	Family 1, 2 & 3 Bedroom	203	382	Waiting List Closed (949) 756-0123 or (949) 223-0800
San Remo Villa	Irvine	1011 San Remo	92606	Family 1 & 2 Bedroom	76	248	Very Low Waiting List Closed Low - First Come, First Serve Onsite (949) 474-5056
Santa Alicia Apartments	Irvine	100 Santorini	92606	Family 1, 2, 3 & 4 Bedroom	82	84	3 - 5 Year Waiting List (949) 653-2995 M-F 8am-5pm Only
Stanford Court	Irvine	400 Stanford	92612	Family 1 & 2 Bedroom	96	320	Waiting List Closed Onsite (949) 854-3288

NAME	CITY	ADDRESS	ZIP	TYPE OF UNITS	#UNITS AFFORDABLE	TOTAL # OF UNITS	CONTACT INFORMATION
Toscana Apartments	Irvine	35 Via Lucca	92612	Family Studio, 1 & 2 Bedroom	84	563	1 Year Waiting List Onsite (949) 757-1111
Turtle Rock Canyon Apartments	Irvine	100 Stone Cliff Aisle	92612	Family 1, 2 & 3 Bedroom	66	217	Waiting List Onsite (949) 854-8989
Villa Sienna	Irvine	25 Palatine #100	92612	Family 2 Bedroom	216	1442	Waiting List Closed (949) 474-4422
Windrow Apartments	Irvine	5300 Trabuco Rd.	92620	Family 1, 2 & 3 Bedroom	96	96	3 - 4 Year Waiting List Onsite (949) 861-2470
Windwood Glen	Irvine	97 Hearthstone	92606	Family 1, 2 & 3 Bedroom	40	196	3 - 5 Year Waiting list Onsite (949) 551-1577
Windwood Knoll	Irvine	2 Flagstone	92606	Family 2, 3 & 4 Bedroom	60	188	Waiting List Onsite (949) 551-3258
Woodbridge Cross Creek Apartments	Irvine	22 Creek Rd., #1	92604	Family 2 & 3 Bedroom	45	136	5 - 10 Year Waiting List Onsite (949) 733-0414
Woodbridge Manors I & II	Irvine	25/27/29 Lake Rd.	92604	Senior 62+/Disabled 1 Bedroom	165	165	Waiting List Closed Onsite (949) 552-6794
Woodbridge Oaks	Irvine	1 Knollglen	92604	Family 2 & 3 Bedroom	120	120	Waiting List Onsite (949) 786-7154
Woodbridge Villas	Irvine	10 Thunder Run #30	92614	Family 48 – 2 Bedroom 6 – 3 Bedroom 6 – 4 Bedroom	60	258	5 – 7 Year Waiting List Onsite (949) 786-5110
Woodbridge Willows	Irvine	344 Knollglen	92614	Family 1, 2 & 3 Bedroom	40	200	Waiting List Onsite (949) 857-0383
Woodbury Walk Apts.	Irvine	99 Talisman, #100	92620	Family 1, 2 & 3 Bedroom	150	150	Under Construction (949) 861-8914
Woodbury Apts. – Phase I	Irvine	Sand Canyon/Trabuco	92620	Family 1, 2 & 3 Bedroom	90	90	Not Yet Constructed (Summer 2009) Interest List Hotline (949) 262-1905
OC Community Housing Corp.	Irvine	Various locations	92604 92618 92620	Family 2 & 3 Bedroom	6	6	3 – 5 Year Waiting List OC Community Housing Corp. Offsite (714) 558-8300
La Habra Inn Senior Apartments	La Habra	700 N. Beach Blvd.	90631	Senior SRO 55+	70	70	(562) 694-1991
Casa El Centro	La Habra	101 N. Cypress St.	90631	Senior/Disabled 62+ 53 – 1 Bedroom 2 – Handicap	55	55	Waiting List (562) 691-4342

NAME	CITY	ADDRESS	ZIP	TYPE OF UNITS	#UNITS AFFORDABLE	TOTAL # OF UNITS	CONTACT INFORMATION
Casa Nicolina	La Habra	1510 W. La Habra Blvd.	90631	Family 1 - Studio 4 – 1 Bedroom 15 – 2 Bedroom 2 – 3 Bedroom	22	562	(562) 690-2704
Cypress Villas Apartments	La Habra	900 N. Cypress St.	90631	Family 1 & 2 Bedroom	72	72	Now accepting applications First Come/First Serve Onsite (562) 697-0173
Las Lomas Gardens	La Habra	900 S. Las Lomas Dr.	90631	Family 14 – 1 Bedroom 43 – 2 Bedroom 32 – 3 Bedroom 4 – 4 Bedroom	93	112	3 – 5 Year Waiting List (714) 879-5583 or (800) 638-5510
Camden Place Apartments	La Palma	4500 Montecito Dr.	90623	Senior 62+ 30 - 1 Bedroom 5 - 2 Bedroom	35	35	Onsite (562) 865-2511 Call Monday – Friday, 9 a.m. – 5 p.m.
Seasons La Palma	La Palma	7051-7061 Walker St.	90623	Senior 62+ 1 & 2 Bedroom	60	60	1 – 1.5 Year Waiting List Onsite (714) 690-9830
Nova La Palma Apartments	La Palma	7777-7799 Valley View St.	90623	Family 2 & 3 Bedroom	272	272	1 – 2 Year Waiting List Onsite (714) 523-7171
Laurel Glen	Ladera Ranch	70 Sklar St.	92694	Family 1, 2 & 3 Bedroom	44	220	6 Month – 2 Year Waiting List Onsite (949) 218-4025
Hagan Place	Laguna Beach	383 3 <sup>rd</sup> St.	92651	1 Bedroom Disabled/HIV 24 – 1 Bedroom	24	24	5 Year Waiting List Onsite (949) 376-3033
Harbor Cove Apartments	Laguna Beach	310-312 Broadway St.	92651	Senior 62+ 1 Bedroom	15	15	Onsite (714) 974-1010
Alice Court	Laguna Beach	450 Glenneyre St.	92651	Studio	26	27	6 Month – 2 Year Waiting List The Related Mgmt. (949) 660-0390
Vista Aliso	Laguna Beach	21544 Wesley Dr.	92651	Senior 62+/Disabled 18 – Studio 52 – 1 Bedroom	70	71	Waiting List Closed (Temporarily) Onsite (949) 499-5581
Rancho Niguel/Rancho Moulton	Laguna Hills	25952 Via Lomas	92653	Family 40 – 2 Bedroom 6 – 3 Bedroom 5 – 4 Bedroom	51	51	10 Year Waiting List Onsite (949) 831-8486 (Yolando Southerland)

NAME	CITY	ADDRESS	ZIP	TYPE OF UNITS	#UNITS AFFORDABLE	TOTAL # OF UNITS	CONTACT INFORMATION
Rancho Moulton	Laguna Hills	25705 Via Lomas	92653	Family 40 – 2 Bedroom 6 – 3 Bedroom 5 – 4 Bedroom	51	51	10 Year Waiting List Onsite (949) 831-8486 (Yolando Southerland)
Alicia Park Apartments	Laguna Niguel	23681 Cambridge Cir.	92677	Family 2, 3 & 4 Bedroom	55	56	5 Year Waiting List Onsite (949) 495-5131
Hidden Hills	Laguna Niguel	30041 Tessier St.	92677	Family 1 & 2 Bedroom	66	324	Waiting List Onsite (949) 249-1939
Laguna Serrano	Laguna Niguel	30001 Golden Lantern	92677	Family 1, 2 & 3 Bedroom	68	336	Onsite (949) 495-7041
Niguel Summit	Laguna Niguel	30252 Pacific Island Dr.	92677	Family 1, 2 & 3 Bedroom	34	170	Onsite (949) 495-3575
Pointe Niguel Apartments	Laguna Niguel	29781 Niguel Rd.	92677	Family 1 & 2 Bedroom	65	324	2 Year Waiting List Onsite (949) 495-9542
Seaview Summit Apartments	Laguna Niguel	102 Calais St.	92677	Family 1 & 2 Bedroom	20	100	(949) 499-1864
Village La Paz	Laguna Niguel	24275 Avenida Breve	92677	Family 80 – 2 Bedroom 12 – 3 Bedroom 8 – 4 Bedroom	100	100	6 Year Waiting List Onsite (949) 831-1534
Alexan Bellecour	Lake Forest	21041 Osterman Rd.	92630	Family 1 Bedroom	6	131	(949) 855-9915
Arbors	Lake Forest	26356 Vintage Woods Rd.	92630	Family 1 & 2 Bedroom	22	328	Waiting List Onsite (949) 586-8940
Emerald Court	Lake Forest	21141 Canada Rd.	92630	Family Jr., 1 & 2 Bedroom	58	288	6 Month – 1 Year Waiting List Onsite (949) 472-4474
Spring Lakes	Lake Forest	21641 Canada Rd.	92630	Family Jr., 1 & 2 Bedroom	36	180	1.5 Year Waiting List Onsite (949) 472-3553
Trabuco Woods	Lake Forest	22159 Rimhurst Dr.	92630	Family 1 & 2 Bedroom	15	72	First Come, First Serve (949) 380-7593
Westridge	Lake Forest	26571 Normadale Dr.	92630	Family & Senior 1 & 2 Bedroom	78	390	1 Year Waiting List (949) 380-7324
Laurel Park Manor	Los Alamitos	4121 Katella Ave.	90720	Senior 62+ and Mobility Impaired (7) Studio & 1 Bedroom	70	71	4 – 5 Year Waiting List Onsite (714) 827-2553

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County of Orange

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NAME	CITY	ADDRESS	ZIP	TYPE OF UNITS	#UNITS AFFORDABLE	TOTAL # OF UNITS	CONTACT INFORMATION
Jackson Aisle	Midway City	15432 Jackson St.	92655	Special Needs Housing	30	30	A Community of Friends Outreach Coordinator (323) 757-0670 x105
Pacific Terrace Apartments	Midway City	15000 Pacific St.	92655	Seniors 62+	97	97	3 – 4 Year Waitiing List G& K Management Co., Inc. (714) 893-8822
Alicia Viejo	Mission Viejo	23842 Alicia Pkwy.	92691	Family 1 & 2 Bedroom	24	120	1 Year Waiting List (949) 472-8552
Arroyo Vista Apartments	Mission Viejo	26196 Crown Valley Pkwy.	92692	Family 36 – 1 Bedroom 72 – 2 Bedroom 40 – 3 Bedroom 8 – 4 Bedroom	156	156	1 Year Waiting List (949) 347-0650 Apps accepted Tu & Th 2-5pm only
Avalon	Mission Viejo	24950 Via Florecer	92692	Family Jr., 1 & 2 Bedroom	32	166	Waiting List Onsite (949) 380-7656
Park Ridge	Mission Viejo	27444 Camden	92692	Family Studio, 1 & 2 Bedroom	50	250	First Come, First Serve (949) 582-8605
Heritage Pointe	Mission Viejo	27356 Bellogente	92691	Senior 62+ Studios & 1 Bedroom	36	178	2 Year Waiting List (949) 364-9685
Heritage Villas Senior Apartments	Mission Viejo	26836 Oso Pkwy.	92691	Senior 62+ 1 & 2 Bedroom	142	143	8 Month - 1.5 Year Waiting List (949) 348-1894
Bayview Landing	Newport Bch	1121 Back Bay Dr.	92660	Senior 62+ 1 & 2 Bedroom	120	120	Waiting List Onsite (949) 759-1238, M - F
Newport North	Newport Bch	2 Milano Dr.	92660	Family 1, 2 & 3 Bedroom	133	570	Waiting List Closed Onsite (949) 720-8765
Newport Seacrest Apartments	Newport Bch	843 W. 15 <sup>th</sup> St.	92663	Family 20 – 1 Bedroom 45 – 2 Bedroom	65	65	Onsite (949) 722-0189
Adams Triplexes	Orange	1741-1745, 1837-1841, & 1915-1919 E. Adams Ave.	92867	Family 1 – 1 Bedroom 1 – 2 Bedroom per triplex	9	9	2 Year Waiting List (714) 731-7313
Alice Clark Orange Blossom Sr. Apartments	Orange	141 E. Walnut Ave.	92866	Senior 62+ 3 – 1 Bedroom 1 – 2 Bedroom	4	4	1 Year Waiting List Orange Housing Dev. Corp. Offsite (714) 771-1439

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County of Orange

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NAME	CITY	ADDRESS	ZIP	TYPE OF UNITS	#UNITS AFFORDABLE	TOTAL # OF UNITS	CONTACT INFORMATION
Casa Ramon	Orange	840 W. Walnut Ave.	92868	Family 26 – 1 Bedroom 41 – 2 Bedroom 8 – 3 Bedroom	74	75	2 Year Waiting List Orange Housing Dev. Corp. Onsite (714) 639-1700
Casas Del Rio	Orange	1740 E. La Veta Ave.	92866	Disabled Only 20 Studio 15 – 1 Bedroom 5 – 2 Bedroom	40	40	3 – 5 Year Waiting List Onsite (714) 633-2510
Chestnut Place	Orange	1745 E. Fairway Dr.	92866	Senior 62+ 1 Bedroom	49	50	6 Month – 1 Year Waiting List Onsite (714) 633-5610
Citrus Village	Orange	501 N. Citrus St.	92868	Family 11 – 1 Bedroom 11 – 2 Bedroom	22	47	Waiting List Varies Onsite (714) 744-0800
Community Garden Tower East	Orange	3919 W. Garden Grove Blvd.	92868	Senior 62+ 209 – 1 Bedroom	39	210	3 Year Waiting List (714) 971-2522
Esplanade St. Apartments	Orange	280 S. Esplanade St.	92869	Family 27 – 2 Bedroom	27	27	2 – 3 Year Waiting List Orange Housing Dev. Corp. Onsite (714) 744-5390
Friendly Center	Orange	451-453 N. Lemon St.	92866	Family 3 – 1 Bedroom 4 – 2 Bedroom 1 – 3 Bedroom	8	8	Waiting List Varies (714) 771-5300
Harmony Creek Sr. Apartments	Orange	1616 E. Rock Creek Dr.	92866	Senior 62+ 1 & 2 Bedroom	82	83	3 – 6 Month Waiting List Onsite (714) 516-1900
Hoover Avenue	Orange	108-118, 218-228 W. Hoover Ave.	92867	Family 32 – 1 Bedroom 8 – 2 Bedroom	40	40	6 Month – 1 Year Waiting List Orange Housing Dev. Corp. Offsite (714) 731-7313
The Knolls	Orange	3138 Maple Ave., Suite C	92869	Family 2 Bedroom Townhomes	256	260	Now Accepting Applications (714) 538-1400
Lemon Street Apartments	Orange	481-491 Lemon Street	92866	Family 1 Bedroom	6	6	6 Month – 1 Year Waiting List Orange Housing Development Corp. Off-site (714) 731-7313
OHDC/Orange Rotary Senior Plaza	Orange	235 W. La Veta Avenue	92866	Senior 1 Bedroom	6	6	6 Month – 1 Year Waiting List Orange Housing Development Corp. Off-site (714) 731-1439
Orange Garden Apartments	Orange	928 N. Highland St., #2	92867	Family 12 – 1 Bedroom 12 – 2 Bedroom	24	24	1 Year Waiting List Onsite (714) 633-4840

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County of Orange

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NAME	CITY	ADDRESS	ZIP	TYPE OF UNITS	#UNITS AFFORDABLE	TOTAL # OF UNITS	CONTACT INFORMATION
Orangevale Apartments	Orange	1300 N. Shaffer Ave.	92867	Family 56 – 2 Bedroom 8 – 3 Bedroom	64	64	6 – 9 Month Waiting List Onsite (714) 639-6286
Orchid Gardens	Orange	1051 N. Glassell St.	92867	Senior 62+ 17 – 1 Bedroom	17	33	6 Month Waiting List (714) 633-7008
Plaza Garden Apartments	Orange	928 N. Highland St., #2	92867	Family 28 – 1 Bedroom 28 – 2 Bedroom	56	56	First Come, First Serve (714) 633-4840
Parker Street Apartments	Orange	161 N. Parker St.	92868	Family 3 – 3 Bedroom	3	3	1 – 3 Year Waiting List Orange Housing Dev. Corp. Offsite (714) 771-1439
Pixley Arms	Orange	537 W. Almond Ave.	92868	Senior 62+ 15 – 1 Bedroom	15	15	6 Month – 1 Year Waiting List Orange Housing Dev. Corp. Offsite (714) 771-1439
Rose Avenue Apartments	Orange	1743 E. Rose Ave.	92867	Family 6 – 2 Bedroom	6	6	2 – 3 Year Waiting List Offsite (714) 731-7313
Stonegate Senior Apartments	Orange	170 N. Prospect St.	92869	Senior 62+	19	20	Waiting List Onsite (714) 538-7729
Triangle Terrace	Orange	555 S. Shaffer St.	92866	Senior 62+ Studio & 1 Bedroom	75	75	1 – 5 Year Waiting List Onsite (714) 633-7344
Villa Modena	Orange	4431 E. Marmon Ave.	92869	Family 2 – 2 Bedroom 3 – 3 Bedroom	5	5	1 – 3 Year Waiting List Orange Housing Dev. Corp. Offsite (714) 771-1439
Walnut Court	Orange	1519 E. Walnut Ave.	92867	Family 7 – 3 Bedroom	7	7	1 – 2 Year Waiting List Orange Housing Dev. Corp. Offsite (714) 771-1439
Wilson Avenue Apartment I	Orange	1924 & 1934 E. Wilson Ave.	92867	Family 1 Bedroom	20	20	6 Month – 1 Year Waiting List Orange Housing Dev. Corp. Offsite (714) 771-7313
Wilson Avenue Apartments II	Orange	1844 E. Wilson Ave.	92867	Family 1 Bedroom	10	10	6 Month – 1 Year Waiting List Orange Housing Dev. Corp. Offsite (714) 771-7313
Wilson Avenue Apartments III	Orange	1944 E. Wilson Ave.	92867	Family 1 Bedroom	10	10	6 Month – 1 Year Waiting List Orange Housing Dev. Corp. Offsite (714) 771-7313
Arbor Lane East	Placentia	1621 & 1931 Cherry St.	92870	Family 2 Bedroom	2	2	(714) 524-8130 2 Very Low Income Units
Highland Orchard Apartments	Placentia	140 S. Highland Ave.	92870	Family 2 Bedroom	10	104	1 Year Waiting List Onsite (714) 961-1985

NAME	CITY	ADDRESS	ZIP	TYPE OF UNITS	#UNITS AFFORDABLE	TOTAL # OF UNITS	CONTACT INFORMATION
Imperial Villas	Placentia	1050 E. Imperial Hwy.	92870	Family 46 – 2 Bedroom 6 – 3 Bedroom 6 – 4 Bedroom	58	58	5 Year Waiting List Onsite (714) 996-1021
Ramona Gardens	Placentia	415 & 421 Ramona St.	92670	Family 2 Bedroom	6	6	3 – 5 Year Waiting List OC Community Housing Corp. Offsite (714) 558-8300
Villa La Jolla	Placentia	734 W. La Jolla St.	92870	Family 44 – 2 Bedroom 6 – 3 Bedroom 5 – 4 Bedroom	54	55	Onsite (714) 630-1744
No Name Provided	Placentia	219 Melrose St.	92870	Family	2	2	(714) 528-8420 1 Very Low income Unit 1 Low Income Unit
No Name Provided	Placentia	307 Santa Fe Ave.	92870	Family	2	2	(818) 207-1541 2 Low income Units
No Name Provided	Placentia	338 Santa Fe Ave.	92870	Family 1 Bedroom	4	4	(714) 865-3841 4 Low Income Units
OC Community Housing Corp.	Placentia	Various Locations	92870	Family 2 & 3 Bedroom	14	14	3 – 5 Year Waiting List OC Community Housing Corp. Offsite (714) 558-8300
Fountain Glen Senior Apartments	Rancho Santa Margarita	30751 El Corazon	92688	Senior 55+ 1 & 2 Bedroom	34	166	3 – 6 Month Waiting List Onsite (949) 766-1620
Villa La Paz	Rancho Santa Margarita	2 Via Amistosa	92688	Family Jr. 1 Bedroom, 1 & 2 Bedroom	100	500	First Come, First Serve Onsite (949) 858-1600
Villa Aliento	Rancho Santa Margarita	114 Aliento St.	92688	Family Studio, 1 & 2 Bedroom	23	225	1 Year Waiting List Onsite (949) 858-4620
Casa de Seniors	San Clemente	105 Avenida Presido	92672	Senior 62+ or Disabled 18 – Studios 54 – 1 Bedroom	72	72	2 – 3 Year Waiting List Onsite (949) 492-2970
Bartlett Bldg. In historic downtown bldg.	San Clemente	91 Avenida Del Mar	92672	Singles (SRO) SRO/group housing	7	15	On Site (949) 369-9720 Elevator Accessible
Escalones Nuevos	San Clemente	150-152 W. Escalones	92672	Family	6	6	1 Year Waiting List Mary Erickson Community Housing (949) 369-5419

NAME	CITY	ADDRESS	ZIP	TYPE OF UNITS	#UNITS AFFORDABLE	TOTAL # OF UNITS	CONTACT INFORMATION
Henderson House Shared Housing	San Clemente	676 & 680 Camino De Los Mares	92672	Singles "Sober living" Shared Housing	6	6 two bedroom (24 beds.)	Friendship Shelter (949) 494-6928 4 – 6 Month Waiting List (60-day maximum stay)
Mendocino Apartments in Talega	San Clemente	123 Calle Amistad	92673	Family	185	186	2 – 3 Year Waiting List (949) 498-6430
Mary Erickson Community Housing	San Clemente	133-135 W. Canada 143 W. Marquita	92672	Family 4 – 2 Bedroom 4 – 3 Bedroom 1 – 4 Bedroom	12	12	1 Year Waiting List Mary Erickson Community Housing (949) 369-5419
San Onofre	San Clemente	1426 N. El Camino Real	92672	Singles (SRO) 19 – Studios 2 – Lofts	21	21	First Come, First Serve Onsite (714) 772-4400
Vintage Shores	San Clemente	366 Camino De Estrella	92672	Senior 55+ 1 & 2 Bedroom	122	122	4 – 6 Month Waiting List Onsite (949) 661-6160
Capistrano Pointe Apartments	San Juan Capistrano	26451 Camino de Vista	92675	Family 1 & 2 Bedroom	55	274	Waiting List (949) 240-7255
Rental Subsidy Program	San Juan Capistrano	Various Locations	92675	Single Family Homes Privately Held Properties 2 & 3 bedroom	24	24	2 – 5 Year Waiting List (949) 443-6333 Leave Name and Address
Seasons	San Juan Capistrano	31641 Rancho Viejo Rd.	92675	Senior 62+ 92 – 1 bedroom 20 – 2 bedroom	112	112	1 – 2 Year Waiting List (Upstairs units usually available) (949) 487-0210
Villa Paloma	San Juan Capistrano	27221 Paseo Espada	92675	Senior 55+ Studio, 1 & 2 Bedroom	66	84	8 Month Waiting List (949) 443-9237
Santa Ana Civic Center	Santa Ana	3524 W. Washington Ave.	92703	Family 2, 3, 4 & 5 Bedroom	8	8	1 – 5 Year Waiting List For all locations Apply at 980 W. 17 <sup>th</sup> Street, Suite E, Santa Ana, CA 92706 (714) 835-0406
Santa Ana Civic Center	Santa Ana	2009 W. Myrtle St.	92703	Family 2 Bedroom	6	6	1 – 5 Year Waiting List For all locations Apply at 980 W. 17 <sup>th</sup> Street, Suite E, Santa Ana, CA 92706 (714) 835-0406

NAME	CITY	ADDRESS	ZIP	TYPE OF UNITS	#UNITS AFFORDABLE	TOTAL # OF UNITS	CONTACT INFORMATION
Raitt Street Apartments	Santa Ana	201 & 271 N. Raitt St.	92703	Family 3 Bedroom	6	6	1 – 5 Year Waiting List For all locations Apply at 980 W. 17 <sup>th</sup> Street, Suite E, Santa Ana, CA 92706 (714) 835-0406
Santa Ana Civic Center	Santa Ana	405 & 411 S. Raitt St.	92703	Family 2 & 3 Bedroom	12	12	1 – 5 Year Waiting List For all locations Apply at 980 W. 17 <sup>th</sup> Street, Suite E, Santa Ana, CA 92706 (714) 835-0406
City Gardens Apartments	Santa Ana	2901 N. Bristol St.	92706	Family Studio, 1 & 2 Bedroom	55	274	1 Year Waiting List (714) 547-6343
Cornerstone Village	Santa Ana	805 – 904 South Minnie St.	92701	Family 1 & 2 Bedroom	126	127	1 Year Waiting List Onsite (714) 558-1003
Flower Park Plaza	Santa Ana	901 W. First St.	92703	Senior 62+/Handicap Studio & 1 Bedroom	199	199	1 Year Waiting List Onsite (714) 542-6002
Harbor Pointe Apartments	Santa Ana	1500 N. Harbor Blvd.	92703	Family 1 & 2 Bedroom	26	130	2 Year Waiting List (714) 554-2083
Heninger Village Apartments	Santa Ana	200 S. Sycamore St.	92701	Senior 62+ 39 – 1 Bedroom 19 – 2 Bedroom	58	58	Waiting List Onsite (714) 541-9438
Highland Manor Apartments	Santa Ana	1128 W. Highland St.	92703	Family 2 & 3 Bedroom	12	12	2 Year Waiting List Onsite (714) 538-7729
Jackson Park	Santa Ana	300-304 N. Jackson St.	92701	Family 3 & 4 Bedroom	7	7	1 – 5 Year Waiting List For all locations Apply at 980 W. 17 <sup>th</sup> Street, Suite E, Santa Ana, CA 92706 (714) 835-0406
La Gema Del Barrio	Santa Ana	638-644 E. Adams St.	92707	Family 3 Bedroom	6	6	1 – 5 Year Waiting List For all locations Apply at 980 W. 17 <sup>th</sup> Street, Suite E, Santa Ana, CA 92706 (714) 835-0406
1025 N. Spurgeon	Santa Ana	1025 N. Spurgeon St.	92701	Family 2 Bedroom	4	4	First Come, First Serve Offsite Management American Family Housing (714) 897-3221
OC Community Housing Corp.	Santa Ana	Various Locations	92703 92704 92707	Family 3 & 4 Bedroom	10	10	3 – 5 Year Waiting List OC Community Housing Corp. Offsite (714) 558-8300

NAME	CITY	ADDRESS	ZIP	TYPE OF UNITS	#UNITS AFFORDABLE	TOTAL # OF UNITS	CONTACT INFORMATION
1060 W. Third	Santa Ana	1060 W. Third St.	92701	Family/Senior 1 & 3 Bedroom	6	6	1 – 3 Year Waiting List Offsite Management Civic Center Barrio Housing Corp. (714) 835-0406
415-417 Birch	Santa Ana	415-417 Birch St.	92701	Family 1 Bedroom	3	3	Onsite Mgr., no phone numbers.
Santa Ana Towers	Santa Ana	401 W. 1st St.	92701	Senior 62+ 1 Bedroom	198	198	3 Year Waiting List (714) 835-6905
Sullivan Manor	Santa Ana	2516 W. 1st St.	92703	Family 32 – 2 Bedroom 18 – 3 Bedroom 4 – 4 Bedroom	54	54	3 – 5 Year Waiting List Onsite (714) 541-8616
Town Square (Various Locations)	Santa Ana	600 W. 3rd St. 700 W. 1st St.	92701	Family 14 – 1 Bedroom 31 – 2 Bedroom 4 – 3 Bedroom	48	49	1 – 5 Year Waiting List For all locations Apply at 980 W. 17 <sup>th</sup> Street, Suite E, Santa Ana, CA 92706 (714) 835-0406
Villa Del Sol Apartments	Santa Ana	811 S. Fairview St.	92704	Family 1 & 2 Bedroom	114	562	1 Year Waiting List Onsite (714) 547-7485
Vintage Wood Apartments	Santa Ana	3900 W. 5th St.	92703	Family 1, 2 & 3 Bedroom	35	172	1 Year Waiting List Onsite (714) 554-7100
Warwick Square	Santa Ana	780 S. Lyon St.	92705	Family 1 & 2 Bedroom	500	500	2 Year Waiting List (714) 836-0955
Wycliffe Plaza	Santa Ana	1401 N. Flower St.	92706	Senior 62+/-Disabled 1 Bedroom	140	199	1 - 2 Year Waiting List (714) 541-4451
Orange Housing Development Corp.	Santa Ana	Various Locations	92701	Family 1 & 2 Bedroom	313	352	6 Month Waiting List (714) 731-7313
Village Heights Apartments	Santa Ana Heights	1621 Mesa Dr.	92707	Family 2 & 3 Bedroom	74	75	6 Month – 1.5 Year Waiting List Onsite (714) 444-5999
Continental Gardens	Stanton	8101 Cerritos Ave.	90680	Family 1, 2 & 3 Bedroom	297	297	Waiting List (714) 995-3311
Park Stanton Senior Apartments (Formerly Park Place Apartments)	Stanton	7622 Katella Ave.	90680	Senior 55+ 294 – 1 Bedroom 40 – 2 Bedroom	334	335	Onsite (714) 895-1340

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County of Orange

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NAME	CITY	ADDRESS	ZIP	TYPE OF UNITS	#UNITS AFFORDABLE	TOTAL # OF UNITS	CONTACT INFORMATION
Plaza Patria Court	Stanton	11440 Court St.	90680	Family 36 – 1 Bedroom 36 – 2 Bedroom 32 – 3 Bedroom	104	104	First come, First serve Onsite (714) 799-0028
Casa de Esperanza	Stanton	10572 Knott Ave.	90680	Special Needs 9 – 1 Bedroom 1 – 2 Bedroom	9	10	United Cerebral Palsy (818) 782-2211 ext. 512 or (818) 782-2211 ext. 550
Trabuco Highlands	Trabuco Canyon	31872 Joshua Dr.	92679	Family 1 & 2 Bedroom	37	184	6 Month – 1 Year Waiting List (949) 858-8185
Chatham Village	Tustin	16331 McFadden Ave.	92780	Family 1 & 2 Bedroom	210	335	1 Year Waiting List (714) 836-5702
Flanders Pointe	Tustin	15520 Tustin Village	92780	Family 1 & 2 Bedroom	49	82	Onsite (714) 542-2229
Heritage Place at Tustin	Tustin	1101 Sycamore Ave.	92780	Senior 62+ 1 & 2 Bedroom	53	54	Waiting List (714) 734-6752
Rancho Alisal	Tustin	13800 Park Center Lane	92782	Family 1, 2 & 3 Bedroom	72	356	(714) 838-8300
Rancho Maderas	Tustin	13408 Heritage Way	92782	Family 1 & 2 Bedroom	54	266	Waiting List (714) 730-3700
Rancho Tierra	Tustin	13202 Myford Rd.	92782	Family 2 & 3 Bedroom	50	252	Onsite (714) 730-5868
Tustin Gardens	Tustin	275 E. Sixth St	92780	Senior 62+/Disabled 100 – 1 Bedroom	99	100	4 Year Waiting List Onsite (714) 731-8158
Tustin Terrace	Tustin	17432 Mitchell	92780	Senior 62+/Disabled 1 Bedroom	19	20	(714) 734-8959
Westchester Park Apartments	Tustin	1602 Nissan Rd.	92680	Family 16 – 1 Bedroom 94 – 2 Bedroom 40 – 3 Bedroom	149	150	Waiting List Closed – 1 Bedroom 2–3 Month Waiting List (2/3 Bedroom) Onsite (714) 832-8400
Summerville at Brookhurst	Westminster	15302 Brookhurst St.	92683	Senior 62+ Studios, 1 & 2 Bedroom	24	117	Waiting List (714) 775-4253
Coventry Heights	Westminster	7521 Wyoming St.	92683	Senior 62+ 1 & 2 Bedroom	76	76	2 Year Waiting List (714) 379-0795
Rose Gardens	Westminster	8190 13th St.	92683	Senior 60+ All 1 Bedroom	132	132	Waiting List Onsite (714) 896-0024
Windsor Court & Stratford Place	Westminster	8140 13 <sup>th</sup> St.	92683	Family or Senior 62+ 1, 2 & 3 Bedroom	85	86	1 – 4 Year Waiting List Onsite (714) 891-3000

NAME	CITY	ADDRESS	ZIP	TYPE OF UNITS	#UNITS AFFORDABLE	TOTAL # OF UNITS	CONTACT INFORMATION
Cambridge Heights	Westminster	7541 Wyoming St.	92683	Senior 1 & 2 Bedroom	21	22	Onsite (714) 899-3022
Evergreen Villas	Yorba Linda	5100 Avocado Circle	92886	Senior 55+ 1 & 2 Bedroom	25	52	Solari Property Mgmt., Orange (714) 282-2520 x201, Brenda
Parkwood Apartments	Yorba Linda	4075 Prospect Ave.	92886	Senior 55+ 1 & 2 Bedroom	100	100	Waiting List Onsite (714) 986-9505
Riverbend (Archstone Yorba Linda)	Yorba Linda	25550 River Bend Dr.	92887	Family 1 & 2 Bedroom	100	400	Waiting List (714) 692-7711
Victoria Woods Senior Apartments	Yorba Linda	5303-5365 Stonehaven Dr.	92887	Senior 58+ 1 & 2 Bedroom	125	125	2.5 Year Waiting List (714) 695-0500
Yorba Linda Palms	Yorba Linda	18542 Yorba Linda	92886	Family 2 & 3 Bedroom	44	44	Solari Property Mgmt., Orange (714) 282-2520

# Appendix G

## Glossary

**ADDI** - American Dream Downpayment Initiative, a new program introduced in 2003 to set aside a portion of HOME funds (see HOME) specifically for fostering homeownership among low and moderate income households (see Low Income and Moderate Income).

**Affordability Gap** - The extent to which gross housing costs, including utility costs, exceed 30 percent of gross household income.

**Affordability Restrictions** - The requirements imposed by a public agency that housing units remain affordable to low and moderate income households for a specified number of years.

**Affordable Housing** - Refers to housing costs that do not exceed 30 percent of the gross annual income for extremely low, very low, low, and moderate income households. For a rental unit, total housing costs include the monthly rent payment as well as utility costs. With for sale units, total housing costs include the mortgage payment (principal and interest), utilities, homeowners' association dues, taxes, mortgage insurance and any related assessments.

**AMI** - Area Median Income. This is an estimate of income for the area; based on the median.

**ARC** - Application Review Committee. The ARC is an evaluation team comprised of professionals knowledgeable about community development, community services, and housing activities. The ARC reviews and scores the applications for funding based exclusively on the written submission by the applicants.

**At-Risk of Homelessness** - A person or family that is experiencing extreme difficulty maintaining their housing and has no reasonable alternatives for obtaining subsequent housing is considered "at-risk". Circumstances that often contribute to becoming at-risk of homelessness include: eviction, loss of income, low-income, disability, unaffordable increase in the cost of housing, discharge from an institution without subsequent housing in place, irreparable damage or deterioration to residences, and fleeing from family violence.

**At-Risk Units** - In general, any affordable unit that converts to market rate because the affordability restrictions are about to expire, the owner can opt-out of the Section 8 program, or the owner can prepay a federal mortgage.

**Bond** - An interest bearing promise (bond) to pay a specified sum of money, the principal amount due on a specific date. Funds raised through the sale of bonds can be used for various public purposes, such as housing.

**CDBG** - Community Development Block Grant. Under Title I of the Housing and Community Development Act of 1974, eight former categorical grant and loan programs were replaced by a system of unified block grants under which communities over 50,000 people are entitled to receive funding while other communities may apply for

discretionary funding. Its purpose is to encourage more broadly conceived community development projects and expand housing opportunities for low- and moderate-income persons.

**Chronically Homeless** - HUD defines a person who is chronically homeless is defined as an unaccompanied individual with a disabling condition who has either been continuously homeless for a year or more OR has had at least four episodes of homelessness in the past three years.

**Construction Costs** - Broadly, all costs incurred in bringing a building to completion, not including land acquisition, financing or sales costs.

**Continuum of Care System** - HUD defines continuum of care as an approach for providing a full range of emergency, transitional, and permanent housing and service resources to address the various needs of homeless persons at the point in time that they need them. The approach is based on the understanding that homelessness is not caused merely by a lack of shelter, but involves a variety of underlying, unmet needs – physical, economic, and social. Designed to encourage localities to develop a coordinated and comprehensive long-term approach to homelessness, the Continuum of Care consolidates the planning, application, and reporting documents for the U.S. Department of Housing and Urban Development's Shelter Plus Care, Section 8 Moderate Rehabilitation Single-Room Occupancy Dwellings (SRO) Program, and Supportive Housing Program.

**Cost Burden > 30%** - The extent to which housing costs, including utilities, exceed 30 percent of gross income, based on data published by the U.S. Census Bureau.

**Cost Burden > 50%** - The extent to which housing costs, including utilities, exceed 50 percent of gross income, based on data published by the U.S. Census Bureau.

**CPD** - Community Planning and Development is a division of HUD.

**CPP** - Citizen Participation Plan. The CPP is a planning document that outlines the required participation and public outreach to be conducted for all efforts related the Urban County Program.

**Density Bonus** - A provision to permit a residential developer to construct more dwellings on a site than would normally be allowed, provided the developer includes certain amenities or public benefits.

**Disabled Household** - Households in which at least one of the residents is an adult with a disability. A person is considered to have a disability if s/he has a physical, mental, or emotional impairment that (1) is expected to be of indefinite duration, (2) substantially impedes his or her ability to live independently, and (3) is of such nature that the ability could be improved by more suitable housing conditions (federal definition).

**Disability** - A diagnosable substance abuse disorder, serious mental illness, developmental disability, or chronic physical illness or disability, including the co-occurrence of two or more of these conditions. A disabling condition limits an individual's ability to work or perform one or more activities of daily living and maintain stable housing. A person is considered disabled if the person has (1) such a physical or mental

impairment, (2) has a record of such an impairment, or is (3) regarded as having such an impairment. [HUD Supportive Housing Program (SHP)].

**Discharge Planning** - Refers to actions taken with a homeless person prior to discharge from a public or private system of care to help ensure that the person is not discharged into homelessness.

**Emergency Assistance** - Assistance that attempts to prevent homelessness or that attempts to meet the emergency needs of homeless individuals and/or families including prevention, outreach and assessment, and emergency shelter.

**Emergency Shelter** - A building in which emergency temporary lodging is provided, with or without meals, to families and individuals who are homeless; where on-site supervision is generally provided whenever such shelter is occupied.

**ESG** - Emergency Shelter Grants program. Designed as the first step in the Continuum of Care, the ESG Program provides funds for emergency shelters — immediate alternatives to the street — and transitional housing that helps people reach independent living. Grantees use ESG funds to rehabilitate and operate these facilities, provide essential social services, and prevent homelessness.

**Extremely Low Income Household** - New income category defined by HUD as a household earning between 0 and 30 percent of the median area income.

**Fair Market Rents** - Estimates of the rent plus utilities that would be required to rent privately-owned, decent, safe, and sanitary rental housing of a modest nature with suitable amenities.

**FAPP** - Funding Allocation Policy and Process. The FAPP is a planning document that estimates funding goals and the process for distributing funding through the Urban County program.

**First-Time Homebuyer** - An individual or family who has not owned a home during the three-year period preceding the publicly-assisted purchase of a home that must be used as the principal residence of the homebuyer.

**FMR** - see Fair Market Rent.

**Foreclosure** - An authorized procedure taken by a mortgagee or lender, under the terms of a mortgage or deed of trust for the purpose of applying the property toward the payment of a defaulted debt.

**Gap Financing** - As used in the Consolidated Plan, gap financing represents the amount of public subsidy required to make a project financially feasible.

**General Plan** - An adopted statement of policy for the physical development of a community, required by State law.

**HOME** - The HOME Investment Partnerships Act, which is Title II of the National Affordable Housing Act.

**Homeless** - According to HUD, homelessness is defined as: (1) an individual or family which lacks a fixed, regular, and adequate nighttime residence or (2) an individual or

family which has a primary nighttime residence that is: (a) a supervised publicly or is a privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for persons with mental illness); (b) an institution that provides a temporary residence for individuals intended to be institutionalized; or (c) a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

**Homelessness** - Homelessness typically refers to both: (a) A personal or family condition of living without access to an adequate, permanent, safe, and secure home; and (b) A societal problem consisting of a growing number of people living without access to adequate, permanent, safe, and secure homes.

**Homeless Prevention** - HUD defines homeless prevention as activities or programs designed to prevent the incidence of homelessness, including, but not limited to: short-term subsidies to defray rent and utility arrearages for households who have received eviction or utility termination notices; security deposits or first month's rent to permit a homeless family to move into its own apartment; mediation programs for landlord-tenant disputes; legal services programs for the representation of indigent tenants in eviction proceedings; payments to prevent foreclosure on a home; other innovative programs and activities designed to prevent the incidence of homelessness.

**HOPWA** - Housing of People for persons with AIDS.

**Household** - All persons, whether related or unrelated, living in a housing unit.

**Housing Element** - Mandatory component of local General Plans required by the State. The Element contains information on housing, population, household characteristics, assessment of current and projected housing need, government and non-government constraints, energy conservation, publicly held lands, and planning housing supply.

**Housing First** - HUD defines Housing First as a concept of providing homeless persons with permanent housing and services immediately rather than placing them in a shelter or transitional housing unit. This concept assumes that housing stabilization is key in the return of the individual or family to independent living and that needed supportive services can effectively be provided to clients either on site in the permanent housing environment or at agency offices.

**Housing Problems** - A non-duplicative estimate of the number of units that have physical defects, are overcrowded, or whose occupants pay greater than 30 percent of household income for rent (U.S. Census definition).

**Housing Wage** - The hourly wage an individual or family would need to earn, in aggregate, to afford rent at the county's median market rental price. Median rental rates mean that half of available rental units are priced above that rate and half are priced below that rate. It is based on HUD Fair Market Rent determinations (the median rent in a region) and assumes 30 percent of income spent on housing is affordable.

**HUD** - The U.S. Department of Housing and Urban Development, first created in 1937 to respond to the need for housing for every American. The primary areas of focus for HUD include creating opportunities for homeownership; providing housing assistance for low income persons; working to create, rehabilitate and maintain the nation's affordable housing; enforcing the nation's fair housing laws; helping the homeless; spurring

economic growth in distressed neighborhoods; and helping local communities meet their development needs.

**Large Household** - A household with five or more members.

**Leverage** - The use of borrowed money to increase one's return on each investment. For leverage to be profitable, the rate of return on the investment must be higher than cost of the money borrowed.

**LIHTC** - Low Income Housing Tax Credit.

**Low-Income Household** - Previously defined as a household earning between 31 and 50 percent of the area median (as adjusted by HUD).

**Low Income Housing Tax Credits** - Program established by the Federal and California State governments that provides income tax reduction for investors in the low income housing.

**Lower-Income Households** - Refers to extremely low-, low-, and moderate-income households as defined by the U.S. Department of Housing and Urban Development (HUD).

**Extremely Low Income** - Refers to a household whose gross annual income is equal to or less than 30 percent of median income for Orange County.

**Low Income** - Refers to a household whose gross income is more than 30 percent but does not exceed 50 percent of the median income for Orange County.

**Median Household Income** - Divides households into two equal segments with the first half of households earning less than the median household income and the other half earning more. According to HUD, the Area Median Income for a family of four in Orange County is \$86,100 in 2010.

**Moderate Income** - Refers to a household income that is more than 50 percent but does not exceed 80 percent of the median income for the County.

**Mainstream Benefits** - Refers to federal and state-funded programs generally designed to help low-income individuals either achieve or retain their economic independence and self-sufficiency. Programs provide for housing, food, health care, transportation, and job training.

**Median Income** - The level above which 50 percent of the households have a higher income and 50 percent of the households have a lower income.

**MHSA** - Mental Health Services Act. Also known as Proposition 63, MHSA was passed by California voters in 2004. This Act imposes a one percent income tax on personal income in excess of \$1 million to increase funding, personnel and other resources to support county mental health programs and monitor progress toward statewide goals for children, transition age youth, adults, older adults and families. The Act addresses a broad continuum of prevention, early intervention and service needs and the necessary infrastructure, technology and training elements that will effectively support this system.

**Moderate-Income Household** - Defined as a household earning between 51 and 80 percent of the area median income, or as adjusted by HUD.

**Neighborhood Revitalization Strategy** - A multi-departmental effort to focus on a variety of neighborhood needs by combining "crackdown" strategies (to address the social problems of drugs, crime, and gangs) with blight improvement efforts. An important component includes increasing efforts to organize communities and build public awareness and responsibility for solving the problems that exist.

**NIMBY** - "Not in My Backyard." An expression used to refer to individual and community-wide fears about affordable housing and other locally unwanted land uses, such as fears that such development will lower property values and increase crime.

**NOFA** - Notice of Funding Availability. A notice to inform potential project sponsors of the availability of funding.

**OC Community Services** - OC Community Services is the lead agency in coordinating the preparation of the Consolidated Plan, annual Action Plan, and the Consolidated Annual Performance Evaluation Report (CAPER).

**Overcrowded** - A housing unit containing more people than is permitted by various laws. For example, HUD defines an overcrowded household as one in which there is more than one person per room.

**Permanent Housing** - HUD defines permanent housing as housing which is intended to be the tenant's home for as long as they choose. In the supportive housing model, services are available to the tenant, but accepting services cannot be required of tenants or in any way impact their tenancy. Tenants of permanent housing sign legal lease documents.

**Permanent Supportive Housing** - HUD defines permanent supportive housing as a long-term, community-based housing and supportive services for homeless persons. The intent of permanent supportive housing is to enable special needs populations to live as independently as possible in a permanent setting. The supportive services may be provided by the organization managing the housing or provided by other public or private service agencies.

**Precariously Housed** - People who are precariously housed are in danger of becoming homeless because they have no place of their own to live or their current housing situation is tenuous. This group includes, among others, people who are doubled-up (living for short periods of time with friends or relatives) or living day-to-day in motels, and thus lack a fixed, regular nighttime residence.

**Prevention** - Refers to a number of strategies used to keep individuals and families from becoming homeless. These strategies typically link homeless individuals and families with services and referrals.

**Private Sector** - The non-government, private, for-profit business communities and non-profit organizations.

**Project-Based Rental Assistance** - Rental assistance provided for a project, not for a specific tenant. Tenants receiving project-based rental assistance give up the right to that assistance upon moving from the project.

**Public Housing** - Housing for lower-income households that is owned and managed on a long-term basis by a public agency, normally a local housing authority.

**Rapid Re-Housing** - HUD defines rapid re-housing as a program that provides financial assistance and services to help those who are experiencing homelessness to be quickly re-housed and stabilized. Examples of assistance include, but are not limited to, rental assistance, move-in costs, security deposits, utility assistance, case management, and other supportive services that may be needed to secure and maintain permanent housing. Individuals and families can be rapidly rehoused from homeless situation such as the street, emergency shelter, motels, and transitional shelter.

**Rehabilitation** - The process of returning a property to a state of utility, through repair or alteration.

**Replacement Housing** - Housing that a public agency must cause to be produced to replace housing destroyed by public action.

**Section 8 Rent Voucher** - Vouchers subsidize the rent based on the difference between 30 percent of the tenant's income and a Rent Payment Standard.

**Senior Household** - One- or two-person households containing a person at least 62 years of age.

**Service Needs** - The particular services identified for special needs populations, which typically may include transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services to prevent premature institutionalization and assist individuals to continue living independently.

**Shelter** - Refers to temporary housing with varying levels of services to help residents obtain and maintain appropriate permanent housing.

**Emergency Shelter** - HUD defines emergency shelter as any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific populations of homeless persons. The length of stay can range from one night up to as much as three months or more.

**Transitional Housing** - HUD defines transitional housing as a program that is designed to provide housing and appropriate support services to homeless persons to facilitate movement to independent living within 24 months.

**Sheltered** - Families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter (e.g., emergency, transitional, battered women, and homeless youth shelters; and commercial hotels or motels used to house the homeless). "Sheltered homeless" does not include any individual imprisoned or otherwise detained pursuant to an Act of Congress or State Law.

**Small Household** - A household having fewer than 5 members.

**SRO** - Single Room Occupancy Housing. Generally, one-room housing units such as boarding houses, rooming houses and motels and hotels. SROs are often situated in

older downtown buildings, typically rented on a short or long-term basis by lower-income working and retired individuals, and mentally and physically disabled people.

**Substandard Unit** - In general, any unit that suffers from some type of physical defect, such as electrical wiring that is not up to Code or lack of plumbing. There is no common definition of "substandard" housing among the federal, State, or local levels.

**Substantial Rehabilitation** - Any residential rehabilitation activity that costs more than \$25,000 per unit (federal definition).

**Supplemental Security Income (SSI)** - Federal income supplement program providing monthly financial payments to persons with disabilities. For most persons on SSI, this is their only source of income and thus, these individuals have severely limited housing options.

**Supportive Housing** - Housing with a supporting environment, such as group homes or Single Room Occupancy (SRO) housing and other housing that includes a planned service component.

**Supportive Services** - Include case management, medical or psychological counseling and supervision, childcare, transportation, and job training provided for the purpose of facilitating a person's stability and independence, and other services that support housing stability.

**Tax Increment Funds** - Additional tax funds that result from increases in property values occurring within a specified Redevelopment Area. State law permits these funds to be earmarked for redevelopment purposes and requires that at least 20 percent be used to increase and improve the community's affordable housing supply.

**Tenant-Based Rental Assistance** - A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

**Transitional Housing** - Relatively-short term residential accommodations for formerly homeless persons and families that provide support services to help "transition" them into permanent housing.

**Unsheltered** - Families and individuals whose primary night-time residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., the street, sidewalks, cars, vacant and abandoned buildings).

**Wraparound Services** - Refers to client/family-centered culturally competent services to promote recovery, self-sufficiency, and housing stability using a "whatever it takes" approach. Examples of services that may be provided include, but are not limited to, case management provided in conjunction with medical or psychological services and supervision, childcare, transportation, job training and other services identified in the client's case management plan.

**Zoning** - The act of city or county authorities specifying the type of use to which property may be put in specific areas.

**Zoning Ordinance** - The regulations of a municipality for controlling the character and use of property.

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# Appendix H

## **Proof of Publications**

## **H.1 Community Meetings**

THE REGISTER

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625 N GRAND AVE, SANTA ANA, CA 92701  
Telephone (714) 796-7000 / Fax (714) 796-6059

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California )  
County of ORANGE ) ss

Notice Type: GPN - GOVT PUBLIC NOTICE

Ad Description: FY 2010-2014 CONSOLIDATED PLAN OC COMMUNITY SERVICES

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the THE REGISTER, a newspaper published in the English language in the city of SANTA ANA, county of ORANGE, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of ORANGE, State of California, under date 11/19/1905, Case No. A21046. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

01/26/2009

Executed on: 01/26/2009  
At SANTA ANA, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

*Julie Granee*  
Signature



CNS#: 1512271

NOTICE OF PUBLIC MEETINGS  
FOR  
FY 2010-2014  
CONSOLIDATED PLAN  
OC COMMUNITY  
SERVICES

NOTICE IS HEREBY GIVEN that OC COMMUNITY SERVICES has scheduled five public meetings to solicit community input on housing and community development needs to help develop the FY 2010-2014 Consolidated Plan for the Urban County program. The Urban County program consists of the following Participating Cities and Unincorporated Areas:

Cities - Cities with a population less than 50,000 and one Metropolitan City with a population over 50,000: Aliso Viejo, Brea, Cypress, Dana Point, La Palma, Laguna Beach, Laguna Hills, Laguna Woods, Los Alamitos, Placentia, Seal Beach, Stanton, Villa Park, The Metropolitan City of Yorba Linda.

Unincorporated Areas - The County has twelve unincorporated areas: Anaheim Island, Anaheim "Colonia" Independencia, El Modena, Inter-Canyons, Mac Island, Midway City, Northeast El Modena, Olive Island, Rustic Lane, Sherwood Forest, Southwest Anaheim, and West Anaheim. Maps of the Unincorporated Areas may be viewed at the following site:  
<http://egov.ocgov.com/portal/site/ocgov/mainItem.4881dc715fc8e27bdadd903d100000f777vgnxtoid=671804442fd1110vgnVCM1000005b00610aRCRD&vgnxtint=default>

FIRST MEETING:  
City of Stanton  
Monday, February 23, 2009  
City Council Chambers  
7800 Katella Avenue  
Stanton, CA 92680  
6:00 PM - 8:00 PM

SECOND MEETING:  
City of Placentia  
Thursday, February 26, 2009  
Whitman Community Center  
900 South Metrose Blvd.  
Placentia, CA 92807  
6:30 PM - 8:30 PM

THIRD MEETING:  
City of Villa Park  
Tuesday, March 3, 2009  
City Council Chambers  
17855 Santiago Blvd.  
Villa Park, CA 92881  
6:30 PM - 8:30 PM

FOURTH MEETING:  
City of Laguna Woods  
Thursday, March 5, 2009  
City Council Chambers  
24264 El Toro Road  
Laguna Woods, CA 92657  
6:30 PM - 8:30 PM

FIFTH MEETING:  
Inner Canyons  
Wednesday, March 11, 2009  
Silverado Canyon  
Community Center  
27841 Silverado Canyon  
Road  
Silverado, CA 92676  
6:30 PM - 8:30 PM

OC Community Services administers a number of the U. S. Department of Housing and Urban Development (HUD) Community Planning and Development programs on behalf of the Urban County Program. These programs include: The Community Development Block Grant (CDBG), Neighborhood Stabilization Program (NSP), HOME Investment Partnerships Program (HOME), American Dream Downpayment Initiative (ADDI), and Emergency Shelter Grants (ESG). The statutes for these programs set forth three basic goals: provide decent housing; provide a suitable living environment and expand economic opportunities. Each goal must primarily benefit extremely low to moderate-income persons, which is the common thread in HUD priorities.

The Five-Year Consolidated Plan identifies housing and community development needs of the Urban County Program and devises a strategy to address the identified needs using CDBG, HOME, ESG, ADDI, and the Neighborhood Stabilization Program (NSP) funds. The Plan consists of three major components: 1) community outreach and participation strategy; 2) housing and community development needs assessment; and 3) five-year housing and community development strategy.

The County of Orange is in compliance with Title I of the Cranston-Gonzalez National Affordable Housing Act of 1990 and the U.S. Department of Housing and Urban Development (HUD) directive CPD 94-037 dated August 12, 1994, is providing the public with opportunities to provide input on needs. All interested agencies, groups,

or individuals are invited to attend at least one of the above meetings and provide input.

As a covered entity under Title II of the Americans with Disabilities Act, the County of Orange does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure access to its programs, services, and activities. Sign language interpreters, assisted listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, requests need to be called in three (3) working days before the meeting to Stephen Stewart at (714) 480-2821; TDD (714) 480-281/28/09  
CNS-1512271#  
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San Francisco, Oakland, San Jose, Santa Rosa, San Rafael, Sacramento  
Special Services Available in Phoenix, Las Vegas, Denver and Seattle

**DECLARATION**

I am a resident of Los Angeles County, over the age of eighteen years and not a party to any or interested in the matter noticed.

The notice, of which the annexed is a printed copy appeared in the:

NGUOI VIET

On the following dates

January 28, 2009

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Los Angeles, California, this

24 day of February 2009

  
Signature

1512674

"The only Public Notice which is justifiable

from the standpoint of true economy and the public interest,  
is that which reaches those who are affected by it"

Rev. 1



012

**NOTICE OF PUBLIC MEETINGS  
FOR FY 2010-2014 CONSOLIDATED PLAN  
OC COMMUNITY SERVICES**

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**FIRST MEETING:**

City of Stanton  
Monday, February 23, 2009  
City Council Chambers  
7800 Katella Avenue  
Stanton, CA 92680  
8:00 PM - 8:00 PM

**SECOND MEETING:**

City of Placentia  
Thursday, February 26, 2009  
Whittier Community Center  
900 South Melrose Blvd.  
Placentia, CA 92807  
8:30 PM - 8:30 PM

**THIRD MEETING:**

City of Villa Park  
Tuesday, March 3, 2009  
City Council Chambers  
17855 Santiago Blvd.  
Villa Park, CA 92861  
8:30 PM - 8:30 PM

**FOURTH MEETING:**

City of Laguna Woods  
Thursday, March 5, 2009  
City Council Chambers  
24284 El Toro Road  
Laguna Woods, CA 92657  
8:30 PM - 8:30 PM

**FIFTH MEETING:**

Inter-Canyons  
Wednesday, March 11, 2009  
Silverado Canyon Community Center  
27841 Silverado Canyon Road  
Silverado, CA 92676  
8:30 PM - 8:30 PM

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who are affected by it"



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**SECOND MEETING:**

City of Placentia  
Thursday, February 26, 2009  
Whitten Community Center  
900 South Meirosa Blvd.  
Placentia, CA 92867  
6:30 PM - 8:30 PM

**THIRD MEETING:**

City of Villa Park  
Tuesday, March 3, 2009  
City Council Chambers  
17855 Santiago Blvd.  
Villa Park, CA 92861  
6:30 PM - 8:30 PM

**FOURTH MEETING:**

City of Laguna Woods  
Thursday, March 5, 2009  
City Council Chambers  
24264 El Toro Road  
Laguna Woods, CA 92637  
6:30 PM - 8:30 PM

**FIFTH MEETING:**

Inter-Canyons  
Wednesday, March 11, 2009  
Silverado Canyon Community Center  
27641 Silverado Canyon Road  
Silverado, CA 92676  
6:30 PM - 8:30 PM

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## DECLARATION

I am a resident of Los Angeles County, over the age of eighteen years and not a party to any or interested in the matter noticed.

The notice, of which the annexed is a printed copy appeared in the:

**MINIONDAS**

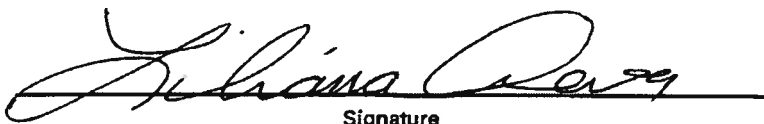
On the following dates

**January, 29 2009**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Los Angeles, California, this

4 day of February 2009



Signature

1512668

**"The only Public Notice which is justifiable**

*from the standpoint of true economy and the public interest,  
is that which reaches those who are affected by it."*

Rev. 11/1



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### NOTICE OF PUBLIC MEETINGS FOR FY 2010-2014 CONSOLIDATED PLAN OC COMMUNITY SERVICES

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#### FIRST MEETING:

City of Stanton.  
Monday, February 23, 2009. City Council Chambers  
7800 Katella Avenue Stanton, CA 92680. 6:00 PM - 8:00 PM

#### SECOND MEETING:

City of Placentia.  
Thursday, February 26, 2009. Whittier Community Center  
900 South Metros Blvd. Placentia, CA 92607. 6:30 PM - 8:30 PM

#### THIRD MEETING:

City of Villa Park.  
Tuesday, March 3, 2009. City Council Chambers  
17866 Santiago Blvd. Villa Park, CA 92681. 6:30 PM - 8:30 PM

#### FOURTH MEETING:

City of Laguna Woods.  
Thursday, March 5, 2009. City Council Chambers  
24264 El Toro Road Laguna Woods, CA 92653. 6:30 PM - 8:30 PM

#### FIFTH MEETING:

Inter-Canyons.  
Wednesday, March 11, 2009. Silverado Canyon Community Center  
27641 Silverado Canyon Road Silverado, CA 92676. 6:30 PM - 8:30 PM

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1/23/09  
CNS-1512668  
MINIONDAS

**The Journal of**

**CNS# 1514157**

**NOTICE OF PUBLIC  
HEARINGS  
FOR  
FY 2016-2017  
CONSOLIDATED BUDGET  
OC COMMENTS**

**THE URBAN CENTER**  
The Urban Center  
consists of the  
Participating Areas  
and Nonparticipating Areas.

China has a population of 1.2 billion, more than 100 million more than the United States. China has a population of 1.2 billion, more than 100 million more than the United States.

[illegible]

**FIRST MEETING:**  
City of Stanton  
Monday, February 23, 2009  
City Council Chambers  
7800 N. Main Avenue  
Stanton, CA 92080  
6:00 PM - 8:00 PM

100 Boyd Avenue Blvd.  
 Redwood, CA 92371  
 916/384-1100 - 3:30 PM

**THIRD MEETING:**  
City of Villa Park  
Tuesday, March 2, 2009  
City Council Chambers  
17805 Santiago Blvd.  
Villa Park, CA 92381  
6:30 PM - 8:30 PM

**FOURTH MEETING**  
City of Laguna Woods  
Thursday, March 5, 2009  
City Council Chambers  
21204 El Toro Road  
Laguna Woods, CA 92657  
8:30 PM - 9:30 PM

OC: Community Services  
administration & planning of the  
U.S. Department of Housing  
and Urban Development  
PHIL Community Planning  
and Development program  
on behalf of the Urban  
County Program. These  
programs include: The  
Community Development  
Special Grant (CDSG),  
Neighborhood Stabilization  
Program (NSP), HOME  
Investment Program  
Program (HICAP), Affordable  
Housing Development  
Program (ADDP), and  
Emergency Shelter Grants  
Program. The studies for these  
programs set forth three  
main goals: provide decent  
housing, provide a suitable  
living environment and  
expand economic  
opportunities. Each goal  
is met primarily by  
providing low/moderate-  
income housing, which is the  
primary focus in HUD  
programs.

The Plan, developed by the Urban County Planning Program, will address the needs of the Urban County through the use of OGBA, HOME, ESC, ADD, and the Neighborhood Stabilization Program (NHS) funds. The Plan consists of three major components: 1) individual projects and programs; 2) community and community development needs assessment and 3) five-year housing and community development strategy.

The County of Orange is in compliance with Title I of the Cranston-Gonzalez National Affordable Housing Act of 1990 and the U.S. Department of Housing and Urban Development (HUD) directed CPD 94-037 dated August 12, 1994, is providing the public with opportunities to provide input on needs, the

*Julie Trammell*  
Signature



\* A 0 0 0 0 0 1 0 0 1 3 \*

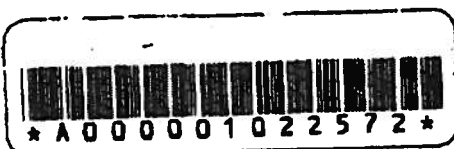
or individuals are invited to attend at least one of the above meetings and provide input.

As a covered entity under Title II of the Americans with Disabilities Act, the County of Orange does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure access to its programs, services, and activities. Sign language interpreters, assisted listening devices, or other auxiliary aids and services may be provided upon request.

To ensure availability, requests need to be called in three (3) working days before the meeting to Stephen Stewart at (714) 480-2821; TDD (714) 480-2528.

2/10/08  
CNS-10141878  
THE REGISTER

**Los Angeles, Santa Ana, San Diego, Riverside/San Bernardino, Palmdale, Ventura,  
San Francisco, Oakland, San Jose, Santa Rosa, San Rafael, Sacramento  
Special Services Available in Phoenix, Las Vegas, Denver and Seattle**



CNS-1514167W  
MIMONDAS



## **H.2     Public Hearings**

THE REGISTER

This space for filing stamp only

625 N GRAND AVE, SANTA ANA, CA 92701  
Telephone (714) 796-7000 / Fax (714) 796-6059

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California )  
County of ORANGE ) ss

Notice Type: HRG - NOTICE OF HEARING

Ad Description: DRAFT 5-YEAR CONSOLIDATED PLAN FOR FISCAL  
YEARS 2010-2015 AND DRAFT CITIZEN  
PARTICIPATION PLAN OC COMMUNITY SERVICES

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the THE REGISTER, a newspaper published in the English language in the city of SANTA ANA, county of ORANGE, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of ORANGE, State of California, under date 11/19/1905, Case No. A21046. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

02/16/2010

CNS#: 1795481

NOTICE OF PUBLIC  
HEARING

DRAFT 5-YEAR  
CONSOLIDATED PLAN  
FOR FISCAL YEARS 2010-  
2015  
AND  
DRAFT CITIZEN  
PARTICIPATION PLAN  
OC COMMUNITY  
SERVICES

NOTICE IS HEREBY GIVEN that the County of Orange Board of Supervisors is scheduling a public hearing to consider the draft 5-Year Consolidated Plan for Fiscal Years 2010-2015 and the Citizen Participation Plan. The public hearing is to receive public comments and to acquire adoption of the subject documents.

The County of Orange, in compliance with Title I of the Cranston-Gonzalez National Affordable Housing Act of 1990 and the U.S. Department of Housing and Urban Development (HUD) directive CPD 94-037 dated August 12, 1994, is providing the public with the required information before submitting the draft 5-Year Consolidated Plan to HUD. The draft Citizen Participation Plan once adopted will be posted on OC Community Services website.

DATE OF HEARING:  
Tuesday, April 13, 2010

TIME OF HEARING: 9:30  
a.m., or as soon thereafter as possible

LOCATION OF HEARING:  
Orange County Board of  
Supervisors Hearing Room  
Hall of Administration  
10 Civic Center Plaza  
(Northwest corner of  
Broadway and Santa Ana  
Boulevard), Santa Ana, CA  
92701

The information in the draft Consolidated Plan is generated from many different sources; Community surveys, public meetings, and other public hearings.

County communities for Community Development Block Grant (CDBG), HOME, and Emergency Shelter Grant (ESG) funding.

The draft Citizen Participation Plan provides a framework and process by which the County's consolidated planning and reporting efforts comply with the citizen participation requirements published by HUD. This draft Citizen Participation Plan is prepared and implemented in accordance with the guidance provided in HUD Regulations 24CFR Part 91.105.

INVITATION TO BE HEARD: All interested agencies, groups, or individuals are invited to review the draft Consolidated Plan and the draft Citizen Participation Plan and submit written comments for consideration. The draft 5-Year Consolidated Plan and the draft Citizen Participation Plan are available for a 30-day public review and comment period beginning February 16, 2010 and ending March 17, 2010. All persons either favoring or opposing the draft 5-Year Consolidated Plan and/or the draft Citizen Participation Plan are invited to send in written comments or to present their views before the Orange County Board of Supervisors.

All 33 Branches of the OC Libraries will have an electronic link to the subject documents for your convenience. Written comments postmarked on or before midnight March 17, 2010 will be received at OC Community Services located at 1770 N. Broadway, Santa Ana, CA 92706, Attention: Maria Cabrera email address [maria.cabrera@ocgov.org](mailto:maria.cabrera@ocgov.org). The written comments received will be taken into consideration by the County of Orange prior to the scheduled public hearing.

Reports click on the Draft  
FY's 2010-15 Consolidated  
Plan and/or the Draft Citizen  
Participation Plan.

Upon appointment, printed  
copies of the subject  
documents will be made  
available at the OC  
Community Services  
Department Office located at  
1770 N. Broadway, Santa  
Ana, CA 92706, during  
normal work hours: Monday  
thru Friday (8:00 AM to 5:00  
PM).

2/16/10

CNS-1795481#  
THE REGISTER

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### DECLARATION

I am a resident of Los Angeles County, over the age of eighteen years and not a party to any or interested in the matter noticed.

The notice, of which the annexed is a printed copy appeared in the:

#### MINIONDAS

On the following dates:

**February 18, 2010**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Los Angeles, California, this

23 day of February 2010

  
Signature

1796769

*"The only Public Notice which is justifiable from the standpoint of true economy and the public interest, is that which reaches those who are affected by it"*



\* A 0 0 0 0 0 1 5 5 7 9 4 1 \*

#### AVISO DE AUDIENCIA PÚBLICA

##### BORRADOR DEL PLAN CONSOLIDADO DE 5 AÑOS PARA LOS AÑOS FISCALES 2010-2015

##### BORRADOR DEL PLAN DE PARTICIPACIÓN CIUDADANA SERVICIOS A LA COMUNIDAD DEL CONDADO DE ORANGE

POR LA PRESENTE SE DA AVISO de que la Junta de Supervisores del Condado de Orange está programando una audiencia pública para considerar el borrador de 5 años del Plan Consolidado para los años fiscales 2010-2015 y el Plan de Participación Ciudadana. La audiencia pública es para recibir comentarios del público y la adquisición de aprobación de los documentos sometidos.

El Condado de Orange, en cumplimiento con el Título I de la Ley Cranston-González de Vivienda Nacional Asequible de 1990 de los EE.UU. y la Directiva CPD 94-037 del Departamento de Vivienda y Desarrollo Urbano (HUD) del 12 de agosto de 1994, está proporcionando al público la información necesaria antes de presentar el borrador de 5 años del Plan Consolidado a HUD. El borrador del Plan de Participación Ciudadana, una vez aprobado, se publicará en el sitio web de Servicios de la Comunidad de OC.

**FECHA DE LA AUDIENCIA:** Martes, 13 de abril 2010

**HORA DE LA AUDIENCIA:** 9:30 a.m., o tan pronto después de esa hora como sea posible

**LUGAR DE LA AUDIENCIA:** Orange County Board of Supervisors Hearing Room  
Hall of Administration  
10 Civic Center Plaza (esquina noroeste de Broadway y Santa Ana Boulevard), Santa Ana, CA 92701

La información contenida en el borrador del Plan de Consolidación se genera de diferentes fuentes, encuestas comunitarias, reuniones públicas, se fija en lugares públicos, y se envía por correo a los residentes en las zonas no incorporadas del condado y las ciudades participantes. En total, fueron devueltas 525 encuestas. Este borrador del plan representa esas encuestas, así como la información demográfica recopilada por el consultor del Plan Consolidado del Condado. El personal de la Ciudad y los proveedores de servicios directos también fueron consultados para obtener una visión global de las prioridades de financiación en las comunidades del Condado Urbano para el Desarrollo Comunitario (CDBG), HOME, y Emergency Shelter Grant (ESG).

El borrador del Plan de Participación Ciudadana ofrece un marco y un proceso por el cual la planificación consolidada del Condado y la presentación de esfuerzos de informes cumplen con los requisitos de participación ciudadana publicados por HUD. Este borrador del Plan de Participación Ciudadana se elabora y aplica de conformidad con las directrices contenidas en las regulaciones de HUD 24CFR Parte 91.105.

**INVITACIÓN A SER ESCUCHADO:** A todos los organismos, los grupos o individuos interesados se les invita a examinar el borrador del Plan de Consolidación y el proyecto del Plan de Participación Ciudadana y a presentar observaciones por escrito para su consideración. El borrador de 5 años del Plan Consolidado y del proyecto del Plan de Participación Ciudadana está disponible para revisión pública y período de comentarios por 30 días iniciando el 18 de febrero de 2010 y terminando el 17 de marzo de 2010. A todas las personas ya sea a favor o en contra del borrador del Plan de Consolidación de 5 Años y/o el proyecto del Plan de Participación Ciudadana se les invita a enviar comentarios por escrito o presentar sus puntos de vista ante la Junta de Supervisores del Condado de Orange.

Todas las 33 sucursales de las Bibliotecas de OC tendrán un enlace electrónico de los documentos sometidos para su conveniencia. Los comentarios escritos con sello postal el o antes de la medianoche del 17 de marzo de 2010 serán recibidos en OC Community Services ubicado en 1770 N. Broadway, Santa Ana, CA 92706. Atención: María Cabrera dirección de correo electrónico [maria.cabrera@occc.org](mailto:maria.cabrera@occc.org). Los comentarios escritos recibidos serán tomados en consideración por el Condado de Orange antes de la audiencia pública. Para más información, escriba por correo electrónico o llame a la Sra. Cabrera al (714) 480-2884.

Acceso de Internet del proyecto de 5 años del Plan Consolidado y el proyecto del Plan de Participación Ciudadana está disponible en la página web de la Servicios de la Comunidad de OC ([www.ochousing.org](http://www.ochousing.org)), haciendo clic en los siguientes enlaces; OC Community Services, haga clic en Housing & Community Development, haga clic en Library, para los informes que figuran en los informes del HUD, haga clic en Draft FY's 2010-15 del Borrador del Plan de Consolidación y/o el Proyecto del Plan de Participación Ciudadana.

Al ser asignados, copias impresas de los documentos sujetos estarán disponibles en la Oficina del Departamento de Servicios de la Comunidad de OC ubicado en el 1770 N. Broadway, Santa Ana, CA 92706, durante horas normales de trabajo: de lunes a viernes (8:00-5:00 PM).  
2/18/10  
CNS-1796769#  
MINIONDAS

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## DECLARATION

I am a resident of Los Angeles County, over the age of eighteen years and not a party to any or interested in the matter noticed.

The notice, of which the annexed is a printed copy appeared in the:

NGUOI VIET

(SEE ATTACHED)

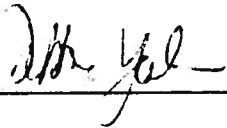
On the following dates:

February 16, 2010

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Los Angeles, California, this

18<sup>th</sup> day of February 2010



Signature

1796786

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Rev. 11 09 Daily Journal Corporation, 915 East First Street, Los Angeles, CA 90012



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# THÔNG BÁO BUỔI ĐIỀU TRẦN CÔNG

## BẢN THẢO KẾ HOẠCH THỐNG NHẤT 5 NĂM CHO TÀI KHẾ VÀ BẢN THẢO KẾ HOẠCH THAM GIA CỦA CÔNG DÂN CÁC DỊCH VỤ CỘNG ĐỒNG OC

XIN THÔNG BÁO NƠI ĐÂY là Ban Giám Thị Quận Orange sẽ tổ chức một cuộc điều trần cho công ch  
Thống Nhất 5 năm cho Tài Khóa 2010-2015 và Kế Hoạch Tham Gia của Công Dân. Buổi điều trần công  
chúng và để tiếp nhận việc áp dụng các tài liệu theo chủ đề.

Quận Orange, tuân thủ với Tựa Đề I của Đạo Luật Gia Cư Hợp Tái Tiến Quốc Gia Cranston-Gonzalez n  
Gia Cư và Đô Thị (HUD) Hoa Kỳ CPD 94-037 để ngày 12 tháng Tám, 1994, cho công chúng các thông t  
Hoạch Thống Nhất 5 Năm cho HUD. Kế Hoạch Tham Gia của Công Dân một khi đã áp dụng sẽ được n  
Cộng Đồng OC.

**NGÀY ĐIỀU TRẦN:**

20 tháng Chín, 2004

**GIỜ CỦA BUỔI ĐIỀU TRẦN:**

9:30 sáng, hoặc sau đó càng sớm càng tốt

**ĐỊA ĐIỂM CỦA BUỔI ĐIỀU TRẦN:**

Phòng Điều Trần của Ủy Ban Các Giám Thị Quận Orange F  
10 Civic Center Plaza, (Góc Tây Bắc của Broadway và Santa

Thông tin trong bản thảo của Kế Hoạch Thống Nhất được lấy từ nhiều nguồn khác nhau; các thăm dò Cộ  
yết tại địa điểm công cộng, và gửi thư cho các cư dân tại các vùng thuộc Quận không sáp nhập và các thị  
thăm dò đã được nộp lại. Bản thảo kế hoạch này tiêu biểu cho các thăm dò đó, cũng như thông tin về nh  
Hoạch Thống Nhất của Quận. Nhân viên thành phố và các nhà cung cấp dịch vụ trực tiếp cũng được th  
các ưu tiên tại các cộng đồng Quận Đô Thị cho Trợ Cấp Khu Phố Phát Triển Cộng Đồng (CDBG), HOME  
Khẩn Cấp (ESG).

Bản thảo Kế Hoạch Tham Gia của Công Dân cung cấp một cơ cấu và tiến trình theo đó các nỗ lực hoạch  
tuân theo các yêu cầu tham gia của công dân đã được HUD ấn hành. Bản thảo Kế Hoạch Tham Gia của  
tiến theo sự hướng dẫn có nêu trong các Thể Lệ của HUD 24CFR Phần 91.105.

**MỜI ĐẾN ĐỂ ĐƯỢC LẮNG NGHE:** Tất cả các cơ quan, nhóm, hoặc cá nhân có sự lưu tâm đều được.  
Nhất và bản thảo Kế Hoạch Tham Gia của Công Dân và nộp lên các bản góp ý để được cứu xét. Bản th  
thảo Kế Hoạch Tham Gia của Công Dân hiện có cho công chúng duyệt xét trong 30 ngày và thời kỳ g  
và chấm dứt ngày 17 tháng Ba, 2010. Tất cả những người hoặc là ủng hộ hoặc phản đối bản thảo Kế H  
Kế Hoạch Tham Gia của Công Dân đều được mời gửi đến các bản góp ý hoặc trình bày các quan điểm c

Tất cả 33 Chi Nhánh, thuộc các thư viện của OC sẽ có một nơi kết diện từ với các tài liệu theo chủ đề để  
vẫn bản được đóng dấu bìa điện vào hoặc trước nửa đêm ngày 17 tháng Ba, 2010 sẽ được tiếp nhận ở B  
N. Broadway, Santa Ana, CA 92706 Attention: Địa chỉ email của Maria Cabrera [maria.cabrera@occcr.oc](mailto:maria.cabrera@occcr.oc)  
được Quận Orange xem xét trước buổi điều trần công cộng đã quy định. Để biết thêm chi tiết, email hoặc

Tiếp cận qua Internet với bản thảo Bản thảo Kế Hoạch Thống Nhất 5 Năm và bản thảo Kế Hoạch Tham  
Ban Dịch Vụ Cộng Đồng của OC (<http://www.housing/www.ochousing.org>) bấm vào các nơi kết sau đây;  
vào Housing & Community Development (Ban Phát Triển Cộng Đồng và Gia Cư), bấm vào Library (Thư  
HUD bấm vào Draft FY's 2010-15 Consolidated Plan and/or the Draft Citizen Participation Plan (Bản Th  
15 và/hoặc Bản Thảo Kế Hoạch Tham Gia của Công Dân).

Khi có hẹn, các bản in của các tài liệu theo chủ đề sẽ được thực hiện sẵn tại Văn Phòng ban Dịch Vụ Cộn  
Santa Ana, CA 92706, trong giờ làm việc thông thường: Thứ Hai tới Thứ Sáu (8:00 sáng tới 5:00 chiều).

# THÔNG BÁO BUỔI ĐIỀU TRẦN CÔNG KHAI

N THẢO KẾ HOẠCH THỐNG NHẤT 5 NĂM CHO TÀI KHÓA 2010-2015

VÀ

BẢN THẢO KẾ HOẠCH THAM GIA CỦA CÔNG DÂN  
CÁC DỊCH VỤ CỘNG ĐỒNG OC

à Ban Giám Thị Quận Orange sẽ tổ chức một cuộc điều trần cho công chúng để cứu xét về bản thảo Kế Hoạch  
a 2010-2015 và Kế Hoạch Tham Gia của Công Dân. Buổi điều trần công cộng là để đón nhận các góp ý của công  
lực các tài liệu theo chủ đề.

Đề I của Đạo Luật Gia Cư Hợp Tái Tiến Quốc Gia Cranston-Gonzalez năm 1990 và chỉ thị của Ban Phát Triển  
Cộng CPD 94-037 đề ngày 12 tháng Tám, 1994, cho công chúng các thông tin cần thiết trước khi nộp lên bản thảo Kế  
HUD. Kế Hoạch Tham Gia của Công Dân một khi đã áp dụng sẽ được niêm yết trên trang mạng của ban Dịch Vụ

20 tháng Chín, 2004

l: 9:30 sáng, hoặc sau đó càng sớm càng tốt

TRẦN: Phòng Điều Trần của Ủy Ban Các Giám Thị Quận Orange Hall of Administration

10 Civic Center Plaza, (Góc Tây Bắc của Broadway và Santa Ana Boulevard), Santa Ana, CA 92701

Ế Hoạch Thống Nhất được lấy từ nhiều nguồn khác nhau; các thăm dò Cộng Đồng, các buổi họp công chúng, niềm  
gửi thư cho các cư dân tại các vùng thuộc Quận không sáp nhập và các thành phố có tham gia. Tổng cộng, 525 bản  
hảo kế hoạch này tiêu biểu cho các thăm dò đó, cũng như thông tin về nhân khẩu được soạn ra bởi cố vấn Kế  
Nhân viên thành phố và các nhà cung cấp dịch vụ trực tiếp cũng được thăm dò để lấy một quan điểm tổng quát về  
Nhận Đô Thị cho Trợ Cấp Khu Phố Phát Triển Cộng Đồng (CDBG), HOME và Tài Trợ cho Quỹ Trợ Cấp Tạm Trú

của Công Dân cung cấp một cơ cấu và tiến trình theo đó các nỗ lực hoạch định và báo cáo thống nhất của Quận  
của công dân đã được HUD ấn hành. Bản thảo Kế Hoạch Tham Gia của Công Dân này được soạn thảo và xúc  
trong các Thể Lệ của HUD 24CFR Phần 91.105.

NGHE: Tất cả các cơ quan, nhóm, hoặc cá nhân có sự liên tâm đều được mời duyệt qua bản thảo Kế Hoạch Thống  
am Gia của Công Dân và nộp lên các bản góp ý để được cứu xét. Bản thảo Kế Hoạch Thống Nhất 5 Năm và bản  
Công Dân hiện có cho công chúng duyệt xét trong 30 ngày và thời kỳ góp ý bắt đầu vào ngày 16 tháng Hai, 2010  
2010. Tất cả những người hoặc là ủng hộ hoặc phản đối bản thảo Kế Hoạch Thống Nhất 5 Năm và/hoặc bản thảo  
Dân đều được mời gửi đến các bản góp ý hoặc trình bày các quan điểm của họ trước Ban Giám Thị Quận Orange.

thư viện của OC sẽ có một nơi kết diện từ với các tài liệu theo chủ đề để cho quý vị được tiện lợi. Các góp ý trên  
n vào hoặc trước nửa đêm ngày 17 tháng Ba, 2010 sẽ được tiếp nhận ở Ban Dịch Vụ Cộng Đồng của OC tại 1770  
92706 Attention: Địa chỉ email của Maria Cabrera [maria.cabrera@occc.org](mailto:maria.cabrera@occc.org). Các góp ý trên văn bản này sẽ  
tốc buổi điều trần công cộng đã quy định. Để biết thêm chi tiết, email hoặc gọi Bà Cabrera tại số (714) 480-2884.

hiếu Bản thảo Kế Hoạch Thống Nhất 5 Năm và bản thảo Kế Hoạch Tham Gia của Công Dân hiện có trên mạng  
XC (<http://www.housing/www.ochousing.org>) bấm vào các nút kết sau đây; Ban Dịch Vụ Cộng Đồng của OC, bấm  
velopment (Ban Phát Triển Cộng Đồng và Gia Cư), bấm vào Library (Thư Viện), được liệt kê trong các báo cáo của  
1-15 Consolidated Plan and/or the Draft Citizen Participation Plan (Bản Thảo Kế Hoạch Thống Nhất Tài Khóa 2010-  
h Tham Gia của Công Dân).

ài liệu theo chủ đề sẽ được thực hiện sẵn tại Văn Phòng ban Dịch Vụ Cộng Đồng của OC tại 1770 N. Broadway,  
ờ làm việc thông thường: Thứ Hai tới Thứ Sáu (8:00 sáng tới 5:00 chiều).

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