

The purpose of the Affordable Housing Permit is to ensure a streamlined, by-right approval of affordable rental housing and owner-occupied housing within the zoning districts listed below, in which the affordable housing units are reserved for households which earn eighty (80) percent or less of the County median income as verified by the County of Orange. The intent is to facilitate affordable housing objectives presented in the Orange County Housing Element of the General Plan.



## Applicability

The Affordable Housing permit regulations apply to residential rental and owner-occupied projects of five (5) or more units, that are at least twenty (20) percent affordable and are located in one of the following base zoning districts:

- R2 "Multifamily Dwellings" District
- R3 "Apartment" District
- R4 "Suburban Multifamily Residential" District
- C1 "Local Business" District
- C2 "General Business" District
- CN "Commercial Neighborhood" District
- M1 "Light Industrial" District
- MX "Mixed-Use" District

## Submittal Requirements

- Required documentation to be submitted with the application:
  - Application Information
  - Owner/Agent Authorization Letter
  - Letter of Project Proposal/Justification Letter
  - Plans
  - Title Report
  - Site Photos
  - Technical Studies (if applicable)
  - Draft Affordability Agreement
- A complete list of submittal requirements and development standards for 100% affordable projects can be found in the County of [Orange Housing Opportunities Overlay Manual](#).

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## Affordable Housing Permit Regulations

- (1) For sites located within the mixed-use or multifamily residential zoning districts, the base district site development standards shall apply.
- (2) For sites located within a commercial or industrial zoning district, the site development standards for the R3 "Apartment" District shall apply.
- (3) The applicant may request to utilize the off-street parking requirements set forth in State Density Bonus Law or Zoning Code Section 7-9-70.

## How to Apply

Apply for a Planning Application at:

[myOCeServices.ocgov.com](https://myOCeServices.ocgov.com)

**Planning Application Type:** Select "Miscellaneous Planning Application"

**Type of Permit/Application:** Select "Pre-Planning Application" and "Affordable Housing Permit"