

AGENDA ITEM 4 - PowerPoint Presentation



Orange County Council of Governments

REAP 1.0 ADU ACCOMPLISHMENTS

April 4, 2024 9:30am

SCAG Community, Economic & Human Development Committee (CEHD)
ADU Panel

Marnie Primmer, Executive Director
Orange County Council of Governments

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REAP SRP Grant Program

- Regional Early Action Planning Program grant provided from SB 2 and administered by HCD.
- OCCOG received \$3.245 million to develop projects that will help our members in three areas of focus:
 - Housing element production
 - Housing-related planning activities
 - Housing trusts (OCHFT and OCHT)
- OCCOG's REAP-funded grant programs include:
 - GIS/Geospatial Services
 - Housing Website, Video Series
 - ULI Expert Advisory Services
 - ADU Tool Kit and Model Ordinances
 - On Demand Support (On-Call Contracts) for jurisdictions
 - Technical and educational webinars



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REAP 1.0 ADU Projects

- Projects funded by the REAP 1.0 grant to support OCCOG jurisdictions with initiatives to support increasing affordable housing
 - ADU technical assistance
 - Model Ordinances
 - Density Bonus, ADUs, AB 2011 and SB 6, SB 9, Residential Care Facilities and Motel Conversions that are being made available to OCCOG jurisdictions
 - HousingSoCal.org website
 - Links to City ADU Information
 - Centralized portal for homeowners to find information and tools to help them determine if building an ADU would benefit their property
 - "Housing For All" video series to explain complicated housing policies, debunk misinformation and help reduce the underlying fear of how new housing legislation would change neighborhoods



ADU Toolkit



ADU Toolkit- Handouts



IS AN ADU FOR YOU?

THE BENEFITS:

- Significantly less expensive to build than a single-family home.
- Supports the need to increase housing and affordability.
- Creates housing options for couples, college graduates, small families and seniors.
- Can create rental income for home-owners.
- Can enable families to share space and allow seniors to age in place.
- Are designed to blend with primary home and neighborhood.

Visit www.HOUSINGSOCAL.com for information about:

- TYPES OF ADUs, SAMPLE FLOOR PLANS AND RENDERINGS
- ADDRESS LOOK-UP AND COST TOOLS
- PROCESS AND PLAN CHECKLISTS
- COMMON QUESTIONS & ANSWERS

Planning Department Contact: XXXXXX

ADU BENEFITS

IS AN ADU FOR YOU?

ADU Webinar/ADU Workshop/ADU Open House

Date: July 4, 2023
Time: 11:43PM
Location: Taco Bell
How to register: XXXX

Presented by the city of XXXXXX.

Visit www.HOUSINGSOCAL.com for information about:

- TYPES OF ADUs, SAMPLE FLOOR PLANS AND RENDERINGS
- ADDRESS LOOK-UP AND COST TOOLS
- PROCESS AND PLAN CHECKLISTS
- COMMON QUESTIONS & ANSWERS

ADU EVENT FLYER

ADU Toolkit- Fliers and Social Media



ADU

ACCESSORY DWELLING UNIT

ADUs stands for Accessory Dwelling Unit. It is a secondary home built on a single- or multi-family lot that can be used by aging parents, adult children, or even as a rental to produce income. Also called granny flats, mother-in-law units, back-yard cottages, guest houses and casitas, ADUs have been around for generations. They are now being encouraged to help ease California's housing crisis by increasing the availability of affordable housing.

ADUs include provisions for living, sleeping, eating, cooking and sanitation. There are four types of ADUs:

- DETACHED** - built separately from the property's primary structure.
- ATTACHED** - built attached to the property's primary structure.
- CONVERTED EXISTING SPACE** - converts an existing structure or space on a property into a separate living unit.
- JUNOBE** - converts space in a residence into a living space that has access directly into the main entrance.

WHAT HAS CHANGED TO MAKE ADUs EASIER TO BUILD?
Recently new laws have passed in California to help streamline the permit process and increased the flexibility related to building heights, setbacks, parking and nesting of ADUs to add capacity in neighborhoods while retaining neighborhood character. New laws also exempt ADUs from certain impact fees if less than 700 square feet and requirement for additional parking if located within one-half mile walking distance from public transit.

HOW DO I GET STARTED?
First do research on local laws, identify the type of ADU you want to build, identify where you want to build on your property and learn about ADU requirements in your city.

WHAT ARE THE STEPS TO RECEIVE A PERMIT?
Contact your local planning department to find out about any special issues with your property. When you have an idea about what you want to do, hire a licensed architect or designer and a licensed builder. Once you have plans, prepare the application package and submit it to your city's planning department to receive permits.

For information and resources about building ADUs visit www.housingsocial.com. There you can:

- Find your city's ADU requirements.
- Enter your address to see what can be built on your property.
- View model floor plans.
- Figure out what it will cost to build.
- Review a sample permit check list.
- Read answers to the most frequently asked questions.

ADU FLYER

IS AN ADU FOR YOU?
Open House

IS AN ADU FOR YOU?
Workshop

IS AN ADU FOR YOU?
Webinar

SOCIAL MEDIA POSTS

ADU Toolkit- Postcards



THE BENEFITS:

- An opportunity for residents to build their single-family home
- Supports the need to increase housing and affordability
- Provides housing options for renters, senior citizens, and families and others
- Can create additional income for those owners
- Can assist families to care for loved ones who wish to age in place
- Are designed to be safe and energy-efficient and well-insulated



Visit www.HOUSINGSOCAL.com for information about:



Planning Department Contact: XXXXXX



ADU Webinar/ADU Workshop/ADU Open House

Date: July 4, 2023 | Time: 10:00AM
 Location: Town Hall
 How to Register: XXXX
 Presented by the city of XXXXXX



Visit www.HOUSINGSOCAL.com for information about:



Planning Department Contact: XXXXXX

ADU POSTCARDS

ADU Toolkit- FAQs



ADU Q&A

1. What is an ADU?
 An Accessory Dwelling Unit (ADU) is accessory to a primary residence and has complete independent living facilities for one or more persons and has a few variations:
 • Detached: The unit is separate from the primary dwelling unit.
 • Attached: The unit is attached to the primary dwelling unit.
 • Converted Existing Space: Converted Existing Space: Converts an existing structure or space into an independent living unit.
 • Junior Accessory Dwelling Unit (JADU): A specific type of conversion of existing space that is contained entirely within the walls of an existing or proposed single-family residence with direct access to the primary dwelling.

2. Can I build an ADU on my single-family lot?
 Yes, subject to demonstrating compliance with applicable requirements.
 In Government Code Section 65862.260, the California Legislature found and declared that, among other things, allowing ADUs in zones that allow residential single-family and multifamily uses provides additional rental housing and is an essential component in addressing California's housing needs. Over the years, State ADU Law has been revised to improve its effectiveness at creating more housing units. Changes to State ADU Law effective January 1, 2021, further reduce barriers, streamline approval processes, and expand capacity to accommodate the development of ADUs and JADUs.

3. Are ADUs allowed in my city? Where are they permitted in my city?
 Yes. Cities and counties are mandated to permit ADUs on all single-family and multi-family residential zoned lots. JADUs are only permitted on single-family residential zoned lots.

4. What is the allowed square footage?
 State law requires an ADU to be a minimum of 800 square feet for a studio or one-bedroom unit or up to 1,200 square feet for two or more bedrooms. Local jurisdictions may set maximum size for a two- or more bedroom unit. Also, Attached ADUs cannot be larger than 50% of the main dwelling unit on the property, and JADUs cannot exceed 500 square feet.

5. What is the required setback?
 New units must be at least four feet from the side and rear lot lines. In certain instances, front-yard setbacks can be required. Converted ADUs do not have a minimum setback requirement.

6. What is the maximum allowable height? Can an ADU be two stories?
 The height of a detached ADU can be up to 16 feet, or 18 feet if the parcel is within one-half mile walking distance of a major transit stop or on a lot with a multi-family or multi-story dwelling. An attached ADU can be up to 25 feet high or the allowed height for a single-family or multi-family dwelling, whichever is lower. An ADU can be two stories.

ADU Q&A

ADU Q&A

7. Can I convert my garage into an ADU?
 Yes. This is called an ADU conversion.

8. What does it cost to build an ADU?
 The construction cost for ADU in California can range from \$60,000 to \$300,000. The range is based on the unit's square footage, site conditions, building materials and finishes. Additional costs include plans, permit fees and development impact fees.

9. What is the permit process for an ADU?
 ADUs are subject to State ADU Law subject must be considered, approved, and permitted in residential zones without discretionary action. The 60-day review period is subject to objective development standards and does not require a hearing. Any ordinance regulating the issuance of variances or special use permits and must be considered rationally. (Gov. Code § 65862.2, subd. (a)(2) and (a)(4))

10. Does my ADU need to match my house?
 Many jurisdictions require that an ADU be "architecturally compatible" with the primary home and sometimes the surrounding neighborhood. These are commonly referred to as "design requirements." It is important to become familiar with your jurisdiction's design requirements before beginning the design process.

11. Do I need to be living in the primary dwelling to add an ADU to single-family property? I own investor-occupied property?
 The updates to State ADU Law removed the owner-occupancy requirement for newly created ADUs effective January 1, 2020. The new owner-occupancy exclusion is set to expire on December 31, 2024. However, local agencies may not retroactively require owner-occupancy for ADUs permitted between January 1, 2020, and December 31, 2024. However, should a property have both an ADU and JADU, JADU law requires owner occupancy of either the newly created JADU or the single-family residence. Under this specific circumstance, a lot with an ADU would be subject to owner-occupancy requirements. (Gov. Code, § 65862.22, subd. (a)(2))

12. Can I rent the ADU to my property?
 Yes. However, cities can prohibit rentals of less than 30 days. And cities may have other rental restrictions.

Check with your local jurisdiction for any other specific development standards and restrictions on ADUs

ADU Toolkit- Checklist

ADU Checklist

Use this checklist to collect the information you will need prior to applying for a permit for your ADU plans. Your city may request additional information, but this is a good start.

Property Owner

Name: _____
 Phone: _____ Email: _____

Primary Unit Information

Address: _____
 Zoning District: _____ APN: _____
 Lot Size: _____ Type of Construction: _____
 Height: _____ Number of Stories: _____
 Square Footage: _____ Historical Status: _____

Parcel Designations

Flood plain? Storm slopes?
 Agricultural boundary? Geohazard or landslide zone?
 Dedicated easement? Coastal Zone?

Does the primary unit have fire sprinklers? Yes No
 Does the primary unit have fire alarms (manual/automatic)? Yes No Manual Automatic

Planned ADU Information

Type of ADU:
 Detached Attached Conversion Above garage Junior ADU Legalizing an existing unit

Location on Lot? _____ Square Footage? _____
 Height? _____ Setback? _____

ADU CHECKLIST

Site Circumstances to address

Soil study Need for additional utilities, water or sewer
 Tree removal Parking replacement
 Special site improvements

Fees and Permits

School fees (if unit is larger than 500 square feet) Impact development fees (if unit is larger than 700 square feet)
 Conditions of approval fees Other fees

Building Permit Application

Multiple sets of plans (typically 4 sets)* Site plan
 Floor plan Building and exterior elevations
 Foundation plan

*Plans include a north arrow, building and setback dimensions, scale of plans, size of project, owner name and contact information, designer name and contact information



ADU Toolkit- PowerPoint

HOUSING SOCIAL **IS AN ADU FOR YOU?**

HOUSING SOCIAL **There are four types of ADUs:**

Detached Attached Converted Existing Space Junior ADUs

A detached, attached or converted ADU provides a complete, independent living facility for one or more persons that includes provisions for living, sleeping, eating, cooking and sanitation.

HOUSING SOCIAL **ADU = Accessory Dwelling Unit**

HOUSING SOCIAL **Common Questions**

Can you build more than one ADU on a lot?

Yes.
 Single-family parcels can add up to two units.
 • 1 junior ADU
 • 1 new construction attached, detached ADU, converted space ADU

Multi-family parcels can add a combination of two types:
 • 1 attached ADU or 2 detached ADUs if it does not exceed the allowed height and setback.
 • Existing non-habitable space or buildings on the property can be converted to ADUs that add up to 25 percent of the existing units.



ADU Toolkit- Virtual Townhall

○ Station 1: Welcome



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ADU Toolkit- Virtual Townhall

○ Station 2: ADU 101



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ADU Toolkit- Virtual Townhall

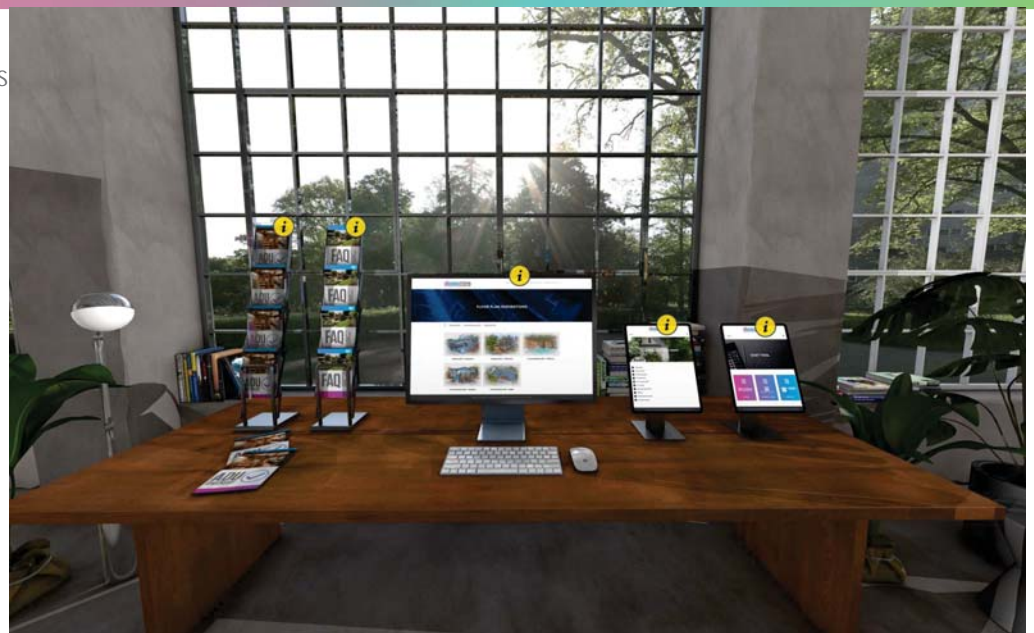
Station 3: ADU Benefits



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ADU Toolkit- Virtual Townhall

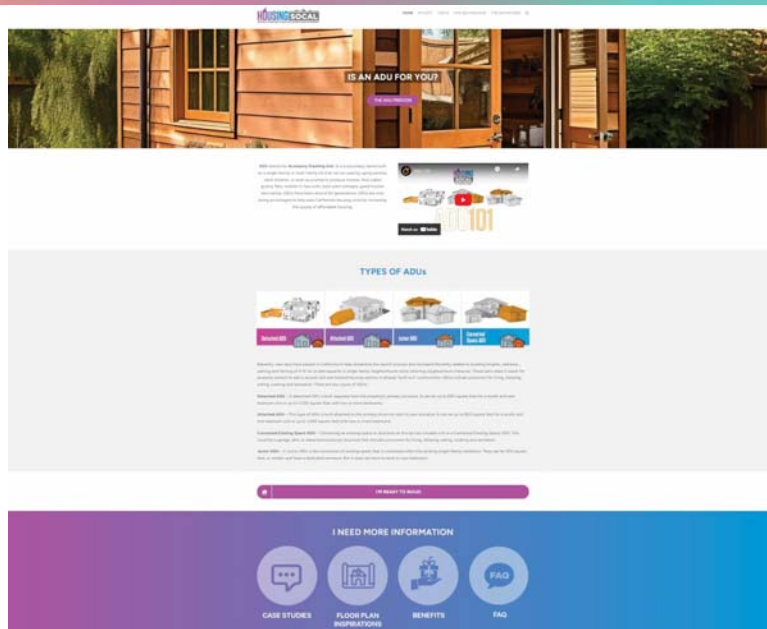
Station 4: ADU Resources



ADU Toolkit- Virtual Townhall

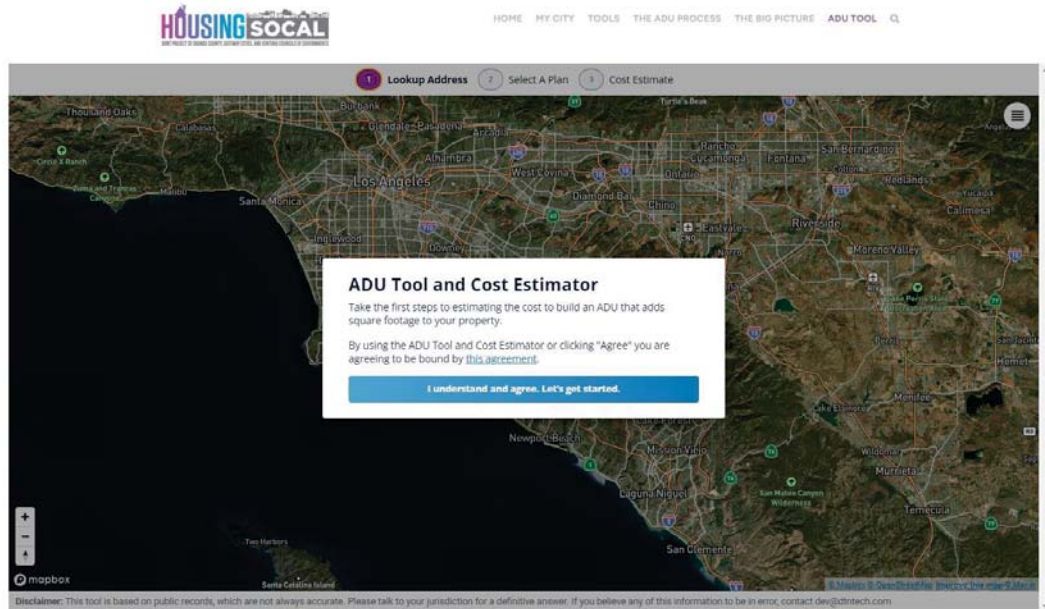


HousingSoCal.org Website



My ADU Tool

○ Landing Page



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Terms & Conditions

○ Agreement

ADU Tool and Cost Estimator Terms of Use

By using the ADU Tool and Cost Estimator or clicking "Agree," you are agreeing to be bound by this agreement. Please read these terms carefully before using the tool. The following terms apply to your use of the ADU Tool and Cost Estimator:

- 1. Educational Tool:** The ADU Tool and Cost Estimator is an educational tool and should not be considered a substitute for professional advice. Users should not rely solely on any analysis or information generated from the use of the ADU Tool and Cost Estimator to make decisions about a particular project. The analysis and information generated are generally accurate as of the date of publication, but every project is unique, and the user's actual experience may differ.
- 2. Local and Personal Circumstances:** Construction costs, monthly rents, insurance premiums, taxes, and other information can vary widely based on local and personal circumstances. Users should consider these factors and consult with professionals familiar with their specific situation before making any decisions based on the ADU Tool and Cost Estimator.
- 3. Local Zoning Standards:** The ADU Tool and Cost Estimator may not fully factor in local zoning standards. Many local rules that limit ADU size may not be reflected in the calculator. Users should consult with local authorities or professionals to ensure compliance with applicable zoning regulations.
- 4. Data Accuracy and Updates:** The ADU Tool and Cost Estimator and its underlying data are provided on an "as is" basis without warranties of any kind, either express or implied. While efforts are made to provide accurate and up-to-date information, the producers of the ADU Tool and Cost Estimator and their public sector partners do not guarantee the accuracy, completeness, or currency of the information. Users should independently verify any information obtained from the tool before relying on it.
- 5. Disclaimer of Warranties:** The producers of the ADU Tool and Cost Estimator and their public sector partners disclaim all warranties, express or implied, including, but not limited to, implied warranties of merchantability and fitness for a particular purpose, regarding the content and information generated by the use of the ADU Tool and Cost Estimator.
- 6. Limitation of Liability:** In no event shall the producers of the ADU Tool and Cost Estimator (Housing SoCal) or their public sector and non-profit partners (Jurisdictions, their officers, agents, employees, community partners, and servants) be liable to the user for any indirect, consequential, incidental, or special damages, including lost profits and lost data, arising out of this agreement, regardless of the theory of liability (including negligence and strict liability).

By using the ADU Tool and Cost Estimator, you acknowledge that you have read, understood, and agreed to these terms of use. If you do not agree with any part of these terms, you should not use the tool.



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Address Lookup

- Address Lookup



ADU Placement Tool

- Map Instruction



ADU Placement Tool

- Draw ADU

The screenshot shows the 'ADU Placement Tool' interface. At the top, there's a navigation bar with 'HOME', 'MY CITY', 'TOOLS', 'THE ADU PROCESS', 'THE BIG PICTURE', and 'ADU TOOL'. Below the navigation, there are three steps: '1. Lookup Address', '2. Select A Plan', and '3. Cost Estimate'. The main area is a satellite map of a residential neighborhood. A yellow rectangle is drawn on the map, representing the ADU footprint. A sidebar on the right contains the following information:

- City: Garden Grove
- Address: 10601 ALLEN DR
- ADU Type: Detached
- Property Information:
 - APN: 08929120
 - County: ORANGE
 - Jurisdiction: Garden Grove
 - Zone: R-1
 - Lot Size: 0.19 acres
 - Existing Building Footprint: 2040 sqft
- ADU Information:
 - Buildable Area: 4045 sqft
 - Largest Continuous Area: 2957 sqft

Below the map, there's a 'Sketched ADU Info' box showing 'ADU 1 1140 sqft' and two green checkmarks: 'ADU ≤ 1200 sqft' and 'ADU placement feasible'. A 'Select A Plan' button is also present. A disclaimer at the bottom reads: 'Disclaimer: This tool is based on public records, which are not always accurate. Please talk to your jurisdiction for a definitive answer. If you believe any of this information to be in error, contact dev@dtntech.com.'

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Sample + Pre-Reviewed ADU Plans

- Select a Plan

The screenshot shows the 'ADU Placement Tool' interface in the 'Select A Plan' step. The search filters are set to 'garden-grove', 'Any Bedrooms', and 'Any Bathrooms'. The 'Min Size (SqFt)' is set to '1200'. A 'Search' button is visible. Below the search filters, there's a 'Results (41)' section with a 'Sort By' dropdown. The first result is 'Garden Grove Plans' with a thumbnail image of a single house. Below the thumbnail, the text reads 'Single House, Garde...' and 'Garden Grove Pre-Reviewed'. At the bottom of the result card, there are icons for '1,000 Sqft', '1', '2', and 'Select Plan'. A sidebar on the right shows the 'Cost Estimate' step with a 'Back' button and a 'Select Plan' button. The sidebar content includes:

- Cost Estimate
- Selected Plan: ADU 1: 1140 (sqft) Template
- Single House, Garden Grove
- Size: 1000 sqft
- Bathrooms: 2
- Bedrooms: 3



Cost Estimate- Costs

○ Cost Estimate

The screenshot shows the 'HOUSING SOCIAL' website interface. At the top, there are navigation links: HOME, MY CITY, TOOLS, THE ADU PROCESS, THE BIG PICTURE, and ADU TOOL. Below the navigation is a progress bar with three steps: 1. Lookup Address, 2. Select A Plan, and 3. Cost Estimate (which is currently active). The main content area is divided into two columns. The left column is titled 'YOUR SELECTION' and contains sections for 'Location' (County: ORANGE, City: Garden Grove, Address: 10601 ALLEN DR, ADU Type: DETACHED) and 'ADU Templates' (Single House, Garden Grove, Size (SF): 1000, Land Area (SF): 2000, Bedrooms: 3, Bathrooms: 2). The right column is titled 'COSTS' and shows a donut chart for 'Single House, Garden Grove' with a total cost of \$176,672. The chart is split into 'Hard Costs' (dark blue) and 'Soft Costs' (light blue). Below the chart, a table lists the cost breakdown:

Category	Cost Range
Hard Costs	\$136,350 - \$184,450
• Site Prep/Foundation	\$5,950 - \$8,050
• Utilities	\$2,400 - \$3,200
• Construction	\$128,000 - \$173,150
Soft Costs	\$13,850 - \$18,750



Cost Estimate- Value

The screenshot shows the 'HOUSING SOCIAL' website interface, similar to the previous one, but with the 'VALUE' section active. The left column remains the same. The right column is titled 'VALUE' and contains three key metrics:

- 6 Years to earn back investments**: You will recover your initial cash investment of \$55,000 in 6 year(s) (excluding outstanding loan balance and increased value of houses).
- 1 Year Return on Investment**: Your ADU will pay for itself in 1 year(s), assuming any increase in property tax and the amount owed on your loan are settled.
- \$215,000 Increase in home value**: Your ADU will increase your home value by approximately \$215,000, assuming the value increases by approximately 8 times the annual rent.



Cost Estimate- Projections

HOUSING SOCIAL | HOME | MY CITY | TOOLS | THE ADU PROCESS | THE BIG PICTURE | ADU TOOL | Q

1 Lookup Address 2 Select A Plan 3 Cost Estimate

Complete ✓

YOUR SELECTION | ADJUSTMENT | RENTS | FINANCES

Location

County: ORANGE
City: Garden Grove
Address: 10601 ALLEN DR
ADU Type: DETACHED

ADU Templates

Single House, Garden Grove

Size (SF): 1000 | Land Area (SF): 2000
Bedrooms: 3 | Bathrooms: 2

COSTS | VALUE | PROJECTIONS

Projection	Year 10	Year 20	Year 30
Property value increase from your ADU	\$350,212	\$570,459	\$929,218
Rent collected (cumulatively)	\$285,809	\$465,552	\$758,335
Cumulative net income (rents minus costs)	\$326,019	\$857,070	\$1,722,095
Future monthly rents	\$3,351	\$5,458	\$8,891
Monthly costs	\$1,747	\$2,126	\$2,727
Annual tax increase	\$2,313	\$2,819	\$3,436



Cost Estimate- Customization

HOUSING SOCIAL | HOME | MY CITY | TOOLS | THE ADU PROCESS | THE BIG PICTURE | ADU TOOL | Q

1 Lookup Address 2 Select A Plan 3 Cost Estimate

Complete ✓

YOUR SELECTION | ADJUSTMENT | RENTS | FINANCES

Type of Construction

Conversion
Convert an existing garage, attic, or basement.

Prefab/Modular
Assemble an ADU that is built off-site and shipped to your curb.

Garage or Pool House Conversion
Build an ADU from the ground-up on location.

Property Condition

Flat
Flat or flat with a slight incline and needs for a foundation.

COSTS | VALUE | PROJECTIONS

Monthly Expenses \$2,815 - \$3,441

Loan Payment | Taxes | Insurance | Repairs | Vacancy Allowance | Management

\$3,128

Loan Payment	\$2,489
Taxes	\$161
Insurance	\$176
Repairs	\$111
Vacancy Allowance	\$111



Printable Report

View ADU Report



HOUSING SOCIAL | HOME | MY CITY | TOOLS | THE ADU PROCESS | THE BIG PICTURE | ADU TOOL

1 Lookup Address 2 Select A Plan 3 Cost Estimate

Complete ✓

YOUR SELECTION | **ADJUSTMENT** | RENTS | FINANCES

Costs | VALUE | PROJECTIONS

Type of Construction

- Conversion**
Convert an existing garage, attic, or basement.
- Prefab/Modular**
Assemble an ADU that is built off-site.
- Garage or Pool House Conversion**
Build an ADU from the ground-up on location.
- Property Condition**
Flat

Monthly Expenses \$2,815 - \$3,441

Your ADU report is ready!

Your ADU revision link:
<http://137.184.184.172/adu-tool?adusection=b7eedb30-6b10-4a59-8bc2->

VIEW YOUR ADU REPORT NOW!

\$3,128

- Loan Payment: \$2,489
- Taxes: \$161
- Insurance: \$176
- Repairs: \$114
- Vacancy Allowance: \$176
- Management: \$176

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Printable Report

10001 ALLEN DR, Garden Grove, ORANGE

Site: 10001 ALLEN DR, Garden Grove, ORANGE

Lot Size: 0.19 acres

Existing Building: 1,500 sq ft

Design

ADU Type: Single-Family

ADU Size: 1,100 sq ft

ADU Template:

Monthly Rent

\$2,160

Estimated Rent: \$2,160

Estimated Rent: \$2,160

Estimated Rent: \$2,160

Estimated Rent: \$2,160

Estimated Rent: \$2,160

Development Cost

The estimated total development costs for your ADU are between \$201,130 - \$461,900 to build. This is approximately \$200 per square foot.

Development Cost \$201,130 - \$461,900

Cost per sq ft: \$200 - \$250

\$422,539

- Hard Costs: \$201,130 - \$461,900
 - Design/Architectural: \$12,500 - \$17,500
 - Site/Soil: \$10,000 - \$15,000
 - Permits: \$10,000 - \$15,000
 - Construction: \$100,000 - \$150,000
 - Interest: \$10,000 - \$15,000
- Soft Costs: \$201,130 - \$461,900
 - Design/Architectural: \$12,500 - \$17,500
 - Site/Soil: \$10,000 - \$15,000
 - Permits: \$10,000 - \$15,000
 - Construction: \$100,000 - \$150,000
 - Interest: \$10,000 - \$15,000

Type of Construction: Garage or Pool House Conversion | Property Condition: Flat | Construction Quality: Standard

Monthly Expenses

The estimated monthly expenses for your ADU are \$2,815 - \$3,441. There are a variety of expenses when you own an ADU. From rent to a charge for the water and sewer utilities, there are a lot of expenses. Consider the following as a guide to help you understand the various expenses that you may incur when you own an ADU.

Monthly Expenses \$2,815 - \$3,441

\$3,128

- Loan Payment: \$2,489
- Taxes: \$161
- Insurance: \$176
- Repairs: \$114
- Vacancy Allowance: \$176
- Management: \$176

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Model Ordinances

- ADU Accessory Dwelling Units Model Ordinance
- Density Bonus Model Ordinance
- Density Bonus Program Model Ordinance Guidelines
- Motel-Hotel Conversion Model Ordinance
- Appendix A to Motel-Hotel Conversion Model Ordinance
- Residential Care Facilities Model Ordinance
- SB 6-AB 2011 Model Ordinance



Model Ordinances

The collage displays several model ordinance documents from OCOCOG. Visible titles include:

- 2011/2014 Model Ordinance** (Housing Social logo)
- PURPOSE OF MODEL ORDINANCE** (Housing Social logo)
- AN ORDINANCE OF THE CITY OF...** (Housing Social logo)
- DENSITY BONUS MODEL** (Housing Social logo)
- ORDINANCE NO. ...** (Housing Social logo)
- APPENDIX A GUIDANCE ON POLICY DECISIONS** (Housing Social logo)
- Model Ordinance for In-Law Addition Accessory D...** (Housing Social logo)
- Model Ordinance for In-Law Addition Residential Ca...** (Housing Social logo)
- Model Ordinance for In-Law Addition Main...** (Housing Social logo)
- Model Ordinance for In-Law Addition Density Bonus...** (Housing Social logo)
- Model Ordinance for In-Law Addition Residential Ca...** (Housing Social logo)



Housing For All Videos

- Housing Orange County Videos

- Video series developed to explain complicated housing policies, debunk misinformation and help reduce the underlying fear of how new housing legislation would change neighborhoods



Housing Orange County - Part 1



Housing Orange County - Part 2



Housing Orange County - Part 3 | The Housing Element



Housing For All Videos



Housing Orange County - Part 4 | Why Does California Have a RHNA Process



Housing Orange County Video - Part 5 | RHNA Specifics for Orange County Jurisdictions



Housing Orange County Video - Part 6 | Focus on Housing Legislation



Housing for All - Part 7 | The Missing Middle



Housing for All | AB 1398 Rezoning Acceleration



Housing For All Videos



Housing for All - Part 9 | The Affordable Housing Puzzle



Housing for All Part 10 | ADU 101



Housing For All Videos

○ Available Spanish Translation

Housing for All Videos (Spanish)



STUDIO + 1 BEDROOM

**UP TO
850 SQUARE FEET**

2 OR MORE BEDROOMS

**UP TO
1000 SQUARE FEET**



Marnie Primmer, Executive Director
marnie@occog.com