# Introduction to the 2014-2021 Housing Element Update

Statewide Housing Goal:

"... Decent housing and suitable living environment for every California family."

#### What is a Housing Element?

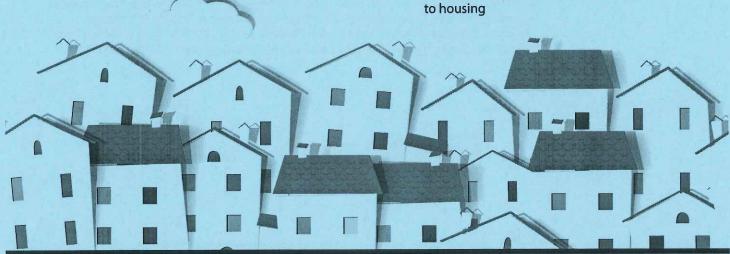
- One of the seven State-required Elements or chapters of the General Plan. The General Plan is a document that provides policies for future growth and change in the City.
- Assesses housing needs within the City
- Plans for housing that is affordable to the range of household income levels in the City.
- Requires review and acceptance (certification) by the State of California.

#### Why update the Housing Element?

- Ensures future City policies reflect the community's housing needs/challenges/opportunities.
- Many funding programs require a "certified" Housing Element.
- Essential for providing City decisionmakers guidance for addressing the long-term community housing needs.

#### What is in a Housing Element?

- Needs Assessment
  - Evaluation of housing availability for all economic segments of the community
  - Identification of new housing construction needs and issues warranting attention such as overcrowding, overpayment, maintenance and rehabilitation
  - Housing for special needs groups (large families, etc.)
- Resources and Constraints Analysis
  - · Inventory of land available for housing
  - Constraints to developing, improving and maintaining housing
  - Resources to assist in developing, improving and maintaining housing
- Review of Past Performance
  - · Review effectiveness of past Housing Element
- Policy Program
  - · Policy Action Plan
  - Establishes City's official policy related to housing



Phase 1 (Fall 2012/Winter 2013): Review Existing Conditions

> Phase 2 (Winter 2013): Public Participation Program

Phase 3 (Spring/Summer 2013): Prepare Draft Housing Element

Phase 4 (Summer/ Fall 2013): Environmental Analysis

> Phase 5 (Fall 2013): Housing Element Adoption

#### Why should I care about the Housing Element Update?

Having quality, affordable housing choices for all members of the community is crucial to the well-being of Orange's residents and to the local economy. Having a variety of housing types at varying price ranges within our City helps to ensure that all citizens can afford a roof over their heads. It also supports local businesses by ensuring that conveniently-located housing is available to all segments of the workforce. The Housing Element Update is important because it identifies City policies and programs needed to plan for and support the development of quality affordable housing in the City.

#### What is considered "affordable housing"?

The term "affordable housing" refers to housing that a family can afford, without paying more than 30% of their income in rent or to their mortgage. For example, a family of four earning \$66,250 could afford to spend \$1,656 per month on housing without overpaying. Paying more than 30% is considered "overpaying". With this in mind, many "affordable" housing projects house working families who meet certain income criteria.

#### How much housing do we need to plan for in Orange?

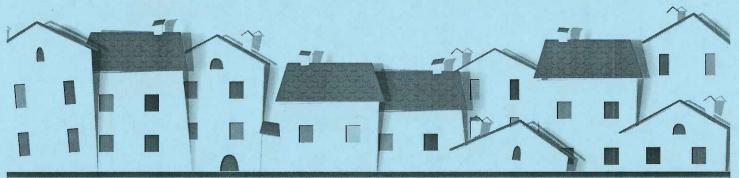
Every five years, the State Department of Housing and Community Development (State HCD) assigns a share of the region's housing need to individual cities. This "Regional Housing Needs Allocation" or "RHNA" identifies the number of new housing units that are needed to house the projected growth of the local workforce and population. For the 2014-2021 planning cycle, 363 housing units were allocated to the City of Orange.

### Does the City build "affordable housing"?

The City does not build housing. The City relies on private developers or non-profit developers who specialize in affordable housing to build it. The City supports affordable housing by ensuring that there is sufficient land zoned for residential development in the City to accommodate affordable housing projects. The City also provides financial assistance such as loans or grants, or financial incentives (such as allowing an affordable housing developer to build more housing units on a lot than would normally be allowed by City regulations). In return, affordable housing developers agree to sell or rent the housing at "affordable" rates for a long-term period of time (subject to income and rent/resale restrictions recorded on the property's deed). The Citrus Grove Apartments (1120 N. Lemon) and Serrano Woods Senior Apartments (2060 North Park Lane) are examples of recent affordable housing projects in Orange.

## How can I find affordable rental housing in Orange? Are there City housing programs that can help with my housing costs?

The County of Orange maintains a County-wide list of affordable rental housing. There are currently over 30 affordable rental housing developments in Orange. Regarding programs, the City currently does not offer housing funding programs applicable to individual residents. However, the federal government (HUD) offers programs such as "Section 8" housing vouchers. For more information about the affordable housing list or programs, contact Mary Ellen Laster, Senior Housing Manager with the City, at mlaster@cityoforange.org or (714) 744-7211.



For more information about the Housing Element Update contact Jennifer Le (jle@cityoforange.org) or Anna Pehoushek (apehoushek@cityoforange.org) with the Orange Community Development Department at (714) 744-7220 or visit www.cityoforange.org/depts/commdev.

