Affordable Housing - OC

Cesar Covarrubias, Executive Director
The Kennedy Commission
March 23, 2016
Mission: Working for systemic change resulting in the production of homes affordable to Orange County’s extremely low-income households
Population, Employment and Housing
Orange County, California
2000-2035

Number of People, Jobs, or Homes

Source: Center for Demographic Research, California State University Fullerton, Orange County Projections, 2006.
Wages for Occupations with the Most Job Openings
Orange County, 2010 - 2020

# Orange County Income Limits for 2015

**Affordability Defined**

<table>
<thead>
<tr>
<th>Income Definitions</th>
<th>% of Median</th>
<th>Income Limits for One Person HH</th>
<th>Income Limits for Four Person HH</th>
<th>Affordable Monthly Rent for 4 Person HH</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low</td>
<td>30%</td>
<td>$20,250</td>
<td>$28,900</td>
<td>$723</td>
</tr>
<tr>
<td>Very Low</td>
<td>50%</td>
<td>$33,750</td>
<td>$48,150</td>
<td>$1,204</td>
</tr>
<tr>
<td>Low</td>
<td>80%</td>
<td>$53,950</td>
<td>$77,050</td>
<td>$1,926</td>
</tr>
<tr>
<td>Moderate</td>
<td>100%</td>
<td>$61,050</td>
<td>$87,200</td>
<td>$2,180</td>
</tr>
<tr>
<td>Above Moderate</td>
<td>120%</td>
<td>$73,250</td>
<td>$104,650</td>
<td>$2,616</td>
</tr>
</tbody>
</table>

Orange County Area Median Income: $87,200

*Source: California Department of Housing and Community Development, 2015.*
Orange County is among the top 10 least affordable metropolitan markets in the nation!

<table>
<thead>
<tr>
<th>2015 Facts for 2-Bedroom FMR in Orange County</th>
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</thead>
<tbody>
<tr>
<td><strong>Fair Market Rent (FMR)</strong></td>
</tr>
<tr>
<td><strong>Annual income needed</strong></td>
</tr>
<tr>
<td><strong>Housing wage</strong></td>
</tr>
<tr>
<td><strong>Full time jobs needed at minimum wage</strong></td>
</tr>
<tr>
<td><strong>Work hours per week needed at minimum wage</strong></td>
</tr>
<tr>
<td><strong>Percent of renters unable to afford FMR</strong></td>
</tr>
<tr>
<td><strong>Rent affordable to SSI recipient</strong></td>
</tr>
</tbody>
</table>

### Availability of Affordable Homes in O.C.

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<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td><strong>2013-14: Number of constructed units</strong>*</td>
<td>427</td>
</tr>
<tr>
<td><strong>2015: Number of units under construction</strong>*</td>
<td>537</td>
</tr>
<tr>
<td>Shortfall of homes affordable and available to extremely low-income renters**</td>
<td>70,125</td>
</tr>
<tr>
<td>Affordable &amp; available homes per 100 extremely low-income renters**</td>
<td>18</td>
</tr>
<tr>
<td><strong>2015: Local rent increase for large apartment complexes</strong>*</td>
<td>5.8%</td>
</tr>
</tbody>
</table>

**Sources:**
** How California’s Housing Market is Failing to Meet the Needs of Low-Income Families, California Housing Partnership Corporation, February 2014.
*** Rent hikes: $6 to $199, depending on where in O.C. you live, Orange County Register, Nov. 2015.
Platinum Triangle - Anaheim

The total maximum development within the PTMU Overlay Zone is

- 19,027 residential dwelling units,
- 14,131,103 square feet of office development
- 4,735,111 square feet of commercial development
- 1,500,000 square feet of institutional development.

- SP allows incentives; height, density, etc.
Figure 3: General Plan Designations
Platinum Triangle Housing
Approved

19,027 units capacity
10,525 units approved
0 units affordable
City of Santa Ana

- 30 year old General Plan
- Specific Plans developments
  SP allows incentives; height, density, ect.
- Housing Opportunities Ordinance
Santa Ana Housing Opportunities Ordinance

Allows residential development on Industrial and Commercial sites (Rezones and SP)

- Requests Affordable Housing - 15% Low or 10% Very Low

Meeting AH

- Build on site or off site
- Pay an in lieu fee – $15 sf
- Acquisition Rehabilitation at 1.5 units per 1
Santa Ana’s Station District

The Station District near downtown Santa Ana is seeing a variety of new and rehabilitated housing options, as well as other improvements, including the recently-opened Triada development:
City Rejuvenation  Mixed-Use & Multi-Family Community

99 Units | 3.76 AC | 26.7 U/A | 878 - 1,464 S.F.
Station District Development

Market Rate development – 50

Affordable Units – Over 350 units
County of Orange

Housing Element sites for Low and VL

• Overlay on commercial (some industrial) sites
• Allows residential development only for multi family affordable at Low and VL
City of Laguna Niguel - Gateway

- Overlay on commercial/some industrial sites next to Metrolink station
- Allows residential development
- Densities of 40 du to 80 du

Request a community benefit;
- Affordable Housing at Low and VL
- Investment in area infrastructure
- Community Park
Questions?

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