



URBAN COUNTY OF ORANGE

Annual Action Plan

FY 2026-2027

April 28, 2026

OC HOUSING & COMMUNITY DEVELOPMENT
1501 E. ST. ANDREW PLACE, 1ST FLOOR
SANTA ANA, CA 92705

DRAFT FOR PUBLIC REVIEW

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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The County of Orange (County), as an Urban County entitlement jurisdiction, is eligible to receive Community Planning and Development (CPD) grant funding including Community Development Block Grant Funds (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnerships (HOME) funds from the U.S. Department of Housing and Urban Development (HUD) to administer programs and projects on behalf of 12 participating urban cities in Orange County with populations below 50,000. The participating urban cities include the cities of Brea, Cypress, Dana Point, La Palma, Laguna Beach, Laguna Hills, Laguna Woods, Los Alamitos, San Juan Capistrano, Seal Beach, Stanton, and Villa Park. In addition, cities with populations over 50,000 are eligible to participate in the CPD programs as entitlement jurisdictions and receive funding directly from HUD. However, the cities of Placentia and Yorba Linda have elected to join the Urban County for the overall implementation of these programs.

HUD provides annual CPD grant funds on a formula basis through CDBG, ESG and HOME funds to jurisdictions who are to develop viable urban communities through the provision of decent housing and a suitable living environment and the expansion of economic opportunities, principally for low and moderate-income households. It is anticipated that the County would receive \$3,467,220 in CDBG for Fiscal Year 2026-2027. The proposed activities are required by the CDBG regulations and must meet one of the following three national objectives:

1. Benefit low-moderate income households, and
2. Aid in the prevention or elimination of slum or blight, and
3. Meet an urgent need

The County also anticipates receiving \$302,608 as an ESG formula allocation to administer ESG funds in collaboration with the Continuum of Care (CoC) throughout the CoC Service Area, which covers the geographic area of Orange County. The ESG funding supports provision of essential services, emergency shelter operations and rapid rehousing. The ESG program provides funding to:

1. Engage homeless individuals and families experiencing unsheltered homelessness
2. Improve the number and quality of emergency shelters for individuals and families experiencing homelessness;
3. Help operate these emergency shelters;
4. Provide essential services to emergency shelter participants;
5. Rapidly re-house individuals and families experiencing homelessness; and
6. Prevent families and individuals from becoming homeless.

In addition, the County anticipates receiving \$1,244,582.84 in HOME program funds to be used often in partnership with local nonprofit organizations, to fund activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income households.

During 2020-2021, HUD awarded one-time HOME-ARP funds that are not anticipated to be awarded in future years. However, since the amount of funds were substantial, it is anticipated that these funds will continue to be administered during the remainder of the 2025-2029 Consolidated Plan (ConPlan).

This FY 2026-27 Annual Action Plan (Action Plan) covers the second year of the Consolidated Plan beginning July 1, 2026, through June 30, 2027. The Action Plan identifies anticipated levels of funding for the program year, describes the geographic areas in which assistance will be provided, and explains the rationale used. In addition, it provides a summary of the actions, activities, and the specific federal and non-federal resources that will be used this year to address the priority needs and specific goals identified by the Consolidated Plan.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items, or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis, or the strategic plan.

The Urban County incorporated outcome measures for activities are in accordance with the Federal Register Notice dated March 7, 2006, which require the following Performance Measure Objectives/Outcomes to be associated with each activity funded:

General Objective Categories- Activities will meet one of the following:

- Decent Housing (DH)
- Suitable Living Environment (SL)
- Economic Opportunity (EO) General
- Outcome Categories- Activities will meet one of the following
 - Availability/Accessibility (1)
 - Affordability (2)
 - Sustainability (3)

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 identified within 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

Needs that have been determined to be a high priority level will receive funding during the Five-Year Consolidated Plan. The priorities for the FY 2025-2029 Consolidated Plan, established in consultation with residents and community groups, include the following:

High Priority

- Expand and preserve the supply of affordable housing to create housing opportunities for low- and moderate-income households and individuals and families experiencing homelessness
- 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, people

experiencing homelessness and those at risk of homelessness.

- Planning and administration

Some of the high priority activities include:

- Housing Rehabilitation
- Affordable Housing development
- Park and Recreation Facilities
- Senior Centers
- Homeless Facilities
- Neighborhood Facilities
- Water/Sewer Improvements
- Street and Lighting Improvements
- Sidewalk Improvements
- Youth and family services (childcare services)
- Health services, including mental health services
- Senior services
- Services for persons experiencing homelessness

In addition, the County may consider Economic Development activities if funding becomes available (Low-Priority).

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

OC Housing and Community Development (OC HCD), the agency in the County that administers the Urban County program, measures productivity and program impact in accordance with HUD Notices. Aside from regular site visits to provide technical assistance to subrecipients; all projects/programs funded by OC HCD are monitored each fiscal year. The monitoring involves the following oversight: performance, compliance, drawdown timeliness and exit monitoring.

A detailed summary report of prior year's uses and performance is specified in the Consolidated Annual Performance and Evaluation Report (CAPER). As reported in the CAPER for FY 2024-25, the CAPER describes and evaluates how Community Development Block Grant (CDBG), Community Development Block Grant (CDBG)-CV, HOME Investment Partnerships (HOME), HOME-American Rescue Plan (ARP) and Emergency Solutions Grant (ESG) funds, received from the HUD, were expended to meet the Consolidated Plan five-year strategic goals for the reporting period July 1, 2024, to June 30, 2025

Below is a summary of accomplishments made in FY 2024-25:

CDBG Public Facilities and Improvements- A focus of CDBG activities for FY 2024-25 has been the planning and implementation of multiple public facilities and improvements including ADA accessibility improvements, street improvements, senior and community centers. (10) projects were completed expending a total of \$1,399,978 in this project year.

A total of (6) public service projects benefited county residents expending a total of \$624,807 in FY 2024-25. Public services included senior services, health/mental health services, employment and educational services, homeless shelters and programs, and youth services.

- A total of (103) Housing Rehabilitation projects were completed, expending a total of \$359,445.
- A total of (1) project, administration was undertaken to affirmatively further fair housing, a total of \$52,000 was expended.
- A total of (1) Economic Development project was completed expending a total of \$359,445.
- A total of (1) project administration was completed, expending a total of \$624,807 in FY 2024-25.

CDBG-CV:

A total of (2) projects were completed expending a total of \$219,936 and \$384 was expended in Program Administration.

HOME FUNDS:

The County of Orange administers the HOME Program throughout the unincorporated areas of the County, in Urban County Participating Cities, and in entitlement cities. HOME funding is typically utilized to:

- Expand the affordable rental housing stock for homeless, low-income, and special needs households; and

In FY 2024-25 \$2,650,701 in HOME funds were expended for the development of 43 County HOME-assisted units in Crossroads at Washington, an 86-unit project located in Santa Ana. \$3,492,886 of \$4,264,972 in HOME-ARP funds were expended towards the development of 30 County HOME-assisted units in Casa Colibri, a 65-unit project located in Midway City, unincorporated County. A total of \$124,568 in HOME administrative funding was expended and \$94,689 in HOME-ARP administration funding was expended.

ESG Funds:

In FY 2025-26, The County allocated ESG funding to the County's Office of Care Coordination (OCC) through a Memorandum of Understanding (MOU) to help support the operations of the emergency shelters, rapid re-housing programs and Homeless Management information System (HMIS) for households that were either at-risk of or experiencing homelessness in Orange County. A total of \$294,931 was expended in Federal ESG funds.

4. Summary of Citizen Participation Process and consultation process. The County held a public hearing on April 28, 2026 during the 30-day comment period (Feb 27–Mar 30, 2026).

Summary from citizen participation section of plan.

Citizen participation provides a framework and process by which the County's consolidated planning efforts comply with the citizen participation requirements published by HUD. The Citizen Participation Plan is prepared and implemented in accordance with the guidance provided in HUD Regulations 24CFR Part 91.105 that requires 30-day public comment period. The requirements for citizen participation do not restrict the responsibility or authority of the County from the development or execution of its Consolidated Plan. The County is entitled to receive annual grant funding from the CDBG, HOME, and ESG programs. It is the policy of the County to ensure adequate citizen involvement, with particular emphasis on participation by low- and moderate-income persons in the planning, implementation, and evaluation of its housing and community development programs.

This plan covers the Urban County of Orange (Urban County) comprised of Participating cities with populations under 50,000 (participating cities), cities with a population over 50,000 that elect to participate in the urban county (metropolitan city) and the unincorporated areas of Orange County. The County is the lead agency in developing the Citizen Participation Plan. It is the policy of the County to follow its Citizen Participation Plan and to encourage and facilitate a participation (residents, service providers, government agencies, and others) in the

development of all Community Planning and Development (CPD) required consolidated planning documents including the Five-Year Consolidated Plan, Annual Action Plans, Substantial Amendments, and the Consolidated Annual Performance and Evaluation Report (CAPER).

The primary purpose of the participation will be in needs identification, priority setting, funding allocations, and program recommendations related to the consolidated planning process. The County shall provide for and encourage citizen participation with particular emphasis on low- and moderate-income persons; persons residing in predominantly low -and moderate-income neighborhoods or slum and blighted areas; and persons residing in areas where the use of CDBG funds is being proposed.

The primary purpose of the CPD programs covered by this Citizen Participation Plan is to improve communities by providing decent housing, a suitable living environment, and growing economic opportunities. The County encourages the participation of all its citizens, including minorities and non-English speaking persons, as well as persons with disabilities.

The Public Notice of the availability of the FY 2026-27 Annual Action Plan and notice of Public Hearing was published in the OC Register in English, in La Opinion in Spanish and Nguoi Viet in Vietnamese on March 6, 2026

The Public Comment period will end on April 6, 2026. In addition, electronic links to the draft FY 2026-27 Annual Action Plan were available on the OC Housing & Community Development's website at ochcd.org. and posted under the Public Notice link. Copies were made available upon written request. The Public notice was translated into additional languages per the County's language access policy and available to translate into any language in the webpage.

5. Summary of public comments

No Public Comments have been received to date.

6. Summary of comments or views not accepted and the reasons for not accepting them.

No Public Comments have been received to date.

7. Summary

See discussion above.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	ORANGE COUNTY	OC Community Resources/OC Housing & Community Development
HOME Administrator	ORANGE COUNTY	OC Community Resources/OC Housing & Community Development
ESG Administrator	ORANGE COUNTY	OC Community Resources/OC Housing & Community Development

Table 1 – Responsible Agencies

Narrative (optional)

OC Housing and Community Development, a Division of OC Community Resources, administers the Urban County’s CDBG, HOME, and ESG programs as well as HOME-ARP funds.

Consolidated Plan Public Contact Information

OC Housing and Community Development 1501 E. St, Andrew Place, 1st Floor, Santa Ana, CA 92705, Attn: Frank Padilla, Community Development Compliance and Environmental Coordinator, at francisco.padillajr@occr.ocgov.com.

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

As part of the Consolidated Plan development, the Urban County undertook an extensive outreach program to consult and coordinate nonprofit agencies, affordable housing providers, and government agencies regarding the needs of the low- and moderate-income community. The outreach program was summarized in the Executive Summary and Citizen Participation sections of the Consolidated Plan. Comments received and results of the survey were summarized in Appendix A to the Consolidated Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies (91.215(l))

To coordinate with various agencies and organizations, the Urban County compiled an outreach list consisting of agencies, including:

- Nonprofit service providers that cater to the needs of low- and moderate-income households and persons with special needs, including persons with disabilities;
- Agencies serving people experiencing homeless and those at-risk homeless, including those that are coordinating re-entry after being discharged from institutions;
- Affordable housing providers;
- Housing advocates;
- Housing professionals;
- Public agencies (such as school districts, health services, public works);
- Economic development and employment organizations; and
- Community and neighborhood groups.

These agencies were notified of the Urban County's Consolidated Plan process and public meetings and specific agencies were also contacted to obtain data in preparation of the Consolidated Plan.

Additionally, the County's Office of Care Coordination within the County Executive Office engages across Orange County, working with cities and community-based organizations to strengthen regional capacity and multi-city, multi-sector investments to prevent and address homelessness and other vulnerable populations, coordinate public and private resources to meet the needs of the homeless and other vulnerable population in Orange County and promote integration of services throughout the community that improve the countywide response. The Office of Care Coordination works in collaboration with the County government, 34 city governments, business sector, philanthropic organizations, community organizations, faith-based organizations, health care, public safety and other interested stakeholders to promote an effective response to homelessness within Orange County. The Director of Care Coordination works with the Commission to Address Homelessness to focus on regional policy and implementation strategies, affordable housing development, data and gaps analysis, best practice research, social policy, and systemic change.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The County's Office of Care Coordination serves as the Collaborative Applicant and

Administrative Entity for the Orange County Continuum of Care and the Coordinated Entry System Lead. As such, the Office of Care Coordination is actively engaged in and facilitates the coordination within the Continuum of Care and efforts to address the needs of people experiencing homelessness and those at risk of homelessness. This is done through in-person meeting, virtual meetings, and communication through the outreach list includes homeless service agencies in the Santa Ana/Anaheim/Orange County of Care Council (CoC).

The Continuum of Care Strategy was consulted to provide information on homelessness and resources available. Several agencies that provide housing and supportive services for people experiencing homelessness and those at risk of becoming homeless regularly attended the meetings of the Orange County CoC in which these topics are discussed.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS.

As the Continuum of Care Collaborative Applicant and Administrative Entity, the County’s Office of Care Coordination consulted with ESG recipient jurisdictions in the region to discuss the ESG regulations and to plan for the allocation of ESG funds. The County plans to utilize these funds to assist in emergency shelter operations and rapid rehousing in ways that:

- Coordinate across regional entitlement jurisdictions by developing and utilizing standardized eligibility and assessment tools;
- Support federal and local goals for priority populations;
- Allow for variations in the program design that responds to the needs and resources of the jurisdiction; and
- Comply with new eligibility and verification requirements (HMIS, housing status, homeless definitions, etc.)

The County requires all public service projects and activities providing services to individuals and/or families experiencing homelessness to actively participate in the Homeless Management Information System while prioritizing the strengthening of data collection and participation across the system of care for homeless individuals and families.

2. Describe Agencies, groups, organizations, and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated.

1	Agency/Group/Organization	Abrazar, Inc.
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education Services-Employment Senior Transportation - Continuum of Care/Office of Care Coordination Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Non-Profit was sent the Funding Allocation Policy & Process and the draft Annual Action Plan was posted on our website for review and provide input on developing the plans.
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2	Agency/Group/Organization	City of Brea
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Public Facilities and Infrastructure and Housing Rehabilitation
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City was sent the Funding Allocation Policy & Process and the draft Annual Action Plan was posted on our website for review and provide input on developing the plans. Each Cooperating City was encouraged to participate in the Citizen Participation Process. Cities submitting applications for Community Planning and Development grant funds are required to publicly notice and hold at least one public meeting to discuss the proposed use of these funds.
3	Agency/Group/Organization	City of Cypress, CA
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Public Facilities and Infrastructure and Housing Rehabilitation
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City was sent the Funding Allocation Policy & Process and the draft Annual Action Plan was posted on our website for review and provide input on developing the plans. Each Cooperating City was encouraged to participate in the Citizen Participation Process. Cities submitting applications for Community Planning and Development grant funds are required to publicly notice and hold at least one public meeting to discuss the proposed use of these funds.
4	Agency/Group/Organization	City of Laguna Beach
	Agency/Group/Organization Type	Housing Services-homeless Other government - Local
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City was sent the Funding Allocation Policy & Process and the draft Annual Action Plan was posted on our website for review and provide input on developing the plans. Each Cooperating City was encouraged to participate in the Citizen Participation Process. Cities submitting applications for Community Planning and Development grant funds are required to publicly notice and hold at least one public meeting to discuss the proposed use of these funds.
5	Agency/Group/Organization	City of Laguna Hills
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Public Facilities and Infrastructure and Housing Rehabilitation
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City was sent the Funding Allocation Policy & Process and the draft Annual Action Plan was posted on our website for review and provide input on developing the plans. Each Cooperating City was encouraged to participate in the Citizen Participation Process. Cities submitting applications for Community Planning and Development grant funds are required to publicly notice and hold at least one public meeting to discuss the proposed use of these funds.
6	Agency/Group/Organization	City of Laguna Woods
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Public Facilities and Infrastructure and Housing Rehabilitation
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City was sent the Funding Allocation Policy & Process and the draft Annual Action Plan was posted on our website for review and provide input on developing the plans. Each Cooperating City was encouraged to participate in the Citizen Participation Process. Cities submitting applications for Community Planning and Development grant funds are required to publicly notice and hold at least one public meeting to discuss the proposed use of these funds.
7	Agency/Group/Organization	City of San Juan Capistrano
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Public Facilities and Infrastructure and Housing Rehabilitation Public Facilities and Infrastructure and Housing Rehabilitation

		and Housing Rehabilitation
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	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City was sent the Funding Allocation Policy & Process and the draft Annual Action Plan was posted on our website for review and provide input on developing the plans. Each Cooperating City was encouraged to participate in the Citizen Participation Process. Cities submitting applications for Community Planning and Development grant funds are required to publicly notice and hold at least one public meeting to discuss the proposed use of these funds.
8	Agency/Group/Organization	City of Seal Beach
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Public Facilities and Infrastructure and Housing Rehabilitation
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City was sent the Funding Allocation Policy & Process and the draft Annual Action Plan was posted on our website for review and provide input on developing the plans. Each Cooperating City was encouraged to participate in the Citizen Participation Process. Cities submitting applications for Community Planning and Development grant funds are required to publicly notice and hold at least one public meeting to discuss the proposed use of these funds.
9	Agency/Group/Organization	Fair Housing Council of OC
	Agency/Group/Organization Type	Housing PHA Services Housing Services- homeless Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A range of "no-cost" fair housing services provided to eligible clientele throughout the County's Urban County program areas that are victimized and affected by illegal housing practices were evaluated and have been included in the document. Subrecipient shall use the CDBG funds provided under this Contract to provide 2,325 low-income people with fair housing education, counseling, enforcement services, and landlord-tenant counseling to households regarding fair housing laws or alleged discrimination
10	Agency/Group/Organization	Orange County Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-homeless Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Orange County Housing Authority was sent the Funding Allocation Policy & Process and the draft Annual Action Plan was posted on our website for review and provide input on developing the plans.
11	Agency/Group/Organization	City of Dana Point
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Public Facilities and Infrastructure and Housing Rehabilitation

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City was sent the Funding Allocation Policy & Process and the draft Annual Action Plan was posted on our website for review and provide input on developing the plans. Each Cooperating City was encouraged to participate in the Citizen Participation Process. Cities submitting applications for Community Planning and Development grant funds are required to publicly notice and hold at least one public meeting to discuss the proposed use of these funds.
12	Agency/Group/Organization	City of Stanton
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Public Facilities and Infrastructure and Housing Rehabilitation
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City was sent the Funding Allocation Policy & Process and the draft Annual Action Plan was posted on our website for review and provide input on developing the plans. Each Cooperating City was encouraged to participate in the Citizen Participation Process. Cities submitting applications for Community Planning and Development grant funds are required to publicly notice and hold at least one public meeting to discuss the proposed use of these funds.
13	Agency/Group/Organization	Office of Care Coordination
	Agency/Group/Organization Type	Housing Services-homeless Other government - Local
	What section of the Plan was addressed by Consultation?	Other government - Local
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The FY 2026-27 FAPP supports compliance with the U.S. Department of Housing and Urban Development (HUD) requirements for conducting a public hearing and notifying the public of the process to be used for distributing Federal housing and community development funds.
	Agency/Group/Organization	City of La Palma

Agency/Group/Organization Type	Public Agency
What section of the Plan was addressed by Consultation?	Housing Needs Assessment
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City was sent the Funding Allocation Policy & Process and the draft Annual Action Plan was posted on our website for review and provide input on developing the plans. Each Cooperating City was encouraged to participate in the Citizen Participation Process. Cities submitting applications for Community Planning and Development grant funds are required to publicly notice and hold at least one public meeting to discuss the proposed use of these funds.

Agency/Group/Organization	City of Los Alamitos	
Agency/Group/Organization Type	Public Agency	
What section of the Plan was addressed by Consultation?	Housing Needs Assessment	
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City was sent the Funding Allocation Policy & Process and the draft Annual Action Plan was posted on our website for review and provide input on developing the plans. Each Cooperating City was encouraged to participate in the Citizen Participation Process. Cities submitting applications for Community Planning and Development grant funds are required to publicly notice and hold at least one public meeting to discuss the proposed use of these funds.	
Agency/Group/Organization	City of Villa Park	
Agency/Group/Organization Type	Public Agency	
What section of the Plan was addressed by Consultation?	Housing Needs Assessment	
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City was sent the Funding Allocation Policy & Process and the draft Annual Action Plan was posted on our website for review and provide input on developing the plans. Each Cooperating City was encouraged to participate in the Citizen Participation Process. Cities submitting applications for Community Planning and Development grant	

		funds are required to publicly notice and hold at least one public meeting to discuss the proposed use of these funds.
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Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

A number of housing and community development resources are currently available in the Urban County area. They include:

- Community Development Block Grant (CDBG) funds
- HOME Investment Partnership Program (HOME) funds.
- Emergency Solutions Grant (ESG) funds.
- HUD Housing Choice Voucher Program (through Orange County Housing Authority)
- Workforce Innovation and Opportunity Act (through the Workforce & Economic Development Division)
- State transportation funds
- Mental Health Services Behavioral Health Services Act (through County Health Care Agency)
- HOME Investment Partnership American Rescue Plan (ARP)
- Housing Successor Agency (HSA) funds

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation \$	Program Income \$	Prior Year Resources \$	Total \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	3,467,220	20,000	806,834	4,294,054	12,882,162	The balance of CDBG funds available over the planning period is based on allocations for FY 2026, estimated program income and funds carried over from prior years. This amount does not include amounts leveraged from sub-recipients.

Program	Source of Funds	Uses of Funds	Expected Amount Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation \$	Program Income \$	Prior Year Resources \$	Total \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner Rehab Multifamily rental new Construction Multifamily rental rehab New Construction for ownership	1,244,582.84	135,000	0	1,379,582.84	4,138,748	The estimated amount of HOME funds available over the planning period is based on allocations for FY 2026 and estimated program income, excluding funds carried over from prior years.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation \$	Program Income \$	Prior Year Resources \$	Total \$		
ESG	public - federal	Emergency Shelter Operations and Supportive Services; Rapid re-housing (rental assistance) Rental Assistance Services	302,608	0	0	302,608	907,842	The amount of ESG funds available over the planning period is based on allocations for FY 2026, excluding funds carried over from prior years.

Table 59 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

A number of housing and community development resources are currently available in the Urban County area. They include:

- Local General funds
- California Housing Finance Agency funds (CalHFA) (multiple housing programs)
- State of California Housing and Community Development (HCD) housing funds (multiple housing programs), including Homeless Housing, Assistance and Prevention (HHAP) and Encampment Resolution Funding (ERF)
- State of California Department of Social Services (multiple housing programs), including Housing and Disability Advocacy Program (HDAP), bringing Families Home (BFH); Home Safe and Community Care Expansion Program (CCE)
- U.S. Department of Housing and Community Development Continuum of Care Program
- State transportation funds

For CDBG Public Facilities and Improvements Projects, Subrecipients can request an amount of \$250,000 maximum funding with no match and \$450,000 maximum funding amount with a 20% match.

HOME funds are matched through leveraged funding in affordable housing projects. ESG funds are matched through leverage of local resources.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

Discussion

In the past, the County has partnered with local jurisdictions to make publicly owned land available for Affordable Housing Development. Currently, no publicly owned land has been identified.

Annual Goals and Objectives (pending metro numbers)

**AP-20 Annual Goals and Objectives
Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Expand Affordable Housing Opportunities	2026	2027	Affordable Housing		Expand Affordable Housing Opportunities	CDBG: \$773,021 HOME: \$1,241,624.60	Homeowner Housing Rehabilitated: 52 Household Housing Units 12, 2 Buildings
2	Enhance Quality of Life	2026	2027	Affordable Housing Non-Housing Community Development		Enhance Quality of Life	CDBG: \$2,304,497 \$159,000 from FY 2024-25 Brea Project	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 87,179 People Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Services	2026	2027	Homeless Non-Homeless Special Needs		Public Services	CDBG: \$519,094 ESG: \$279,913	Public service activities other than Low/Moderate Income Housing Benefit: 2,620 Persons Assisted Rapid Rehousing: 8 Households Assisted Homeless Person Overnight Shelter: 3,230 Persons Assisted
4								
5	Planning and Administration	2026	2027			Planning and Administration	CDBG: \$697,442 HOME: \$137,958.24 ESG: \$22,695	Administration

Table 60 – Goals Summary

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Goal Descriptions

Goal Name	Goal Description
Expand Affordable Housing Opportunities	Homeowner Housing Rehabilitated:71 units, 2 buildings, HOME funds will be used in the following year for permanent supportive housing
Enhance Quality of Life	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 98,489 Persons Assisted
Public Services	Public service activities other than Low/Moderate Income Housing Benefit: 3,692 Persons Assisted Rapid Rehousing: 8 Households Assisted Homeless Person Overnight Shelter: 1,072 Persons Assisted
Planning and Administration	Planning and Administration of all of the activities included in the Annual Action Plan.

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Projects

AP-35 Projects – 91.220(d)

Introduction

This plan outlines the action steps that the County will use to address housing and community development needs in the Orange Urban County. The plan includes a listing of activities that the County may undertake during FY 2026-27 (July 1, 2026, through June 30, 2027) that utilize CDBG, HOME, and ESG funds. For FY 2026-27, the County has a combined CDBG, HOME, and ESG allocation of \$5,976,244.84 including program income and prior year resources for CDBG. All proposed activities budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts. Funds from participating subrecipients by either project or administration that are not completely expended, will be kept by the County for reprogramming purposes and may be used for Waitlisted projects. Housing Rehabilitation projects may be increased up to \$300,000, provided additional or reallocated funding becomes available.

Projects

#	Project Name
1	County of Orange – Emergency Shelter(s) CDBG
2	County of Orange – Emergency Shelter(s) ESG
3	County of Orange – Emergency Shelter(s) Rapid Rehousing
4	County of Orange – Emergency Shelter(s) (HMIS)
5	Alternative Sleep Location ASL Emergency Shelter (Laguna Beach)
6	Midway City Community Services & Education Center (Abrazar, Inc.)
7	Single Family Housing Rehabilitation (Brea)
8	Leisure World Bathroom Accessibility Program (Seal Beach)
9	Senior Housing Rehabilitation Program (Stanton)
10	ADA Ramps Improvements (Laguna Hills)
11	ADA Pedestrian Accessibility Improvements – Phase 10 (Laguna Woods)
12	Stanton Community/Senior Center Improvement Project (Stanton)
13	Brea Community Center Backup Power Generator (Brea)
14	Midtown (formally Apartment Row) Street Improvements (Los Alamitos)
15	North Seal Beach Community Center Improvements – Phase 2 (Seal Beach)
16	County of Orange – Community Center Improvements (Midway City)
17	Affordable Housing HOME
18	Affordable Housing-HOME PI
19	County of Orange – CDBG Administration (CDBG)
20	County of Orange – CDBG Administration (PI)

21	County of Orange – ESG Administration
22	County of Orange – HOME Administration (HOME) & (PI)
23	Fair Housing Council of Orange County
24	Administration City (Placentia)
25	Administration County (Placentia)
26	Public Services Neighborhood Services (Placentia)
27	Public Services Seniors Services (Placentia)
28	Façade Improvements (Placentia)
29	Housing Rehabilitation – SFR (Placentia)
30	ADA Pedestrian Accessibility Improvements (Placentia)
31	Administration City (Yorba Linda)
32	Administration County (Yorba Linda)
33	Public Services (Senior Nutrition Program) (Yorba Linda)
34	Neighborhood Improvement Program HR – SFR (Yorba Linda)
35	Multi-family Rehabilitation Project-Housing Rehab (Yorba Linda)
36	Brea Senior Center Parking Lot Resurfacing (Brea) Not Waitlisted Funded with FY 2024-25 Brea PF&I Project funding
	Waitlisted Projects If Funding Becomes Available
1	(ADA) Pedestrian Accessibility Improvement Phase X (Laguna Woods)
2	HVAC & Senior Center Improvements (Stanton)

Table 61 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.

Allocations were prioritized to address high-priority needs identified in the Consolidated Plan (affordable housing, PF&I in LMI areas, and homeless services), optimize match/leverage opportunities, ensure timely expenditure, and reflect subrecipient capacity and geographic equity across Urban County jurisdictions. Obstacles include prevailing wage cost impacts, site control, and limited non-federal match for certain capital projects. The funding priorities are the same as outlined in the Funding Allocation Policy and Process.

For the purposes of allocating Federal and local resources overall priority will be given to projects that meet a “High” priority need.

- Housing Rehabilitation
- Affordable Housing development
- Park and Recreation Facilities

- Senior Centers
- Homeless Facilities
- Neighborhood Facilities
- Water/Sewer Improvements
- Street and Lighting Improvements
- Sidewalk Improvements
- Youth and family services (childcare services)
- Health services, including mental health services
- Senior services
- Services for persons experiencing homelessness

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AP-38 Project Summary

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Estimate the number and type of families that will benefit from the proposed activities	Location Description	Planned Activities
County of Orange - Emergency Shelter(s)		Public Services	Public Services	CDBG: \$222,282	Funds will be used to provide essential services, operations, emergency shelter, showers, and meals for homeless clients.	6/30/2027	610 People	County of Orange Emergency Shelter(s)	Emergency Homeless Shelters.

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Estimate the number and type of families that will benefit from the proposed activities	Location Description	Planned Activities
County of Orange - Emergency Shelter(s)		Public Services	Public Services	ESG: \$181,564	Funds will be used to provide essential services, operations, emergency shelter, showers, and meals for homeless clients.	6/30/2027	462 People	County of Orange Emergency Shelter(s)	Emergency Homeless Shelter

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Estimate the number and type of families that will benefit from the proposed activities	Location Description	Planned Activities
County of Orange - Emergency Shelter(s)		Public Services	Public Services	ESG: \$50,000	Funds will be used for Rapid Rehousing	6/30/2027	8 Households	County of Orange Emergency Shelter(s)	Rapid Rehousing

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Estimate the number and type of families that will benefit from the proposed activities	Location Description	Planned Activities
County of Orange - Emergency Shelter(s)		Public Services	Public Services	ESG: \$48,349	Funds will be used for HMIS	6/30/2027	N/A	County of Orange Emergency Shelter(s)	HMIS

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Estimate the number and type of families that will benefit from the proposed activities	Location Description	Planned Activities
Alternative Sleep Location ASL Emergency Shelter (Laguna Beach)		Public Services	Public Services	CDBG: \$140,326 (MOU)	Funds will be used to provide emergency shelter for 20 homeless individuals from the city of Laguna Beach and surrounding cities annually	6/30/2027	20 People	Alternative Sleep Shelter 20652 Laguna Canyon Rd (Laguna Beach)	Emergency Homeless Shelter

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Estimate the number and type of families that will benefit from the proposed activities	Location Description	Planned Activities
Midway City Community Services & Education Center (Abrazar)		Public Services	Public Services	CDBG: \$64,470	Funds will be used to provide social services programming at the Community Center. Abrazar, Inc. will be responsible for delivery of continuous support of existing social services programs for residents within the immediate neighborhoods .	6/30/2027	1200	Midway City Community Center	Public Services

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Estimate the number and type of families that will benefit from the proposed activities	Location Description	Planned Activities
Single-Family Housing Rehabilitation Program (Brea)		Expand Affordable Housing Opportunities	Expand Affordable Housing Opportunities	CDBG: \$170,957	Funds will be used for rehabilitation of low/very-low income owner occupied residences. Improvements will include interior and exterior improvements to homes and mobile home units.	6/30/2027	7 Units	City of Brea	Housing Rehabilitation

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Estimate the number and type of families that will benefit from the proposed activities	Location Description	Planned Activities
Leisure World Bathroom Accessibility Program (Seal Beach)		Expand Affordable Housing Opportunities	Expand Affordable Housing Opportunities	CDBG: \$189,952	Funds will be used to provide grants to income qualified, disabled seniors to improve bathroom accessibility and safety by converting the tub/shower into an accessible shower stall.	6/30/2027	33-42 units	City of Seal Beach	Housing Rehabilitation

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Estimate the number and type of families that will benefit from the proposed activities	Location Description	Planned Activities
City of Stanton Senior Housing Rehabilitation Program (Stanton)		Expand Affordable Housing Opportunities	Expand Affordable Housing Opportunities	CDBG: \$189,952	Eligible improvement focus on immediate health and safety concerns, accessibility modifications, code related repairs, and related rehabilitation activities necessary to maintain safe and habitable housing.	6/30/2027	12-24 units	City of Stanton	Housing Rehabilitation

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Estimate the number and type of families that will benefit from the proposed activities	Location Description	Planned Activities
ADA Ramps Improvements (Laguna Hills)		Enhance Quality of Life	Enhance Quality of Life	CDBG: \$225,250 If funding becomes available, this project may be funded up to the requested amount of \$265,000	Funds will be used for 31 curb ramp replacements and 49 curb ramp modifications at intersections bounded by Avenida De La Carlota, Lake Forest Drive Santa Vittoria Drive and Ridge Route Drive.	6/30/2027	1,100 People	Intersections bounded by Avenida De La Carlota, Lake Forest Drive, Santa Vittoria Drive and Ridge Route Drive. (Laguna Hills)	Public Facility & Improvements

<p>ADA Pedestrian Accessibility Improvements - Phase 10 (Laguna Woods)</p>		<p>Enhance Quality of Life</p>	<p>Enhance Quality of Life</p>	<p>CDBG: \$225,250 If funding becomes available, this project may be funded up to the requested amount of \$265,000</p>	<p>Funding will be used for reconstructi on of two driveways along Moulton Parkway to achieve ADA compliance and replacemen t of approximat ely 9,000 square feet of public sidewalk along El Toro Road that has become uneven and no longer meets ADA Requireme nts.</p>	<p>6/30/2027</p>	<p>10,770 People</p>	<p>ADA Ramps, sidewalks throughout the city</p>	<p>Public Facility & Improvements</p>
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Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Estimate the number and type of families that will benefit from the proposed activities	Location Description	Planned Activities
Stanton Community/Senior Center Improvement Project (Stanton)		Enhance Quality of Life	Enhance Quality of Life	\$225,250 If funding becomes available, this project may be funded up to the requested amount of \$265,000	Funds will be used for City of Stanton Community Center Improvements HVAC and Generator	6/30/2027	8,328 People	City of Stanton Community and Senior Center	Public Facility & Improvements
Brea Community Center Backup Power Generator		Enhance Quality of Life	Enhance Quality of Life	\$180,200 If funding becomes available, this project may be funded up to the requested amount of \$212,000	Funds will be used for City of Brea Community Center Improvement Backup Generator	6/30/2027	3065 People	City of Brea Community and Senior Center	Public Facility & Improvements
		Enhance Quality of Life	Enhance Quality of Life		Funds will be used for City of Stanton Community Center Improvements HVAC and Generator	6/30/2027	8,328 People	City of Stanton Community and Senior Center	Public Facility & Improvements

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Estimate the number and type of families that will benefit from the proposed activities	Location Description	Planned Activities
Midtown (formally Apartment Row) Street Improvements (Los Alamitos)		Enhance Quality of Life	Enhance Quality of Life	\$315,350 If funding becomes available, this project may be funded up to the requested amount of \$371,000	Funds will be used to repair 1,231 linear feet of street from Farquhar Avenue to Katella Avenue.	6/30/2027	1,493 People	(Los Alamitos)	Public Facility & Improvements

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Estimate the number and type of families that will benefit from the proposed activities	Location Description	Planned Activities
North Seal Beach Community Center		Enhance Quality of Life	Enhance Quality of Life	CDBG: \$405,450 If funding becomes available, this project may be funded up to the requested amount	Funding will be used for Phase 2 to complete the remaining replacement -in-kind interior improvements needed to fully support senior use.	6/30/2027	4,623 People	North Seal Beach Community Center (Seal Beach)	Public Facility & Improvements

Improvements Phase 2 (Seal Beach)				of \$450,000					
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Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Estimate the number and type of families that will benefit from the proposed activities	Location Description	Planned Activities
County of Orange - Community Center Improvements (Midway City)		Enhance Quality of Life	Enhance Quality of Life	\$212,000	Funds will be used for improvements to County owned Community Center in Midway City.	6/30/2027	1,200 People	Orange County Community Center (Midway City)	Public Facility & Improvements
Affordable Housing HOME		Expand Affordable Housing Opportunities	Expand Affordable Housing Opportunities	HOME: \$1,120,124.60	County will use funds for affordable housing development opportunities	6/30/2026	8-10 units	County of Orange	Housing Development
Affordable Housing-HOME PI		Expand Affordable Housing Opportunities	Expand Affordable Housing Opportunities	\$121,500	County will use funds for affordable housing development opportunities.	6/30/2026	1 unit	County of Orange	Housing Development

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Estimate the number and type of families that will benefit from the proposed activities	Location Description	Planned Activities
County of Orange - CDBG Administration (CDBG)		Planning and Administration	Planning and Administration	CDBG: \$518,736	Funds will be utilized for administration of HUD-sponsored Urban County programs	6/30/2027	N/A	County of Orange	Administration
County of Orange - CDBG Administration (PI)		Planning and Administration	Planning and Administration	PI: \$4,000	Funds will be utilized for administration of HUD-sponsored Urban County programs	6/30/2027	N/A	County of Orange	Administration
County of Orange - ESG Administration		Planning and Administration	Planning and Administration	ESG: \$22,695	Funds will be utilized for administration of HUD-sponsored Urban County programs	6/30/2027	N/A	County of Orange	Administration

County of Orange - HOME Administration (HOME) & (PI)		Planning and Administration	Planning and Administration	HOME: \$137,958.24	Funds will be utilized for administration of HUD-sponsored Urban County programs	6/30/2027		County of Orange	Administration
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Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Estimate the number and type of families that will benefit from the proposed activities	Location Description	Planned Activities
Fair Housing Council of Orange County		Public Services	Public Services	CDBG: \$52,000	Utilize funds to provide fair housing education, six community events, counseling, enforcement, and landlord/tenant counseling	6/30/2027	2,325 People	Participating Cities and unincorporated areas of Orange County.	Administration
Administration City (Placentia)		Planning and Administration	Planning and Administration	CDBG: \$35,252	Funds will be utilized for administration of the City of Placentia HUD-sponsored programs.	6/30/2027	N/A	City of Placentia	Administration

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Estimate the number and type of families that will benefit from the proposed activities	Location Description	Planned Activities
Administration County (Placentia)		Planning and Administration	Planning and Administration	CDBG: \$35,252	Administration for City of Placentia HUD – sponsored programs, CAPER, AAP.	6/30/2027	N/A		Administration

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Estimate the number and type of families that will benefit from the proposed activities	Location Description	Planned Activities
Public Services Neighborhood Services (Placentia)		Public Services	Public Services	CDBG: \$31,864	City of Placentia/Public Services Neighborhood Services - Funds will be used for the operations and support staff on the Neighborhood Services Division for various food distribution programs and coordinating services for low-income residents.	6/30/2027	800 Low-income People	City of Placentia	
Public Services Seniors Services (Placentia)		Public Services	Public Services	CDBG: \$21,000	Senior Services (Lunch Program)	6/30/2027	450 Low Income Seniors	City of Placentia	

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Estimate the number and type of families that will benefit from the proposed activities	Location Description	Planned Activities
Façade Improvements (Placentia)		Enhance Quality of Life	Enhance Quality of Life	CDBG: \$180,103	Commercial Rehabilitation	6/30/2026	Up to two businesses	City of Placentia	
Housing Rehabilitation - SFR (Placentia)		Enhance Quality of Life	Enhance Quality of Life	CDBG: \$52,500	Housing Rehab-SFR	6/30/2027	4-5 Units	City of Placentia	SF Rehabilitation
ADA Pedestrian Accessibility Project (Placentia)		Enhance Quality of Life	Enhance Quality of Life	\$176,644	Funds will be used to remove barriers by installing ADA-compliant curb ramps and sidewalks city-wide.	6/30/2027	8,600 People	City of Placentia	Public Facility & Improvements

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Estimate the number and type of families that will benefit from the proposed activities	Location Description	Planned Activities
Administration City (Yorba Linda)		Planning and Administration	Planning and Administration	CDBG: \$26,101	Funds will be utilized for administration of the City of Yorba Linda HUD-sponsored programs.	6/30/2027		City of Yorba Linda	Admin
Administration County (Yorba Linda)		Planning and Administration	Planning and Administration	CDBG: \$26,101	Administration for City of Yorba Linda HUD - sponsored programs, CAPER, AAP	6/30/2027		City of Yorba Linda	Admin

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Estimate the number and type of families that will benefit from the proposed activities	Location Description	Planned Activities
Public Services (Senior Nutrition Program) (Yorba Linda)		Public Services	Public Services	CDBG: \$39,152	Funds will be used to provide a Senior Nutrition Program. The program assists in providing nutritional meals to low/moderate income senior citizens or disabled persons.	6/30/2027	150 People	Yorba Linda Community Center	Senior Nutrition Program

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Estimate the number and type of families that will benefit from the proposed activities	Location Description	Planned Activities
Neighborhood Improvement Program HR - SFR (Yorba Linda)		Enhance Quality of Life	Enhance Quality of Life	CDBG: \$90,000	Funds will be used to provide rehabilitation grants to qualified homeowners for general property improvements and repairs to meet local codes, standards, and ordinances.	6/30/2027	15-20 units	City of Yorba Linda	SF Rehabilitation
Multi-family Rehabilitation Project-Housing Rehab (Yorba Linda)		Enhance Quality of Life	Enhance Quality of Life	CDBG: \$79,660	Funds will be used to replace a roof on a majority of low/moderate income senior citizen condo complex.	6/30/2027	3 Buildings	Evergreen Villas in the City of Yorba Linda	Roofing Improvements

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Estimate the number and type of families that will benefit from the proposed activities	Location Description	Planned Activities
Brea Senior Center Parking Lot Resurfacing (Brea)		Enhance Quality of Life	Enhance Quality of Life	\$159,000	Resurfacing the parking lot will result in improved traffic flow and ensure compliance with accessibility standards for the State of California	6/30/2027 Not Waitlisted Funded with FY 2024-25 Brea PF&I Project funding	48,000 People	City of Brea	Public Facility & Improvements
WAITLISTED PROJECTS IF FUNDING BECOMES AVAILABLE									
(ADA) Pedestrian Accessibility Improvement Phase X (Laguna Woods)		Enhance Quality of Life	Enhance Quality of Life	\$265,000	Funds will be used for the installation of ADA-compliant vibrotactile pedestrian systems at six strategically chosen intersections within the City of Laguna Woods	6/30/2027	10,770 People	Six strategically chosen intersections within the City of Laguna Woods	Public Facility & Improvements

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Estimate the number and type of families that will benefit from the proposed activities	Location Description	Planned Activities
HVAC & Senior Center Improvements (Stanton)		Enhance Quality of Life	Enhance Quality of Life	\$265,000	Funds will be used for HVAC Construction & Mobilization, removal & replacement of existing HVAC units. ADA Handrails, SDS Stairway lift improvements, cabinets at the City of Stanton Senior Center	6/30/2027	3,540 People	City of Stanton Senior Center	Public Facility & Improvements

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.

The “Urban County” of Orange is comprised of 12 cities with populations under 50,000 (participating cities), two “Metro” cities – Placentia and Yorba Linda – with populations over 50,000, and the unincorporated areas of Orange County. The 12 participating cities include Brea, Cypress, Dana Point, Laguna Beach, Laguna Hills, Laguna Woods, La Palma, Los Alamitos, San Juan Capistrano, Seal Beach, Stanton, and Villa Park. With populations over 50,000, Placentia and Yorba Linda are eligible to participate in the CPD programs as entitlement jurisdictions and receive funding directly from HUD. However, these cities have elected to join the Urban County for the overall implementation of these programs. However, the County has not established any specific geographic target area for expending funds.

The County coordinates with a subcommittee of participating City Managers to review funding allocation policy and process for distribution of CDBG funds prior to the beginning of each funding cycle. Currently, the County uses a non-competitive funding application process Request for Proposals (RFA) to distribute CDBG funds for Public Facility & Improvements and Housing Rehabilitation activities. Individual participating cities and County departments are required to submit applications for funding. OC Housing and Community Development evaluates each application for eligibility to pass a threshold review. 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 Annual Action Plan.

The non- competitive funding distribution will fund each application that passes threshold review as funding becomes available.

CDBG program funds will be distributed and expended based on program criteria. Housing rehabilitation programs will be provided on a citywide basis in each participating city and in the unincorporated County areas based on low- and moderate-income qualified residents. Supportive services will be available throughout the Urban County to low- and moderate-income residents and persons with special needs. Public Facility and infrastructure improvements will be located primarily in the Urban County’s low- and moderate-income areas. HOME funds will be distributed to those projects that meet priority needs and meet other underwriting factors that indicate a strong probability the project will come to fruition. ESG funds will be awarded to projects that will best serve the priority needs of homeless individuals and families and those at risk of becoming homeless.

Geographic Distribution

Target Area	Percentage of Funds
	NA

Table 62 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Urban County has not established geographic target areas for expending funds.

Discussion

See discussions above.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The Orange Urban County plans to utilize CDBG and HOME funds to support a number of authorized housing activities, including various residential rehabilitation programs and an affordable housing development program. HOME funds may be allocated to assist in the development of affordable rental units for households experiencing homelessness.

In 2018, a Housing Funding Strategy (Strategy) was completed and based on the 2017 homeless point in time count, indicated that there were 2,700 permanent supportive housing units needed. In 2022, an update to the Strategy was completed based on the 2022 homeless point in time count and although some progress had been made it indicated 2,396 permanent supportive housing units are needed. The goal is to develop these units by 2029.

The County and cities have collaborated on the development of permanent supportive housing in Orange County. The County together with the City of Stanton (a participating City) leveraged State Homekey funding for the development of 3 former motels into permanent supportive housing opportunities. This includes the use of Federal HOME funds in one of the developments.

The County has issued a series of Notice of Funding Availabilities (NOFA's) to make funding and available for the development of permanent supportive housing. In collaboration with the Orange County Housing Authority, the Continuum of Care, cities, developers and various stakeholders including the County's managed health care provider, CalOptima, there has been a large investment in the development of supportive and affordable housing.

One Year Goals for the Number of Households to be Supported	
Homeless	9,500
Non-Homeless	0
Special-Needs	0
Total	9,500

Table 64 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	18
Rehab of Existing Units	86
Acquisition of Existing Units	0
Total	104

Table 65 - One Year Goals for Affordable Housing by Support Type

Discussion

Homeless- The Orange County Continuum of Care expects to serve approximately 7,000 persons experiencing homelessness by providing them access to emergency shelter and/or transitional housing beds. The Orange County Continuum of Care expects to serve approximately 2,500 persons experiencing homelessness in securing permanent housing placements and ending their homelessness.

AP-60 Public Housing – 91.220(h)

Introduction

The public housing needs of Urban Orange County residents are met by the Orange County Housing Authority (OCHA), a division within Orange County Community Resources/OC Homeless, Housing and Community Development.

Actions planned during the next year to address the needs to public housing.

There are no public housing projects in Orange County.

Actions to encourage public housing residents to become more involved in management and participate in homeownership.

There are no public housing projects in Orange County.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.

Not applicable.

Discussion

See discussion above.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Factors contributing to the increase in persons experiencing homelessness in Orange County include a lack of affordable housing for extremely low, low/moderate-income households. An increase in the number of persons whose income falls below the poverty level, reductions in housing subsidies to those eligible, extensive history of untreated drug/alcohol use, and the de-institutionalization of facilities for those with mental illness diagnosis. The recent housing market and economic conditions have also resulted in some families and individuals at risk of or experiencing homelessness due to home foreclosures, evictions, unemployment, and/or underemployment.

With the implementation of the Coordinated Entry System, the Orange County community has identified the lack of affordable housing in the area as the largest challenge to housing those experiencing chronic homelessness. When housing is found in the private market, it often has requirements that are challenging for those experiencing homelessness to meet, such as background checks, low credit history, lack of earned income and many more. Many landlords and owners have established policies that deny tenancy to individuals with felonies or other criminal backgrounds. Unfortunately, this has been an identified barrier for several individuals experiencing homelessness which have criminal backgrounds. This barrier makes it challenging to secure housing and causes delays within the housing navigation process.

The target population of persons experiencing homelessness in Orange County is composed of diverse groups ranging from families with minors to single adult individuals, veterans, disabled individuals, minorities, and those that are 62 years of age and older. Despite their differences, each person experiencing homelessness needs safe and permanent housing. The County recognizes that fully engaging in efforts to end homelessness requires a deeply involved community and accurate information. Based on the findings from the 2024 Orange County Point-In-Time Count, a total of 7,322 persons are experiencing homelessness on any given night. This represents an increase of about 28 percent from the 2022 PIT Count (or an increase of 1,604 individuals).

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including.

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Since 1998, the County has had a comprehensive, coordinated, and regional Continuum of Care strategy that includes participation of all 34 cities in Orange County, County Departments, the County's homeless housing and service providers, and other community groups, including non-profits, local governmental agencies, faith-based organizations, the homeless and formerly homeless, interested business leaders, schools and other stakeholders to identify the gaps and unmet needs of the persons experiencing homelessness in Orange County. Homeless needs and priorities continue to be identified through the Orange County Continuum of Care (CoC) system. All CoC committees are public and inclusive to participation of all stakeholders including homeless and formerly homeless individuals. In addition, the CoC consults with and engages homeless individuals to participate in the Point-in-Time Count and Survey of the homeless and the various committees and subcommittees of the CoC to address the emergency shelter and transitional housing needs of homeless persons. The Orange County CoC established a Lived Experience Advisory Committee to ensure that the voices and perspectives of individuals with current and/or past lived experience of homelessness are heard and considered in the decision-making process of the CoC Board and provide a way to share recommendations and feedback on the CoC's

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programs and services.

The County continues to work on addressing and reducing homelessness countywide. Part of the implementation of programs established to serve the population is setting goals and meeting milestones in order to track progress. During this fiscal year, the County's Office of Care Coordination has worked to implement a Care Coordination Services Program to provide services that help respond and address the unsheltered homeless conditions and provide comprehensive care coordination, inclusive of case management, disability benefit application assistance and advocacy, and housing navigation services to individuals experiencing homelessness in each Service Planning Area (SPA) – North, Central, and South – to secure permanent housing placement for the individual. Additionally, the County's goal is to provide a program where individuals experiencing chronic, unsheltered homelessness are connected to a care coordinator who will provide a "whatever it takes" approach to getting an individual permanently housed and also increase equitable service access across Orange County regardless of where a person is experiencing homelessness.

The County's goal in providing access to programs for persons experiencing homelessness, gives individuals the opportunity to assess individual needs, and create linkages to emergency shelter services as well as community linkages to connect individuals to the Coordinated Entry System in order to increase the permanent supportive housing options available.

Additionally, the County conducted the 2025 Homeless Survey, a comprehensive survey of individuals currently experiencing unsheltered homelessness. This would be a local effort asking questions that provide insight into homelessness efforts that are working, not working, gaps and barriers in services, as well as access to available resources.

Addressing the emergency shelter and transitional housing needs of homeless persons

The County has allocated \$181,564 in Federal Emergency Solutions Grant (ESG) funds and \$222,282 in Community Development Block Grant (CDBG) funds during FY 2026-27 for essential services, operations, emergency shelter, showers, and meals for individuals experiencing homelessness.

In order to continue to increase the shelter bed capacity across Orange County, the County rehabbed a facility located at 1000 N. Kraemer Place in Anaheim in 2017 to provide trauma informed Emergency Shelter services with a 200-bed capacity serving the North Service Planning Area of the county called Bridges at Kraemer Place. CDBG funds were allocated to support the rehabilitation of this shelter facility. The County continues to fully fund the operations of the Program. In 2021, the County also rehabbed a facility located at 2229 S. Yale Street in the City of Santa Ana to provide trauma informed Emergency Shelter services with a 425-bed capacity serving the Central Service Planning Area called the Yale Navigation Center. Additionally, the County continues to invest in the operations of emergency shelter programs operated by Cities by contributing ongoing funding. These investments have supported the creation of a minimum of 500 beds for people experiencing homelessness.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Homeless System of Care is established to create and provide services to those experiencing homelessness by working collaboratively with a variety of supportive services that can address the current needs and barriers with a goal of self-sufficiency and a permanent home. The system also aims to prevent recurring episodes of homelessness by ensuring individuals are connected to wrap around services and community services. In Orange County, a variety of private, federal, state and county- funded programs offer job training courses, childcare, work-appropriate clothing, food donations and/or meals, among other services. Many of these services are aimed to follow clients through their homeless episode(s) and as they move within the system of care up until they have identified permanent housing.

Throughout the past 30 years, a variety of non-profit service providers that created a robust system of care in Orange County which are accessible to individuals experiencing homelessness. Each provider tends to specialize in a particular type of client in order to tailor services effectively. Currently served populations include, but are not limited to families, victims of domestic violence, veterans, men, and women experiencing chronic homelessness, individuals with mental health issues and their families, and individuals with physical and developmental disabilities and their families.

In addition, County serves as the Coordinated Entry System (CES) Lead for the Orange County Continuum of Care (CoC) and is responsible for the implementation of a CES that addresses the needs of persons experiencing homelessness in Orange County, including adult only households, families with minor children, veterans, and Transitional Aged Youth. The primary goal of CES is to facilitate a participant centered process that streamlines access to the most appropriate services and housing interventions for individuals experiencing homelessness or at risk of experiencing homelessness in Orange County. The CES aims to meet individualized preferences and needs with the goal of supporting participants return to stable housing.

Persons experiencing homelessness and at risk of experiencing homelessness gain access to housing and supportive services more seamlessly through regionally coordinated access. The Orange County (CoC) Board has established committees that focus on the diverse subpopulations such as veterans, families, Transitional Age Youth (TAY) etc. The County also applied to be the Administrative Entity on behalf of the Orange County (CoC) for the allocation of State ESG funds. This has brought an additional \$1,208,146 of funding to the County to address the housing needs of persons experiencing homeless.

Many persons experiencing chronic homelessness also have a disability that requires an additional level of support. One program that is developing permanent housing units tied to supportive services is the Mental Health Services Act (MHSA) Housing Program. In June 2018, the Board of Supervisors received and filed the Housing Funding Strategy which delineated specific actions needed to achieve the goal of developing 2,700 supportive housing units over a six-year period and approved the MHSA \$70.5 million Permanent Supportive Housing Spending Plan. The \$70.5 million in MHSA is in addition to the \$25 million previously allocated in 2018, for a combined total of \$95.5 million towards the development of supportive housing.

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In addition to the MHSA Housing Program, other housing and supportive services are provided through the MHSA Community Services and Supports component of the MHSA for clients enrolled in a Full Service Partnership Program. Participants of these programs must be adults or older adults experiencing serious mental illness or a child or youth experiencing an emotional disturbance. The programs provide flexible resources that are tailored to each client's specific needs.

Since the adoption of the Housing Funding Strategy in June 2018, the County has allocated a combined \$98.7 million dollars in County funds including but not limited to HOME and HOME American Rescue Plan (HOME ARP) to promote the acquisition, new construction, and acquisition/rehabilitation of supportive housing for households experiencing homelessness through a Notice of Funding Availability. In December 2022, the County received and filed an updated 2022 Housing Funding Strategy based on the 2022 Point in Time Count with an updated goal of developing 2,396 supportive housing units by 2029. The Orange County Housing Finance Trust (OCHFT) was also formed in 2019 which is a joint powers authority between the County and the Cities throughout the County with the purpose of funding housing. As of February 2025, the OCHFT has funded 1,677 permanent supportive housing units.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The most fundamental risk factor in experiencing homelessness is acute poverty. Orange County has many organizations, both private and public, providing resources to those at risk of homelessness. The solutions to developing a system capable of ensuring that people have the right resources to remain housed, generally involve a continued high level of supportive services once an individual or household has been placed in permanent housing.

Implementation of the Mental Health Services Act (MHSA) in Orange County has provided a large array of supportive services for those who are homeless or at high-risk of homelessness as well as having a serious mental illness. Supportive services include, but are not limited to, employment services, mentoring, in-home crisis stabilization, education and training, centralized assessment team services, recovery centers, residential treatment, a wellness center, and a transitional age youth discovery program.

CalAIM is a five-year initiative by the Department of Health Care Services (DHCS) to improve the quality of life and health outcomes of the Medi-Cal population by meeting people where they are in life, addressing social drivers of health and breaking down barriers in accessing care. CalAIM offers Medi-Cal members coordinated and equitable access to services that address their physical, behavioral, developmental, dental, and long-term care needs. CalAIM is a population health approach that prioritizes prevention and whole-person care. It extends services and supports beyond hospitals and health care settings directly into California communities.

The initiative leverages Medi-Cal as a tool to help address many of the complex challenges facing California's most vulnerable residents, including individuals experiencing homelessness, children with complex medical conditions, justice-involved populations with significant clinical needs and the aging population.

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CalAim has three primary goals:

1. Identify and manage member risk and needs through whole-person care approaches and address social determinants of health.
2. Move Medi-Cal to a more consistent and seamless system by reducing complexity and increasing flexibility.
3. Improve quality outcomes, reduce health disparities, and drive delivery system transformation and innovation through value-based initiatives, modernization of systems and payment reform.

Discussion

Please see above.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The County recognizes that barriers to affordable housing exist and continues to employ strategies to overcome them.

Lack of Affordable Housing Funds: The availability of consistent funding for affordable housing is crucial for development.

Environmental Protection: State law (California Environmental Quality Act and California Endangered Species Act) and federal law (National Environmental Policy Act and Federal Endangered Species Act) regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs and time delay resulting from the environmental review process are also added to the cost of housing.

Land Use Policies: Housing growth is expected to slow in many South County cities as they reach “build- out” because the trend of higher density housing is not widely accepted in these areas. Homeowners’ associations and their related CC&Rs, the predominant development form after the 1970s that most of South Orange County was developed under, may also prevent local land use flexibility and the policies necessary to address workforce housing challenges over the long-term.

Planning and Development Fees: Planning and development impact fees, such as for transportation, water, and sewer infrastructure improvements, often add to the overall cost of development.

Permit and Processing Procedures: Builders and developers frequently cite the cost of holding land during the evaluation and review process as a significant factor in the cost of housing. Processing times vary with the complexity of the project. Holding costs associated with delays in processing have been estimated to add between 1.1 percent and 1.8 percent to the cost of a dwelling unit for each month of delay.

State and Federal Davis-Bacon Prevailing Wages: The State Department of Industrial Relations (DIR) expanded the kinds of projects that require the payment of prevailing wages. Prevailing wage adds to the overall cost of development. A prevailing wage must also be paid to laborers when federal funds are used to pay labor costs for any project over \$2,000 or on any multi-family project with federal funding sources over eight units. Based on discussions with developers, various prevailing wage requirements typically inflate the development costs by 30-40 percent.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

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 California Department of Housing and Community Development (HCD) must review the Housing Element 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) adopts a housing element as a required component of the general plan. In its adopted 2021-2029 Housing Element, the County identified several changes to its zoning code to facilitate affordable housing development, including adopting Objective Design Standards for residential development. The County's Housing Element also includes an objective that the County's Affordable Housing Project Manager and OC Housing and Community Development staff continue to provide public information about affordable housing opportunities to the public and housing developers, and to 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.

In March 2025, the County released a 2025 NOFA making up to \$12.05 million in combined funding (including HOME, HOME-ARP, MHSA, Housing Successor Agency and 15G Reserves funds) and up to 150 project-based vouchers available to support supportive housing development.

In March 2026, the County released a 2026 NOFA making up to \$12.05 million in combined funding (including HOME, MHSA/Behavior Health Services Act (BHSA), Housing Successor Agency and 15G Reserves funds) and up to 100 project-based vouchers available to support supportive housing development.

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Discussion:

See discussions above.

AP-85 Other Actions – 91.220(k)

Introduction:

Priority Needs for the County are as follows:

The following Priority Needs have been identified for the County of Orange:

High Priority

- 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.
- Planning and administration

In addition, the County may consider Economic Development activities if funding becomes available (Low-Priority).

Actions planned to address obstacles to meeting underserved needs.

One of the greatest challenges in meeting the underserved needs of low- and moderate-income persons is having limited financial resources. 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

Actions planned to foster and maintain affordable housing.

The County, Orange County cities, non-profits and local agencies collaborate on a variety of actions to foster and maintain affordable housing using federal, state and local funding.

CDBG program funds are distributed and expended based on program criteria. HOME funds are

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distributed to projects that meet priority needs, are timely and meet other evaluation factors that indicate a strong probability the project will come to fruition. ESG funds and CDBG funds for Public Services are awarded to projects using a non-competitive process that will best serve the priority needs of homeless individuals, families, those at risk of becoming homeless and Public Services that serve the community operating County owned facilities. The County's CoC for the homeless leverages Continuum of Care Grants, Emergency Solutions Grants, and 811 funds in conjunction with non-profit sponsors to expand the supply of housing for the senior and special needs populations.

The County also utilizes local funding to leverage affordable housing projects and for Emergency Shelter programs. Non-profit and public sector partners contribute non-federal funds to meet the HOME match requirement. To ensure compliance with ESG match requirements, the County requires verification of matching funds by service providers who submit documentation for reimbursement of expenditures.

In 2019, the Orange County Housing Finance Trust (OCHFT) was formed as a joint power's authority between the County and cities throughout the county. OCHFT was created for the purpose of funding housing specifically assisting the homeless population and persons and families of extremely low, very low, and low income within the County. There are now 28 active member jurisdictions. The Orange County region, including the County and member cities, share a common goal of creating 2,396 permanent supportive housing units by 2029.

In November 2024 the County released a Request for Information/Qualifications to identified qualified developers with experience creating permanent supportive housing for consideration for funding through the State of California Homekey+ program. Through this process the County identified a list of five potential developers that may be eligible for future funding.

The County's Mortgage Assistance Program (MAP) provides silent down payment assistance loans to assist low-income first-time homebuyers to help with the down payment to purchase a home. Homebuyers must occupy the property as their primary residence.

The County also partners with the Kennedy Commission, a nonprofit organization that provides advocacy and education related to affordable housing in the County, to help educate the public about Housing & Community Development and affordable housing efforts and advocate for more funding for Orange County as a region.

Actions planned to 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:

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- 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; and
- 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.

Actions planned to reduce the number of poverty-level families.

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 Development Board (OCWDB), 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 OCWDB 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's funding (through CDBG and ESG funds) 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.

Actions planned to develop institutional structure.

The institutional structure, through which this Annual Action Plan will be implemented, includes various agencies of County government, participating cities, nonprofit organizations, and private industry. OC Housing and Community Development has oversight responsibility for the Consolidated Plan/Annual Plan processes including oversight of regulatory requirements such as NEPA, Fair Housing, Section 3, etc. OC Housing and Community Development is a component of OC Community Resources, which consists of OC Animal Care, OC Community Services, OC Housing and Community Development, OC Parks, and OC Public Libraries.

Actions planned to enhance coordination between public and private housing and social service agencies.

OC Housing and Community Development is responsible for the administration and compliance of programs and grant management. OC Housing and Community Development performs audits, compliance, and legal notification procedures required by HUD.

OC Housing and Community Development oversees housing community development activities, such as public infrastructure, housing rehabilitation, community development, preservation and improvement activities, affordable rental housing, homeownership activities through the administration of subrecipient contracts funded through the CDBG, HOME, and ESG.

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

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The cities of Placentia and Yorba Linda are participating as Metro cities and are responsible for delivering specific programs and activities in their communities.

Nonprofit organizations play a vital role in implementing the Annual Action 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.

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.

Discussion:

See discussion above.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The following describes other program-specific requirements.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	20,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	20,000

Other CDBG Requirements

1. The County will demonstrate that $\geq 70\%$ of CDBG expenditures benefit low- and moderate-income persons over the three-year period PY 2025–PY 2027, which includes this Annual Action Plan.

2. The amount of urgent need activities 0

3. The estimated percentage of CDBG funds that will be used for activities that 100.00% benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. For HOME-assisted homebuyer activities, the County will use HUD-published HOME affordable homeownership limits for Orange County (95% of area median purchase price) applicable to the program year, consistent with 24 CFR §92.254(a)(2)-(4).
2. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

FY 2026-27 HOME funds will be used for the development of affordable housing.

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3. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The County had previously provided homebuyer assistance utilizing HOME funds and housing rehabilitation assistance. 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.

The County offers Mortgage Assistance Program (MAP) loans to assist eligible low-income first-time homebuyers on a first-come, first-serve basis to purchase their own decent affordable houses in the unincorporated areas of Orange County and in certain participating Cities within the County. MAP loans provide eligible first-time homebuyers part of the purchase price of their home to bridge the gap between the total purchase price of the home and the home buyer's down payment, closing costs and 1st mortgage. Eligible first-time homebuyer's annual income must not exceed 80% of the Area Median Income (AMI). The total sales prices for a HOME funded property shall not exceed the maximum HOME purchase price (85% of the medium home sales price) for Orange County. All applicants must attend a homebuyer education workshop offered by a HUD approved Housing Counseling Agency. Borrowers must qualify for and obtain first mortgage loan from a participating lender. Potential homebuyers may obtain additional information the on OC Housing & Community Development website which links to the administrator for the County's MAP Program at www.ochcd.org/housing-development/homeowner-program.

In accordance with the requirements of the HOME Program (24 CFR Part 92), these properties assisted with HOME funds are subject to affordability restrictions. Since in all cases the County's MAP provides HOME direct assistance to eligible first-time home buyers in the form of loans, all homebuyers that receive a MAP loan have received direct HOME assistance. Therefore, the County uses recapture provisions to enforce the HOME affordability requirements in its homebuyer program and does not use resale provisions.

Borrowers must occupy the Property as Borrower's principal place of residence for thirty (30) years from the date the loan is made. Prior to the 30th year, Borrower has the right to prepay the outstanding principal amount of the loan plus the simple interest that is due. If Borrower prepays the original amount of the loan plus simple interest, the Deed of Trust, and the requirement that Borrowers must occupy the Property as Borrower's principal place of residence will no longer be in effect. In the case of refinance, Borrowers must notify the County. Borrowers can refinance the loan as long as they do not take cash out when the refinance is completed.

MAP loans from the County are deferred loans. This means that Borrowers do not have to make any payments on the loan for 30 years, provided the Borrower owns and occupies the home and does not violate any of the terms of the Mortgage Assistance Program loan. The loan carries a simple interest rate of three percent (3%). Thirty (30) years from the date the loan is made, the Borrower will be required to repay the principal amount of the loan (direct HOME subsidy) plus all accrued interest.

4. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:

During the thirty-year affordability period, if the Borrower is going to transfer all or any part of the property (either voluntarily through a sale, or involuntarily through a foreclosure or similar transaction), it must notify the County, in advance and in writing and receive the County's written approval. At transfer, the Borrower will be required to repay the loan with the net proceeds of sale/distribution of proceeds at foreclosure. If there are insufficient net proceeds for the County to recapture the loan plus interest, the County will recapture the full amount of net proceeds available, and the loan will be considered satisfied. Net proceeds are the sales price of the home minus the first mortgage repayment and any applicable closing costs.

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Certain transfers are **not** permitted, including transfers: (i) by a Borrower to an existing spouse or domestic partner who is also an obligor under the Note; (ii) by a Borrower to a spouse or domestic partner where the spouse or domestic partner becomes the co-owner of the Property; (iii) between spouses as part of a marriage dissolution proceeding; (iv) to an existing spouse or domestic partner of Borrower by devise or inheritance following the death of Borrower; (v) by Borrower into an inter vivos trust in which Borrower is the beneficiary; (vi) by deed of trust or imposition of a lien subordinate to the Deed of Trust or (vii) refinance of the First Mortgage or any CalHFA Mortgages, meeting the requirements of Section 11 of the Promissory Note.

MAP loans are repaid per the terms of a Promissory Note which is secured by a Deed of Trust. In addition, the County executes a Borrower Disclosure Statement with the Borrower, in order to convey all the HOME requirements that apply during the affordability period (principal residence, recapture requirements, default).

The County will conduct yearly monitoring to ensure that Borrowers are in compliance with the terms of their MAP loan, including, but not limited to, the requirement that Borrowers use the home as their principal place of residence. In the event of noncompliance during the period of affordability by the Borrower under the terms of the MAP loan or their First Mortgage loan, the total amount of the Borrower's Map loan and simple interest owed shall immediately become due and payable. Noncompliance occurs when an owner (1) vacates the unit or rents the unit to another household or, (2) sells the home without the County receiving recaptured funds due at time of sale.

In the event of noncompliance with the affordability requirements, or default on any loan terms, all outstanding principal plus simple interest is due and immediately payable. If the Borrower is unable to repay the loan when due, an additional financial penalty may be imposed by the County per the terms of the Borrower's Promissory Note.

5. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

This plan does not include use of HOME funds to refinance existing debts for multifamily housing.

6. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Home funds are used to develop permanent supportive housing and for individuals experiencing homelessness.

Annual Action Plan

Emergency Solutions Grant (ESG) Reference 91.220(I)(4)

1. Include written standards for providing ESG assistance (may include as attachment). The County's ESG Written Standards (updated June 2022) are attached and will be reviewed annually per 24 CFR §576.400(e)(3). The Emergency Solutions Grant (ESG) Written Standards were last approved by the Orange County Continuum of Care (Orange County CoC) in 2022. The approved version is included as an attachment.

The latest draft version of the ESG Written Standards is included as an attachment. The ESG Written Standards will be reviewed and approved by the County as the Collaborative Applicant and Administrative Entity to the Santa Ana/Anaheim/Orange County Continuum of Care (Orange County CoC), the Orange County CoC, and local ESG recipients including representatives from the County, City of Anaheim, City of Garden Grove, City of Irvine, City of Anaheim, and City of Santa Ana (ESG Collaborative) to finalize the document. The updated ESG Written Standards were adopted by the CoC Board in June 2022. The County continued to review and make updates to the ESG Written Standards at least annually, or as needed, to include and refine updated program guidelines, appendices for COVID-19 related policies and procedures, and approved waivers approved by the funding agency. Any adjustments made to the ESG Written Standards will go through a review and approval workflow process to ensure coordination and collaboration of policies, program design and standards that result in positive outcomes and impacts to the community.

Collaboration allows for input on the standards and implementation process developed by organizations that directly provide homelessness and housing services, including Street Outreach, Emergency Shelter services and operations, Homelessness Prevention and Rapid Rehousing.

Subrecipients are required to develop and implement written policies and procedures in compliance ESG regulations and program objectives. County and local entitlement jurisdictions will work closely with subrecipients and provide technical assistance to ensure compliance with eligibility and verification requirements for all ESG activities. Additionally, the ESG Collaborative will continue to develop assessment and evaluation tools to standardize monitoring forms and processes and review performance data to ensure the effectiveness of the program design and standards, minimize any duplication of efforts and align with systemwide values and priorities.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system. Provided are the current standards utilized by subrecipient which also meet HUD requirements. Provisions in the CoC Program interim rule at 24 CFR 578.7(a)(8) require that CoC's establish a Centralized or Coordinated Assessment System (CES). HUD's primary goals for coordinated entry processes are that assistance be allocated as effectively as possible and that it be easily accessible no matter where or how people present. Most communities lack the resources needed to meet all the needs of people experiencing homelessness.

Managed by the Office of Care Coordination (OCC), County operates a coordinated entry system with components for adult-only households and families with minor children. In addition, a by-name registry is maintained for transitional aged youth and veterans.

The County's, OCC, is the lead for CES. CES partners with a network of service providers for a no wrong door approach for access to CES, follows a standardized entry protocol and prioritization for placement policy and utilizes a single, standardized assessment tool to screen applicants for available programs throughout Orange County. The current CES policies were approved by the CoC Board on October 22, 2025 –

<https://ceo.oc.gov/sites/ceo/files/2025-10/CES%20P%26Ps%20Oct%202025.pdf>

At this time the CoC has implemented Emergency Transfer Request Policy, Targeted Opportunities and Stepping Up and Moving On initiative.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).
As the Collaborative Applicant and Administrative Entity, the County Office of Care Coordination collaborates and convenes with the Orange County CoC and local participating cities in prioritizing ESG activities that will best support individuals and families experiencing homelessness, close gaps in services and strategize systemwide performance measures. This includes developing partnerships with various organizations across the CoC, continuous improvement of planning, program implementation and data collection, and promoting programs that demonstrate sustainability for funded projects. The funding for emergency shelter has been established as a high priority regionally.

As the Administrative Entity, the County subawards are made through a procurement process in accordance with 25 CCR § 8403 and the County of Orange Contract Policy Manual using a Request for Proposal. The procurement process is competitive in selecting subrecipients and consists of adequate public notice, a statement of objectives and requirements, minimum qualification criteria, and evaluation criteria for all proposals. Selection and distribution of grant funds receive CoC Board approval prior to award.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.
The County Office of Care Coordination, in collaboration with the Orange County Continuum of Care (CoC) Board, has established the Lived Experience Advisory Committee (Advisory Committee). The Advisory Committee functions in an advisory capacity to the CoC Board and works with the County as the Collaborative Applicant and Administrative Entity to include community-level feedback from individuals with current and past lived experience of homelessness in the review and development of policies, procedures and funding decisions impacting homeless services in Orange County.

As the Advisory Committee convenes on a monthly basis, the County brings policies, processes, and funding opportunities as part of the process of receiving feedback from individuals with lived expertise. If the County is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the County will consult with the Advisory Committee for feedback and recommendations in the review of policies and services funded under ESG.

5. Describe performance standards for evaluating ESG.
Refer to the ESG written standards (attached)