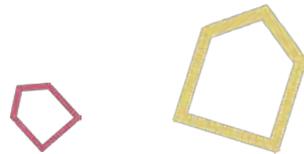
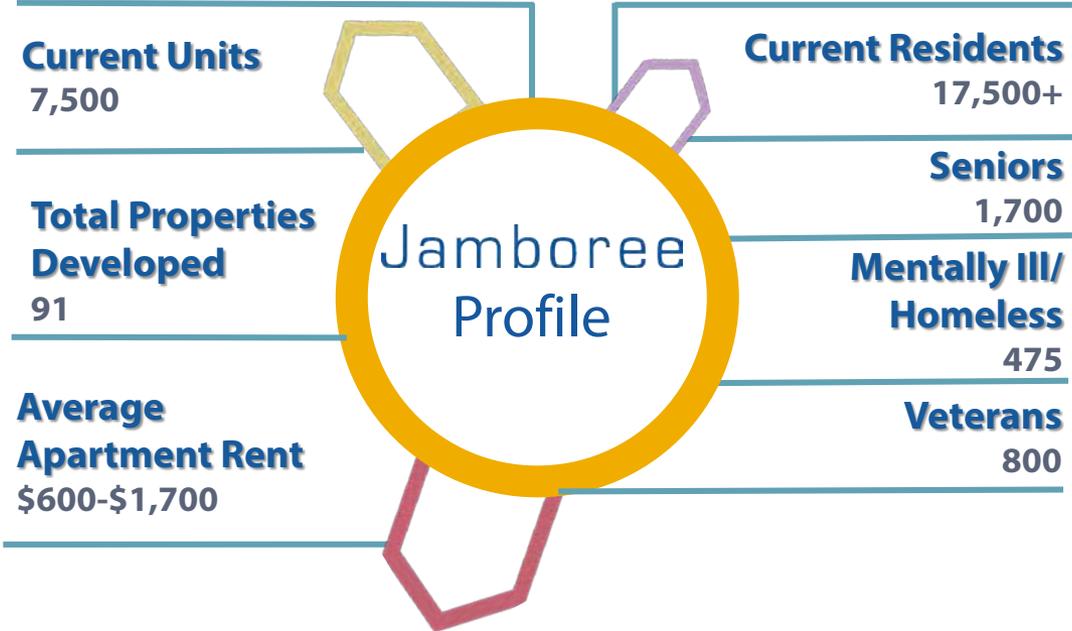


Housing in Orange County

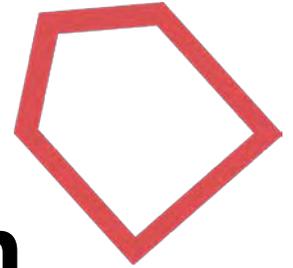
How to create more housing in California for everyone



28 years as a community developer



Barriers to housing production



Cost of Land-\$4MM (OC) to \$10MM (SF)/acre



Lack of Funding – gone or slashed (RDA, HOME, CDBG)

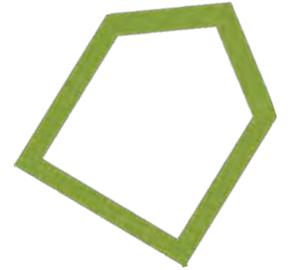


Administrative Burdens-CEQA, NEPA, Zoning, Redlining



Lack of Political Will & NIMBYism

Solutions to create more housing



- **Identify underused land/property for Infill or Adaptive Reuse**
- **Enact pro-housing laws**-Inclusionary housing requirements, bring back RDA
- **Revise building codes**- Parking, zoning, density
- **Support new funding sources** – SB2
- **Employer Housing**



Infill



Wesley Village-Garden Grove UMC Church Campus



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Adaptive Reuse



Studios at Hotel Berry-Sacramento



GELFAND
PARTNERS
ARCHITECTS

ADAPTIVE REUSE



Pro-Housing Laws-Inclusionary Housing



Granite Court-Irvine IBC



INCLUSIONARY HOUSING



Revise building codes-parking



Park Landing-Buena Park

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New Funding Sources-AHSC



West Gateway Place-West Sacramento



AHSC – West Gateway Place



Support New Funding Sources



This November a *YES* vote on the **Veterans and Affordable Housing Bond Act** means **YES** to affordable housing, jobs and a stronger economy for your community!



AFFORDABLE HOUSING NOW

Employer Housing-near BofA processing center



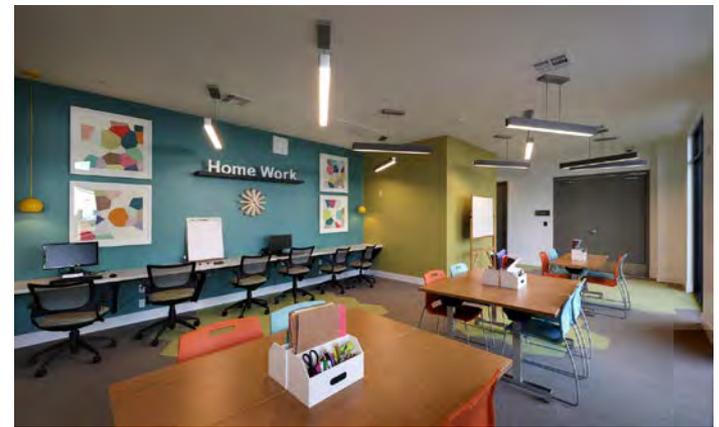
Birch Hills & Bonterra-Brea



Employer Housing-near The Source retail center



Clark Commons-Buena Park



Special Needs Housing-MHSA & Homeless



Rockwood-Anaheim



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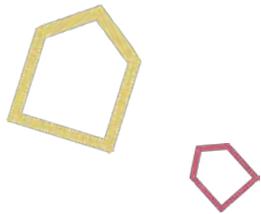
Compass Rose-Fullerton

HUMPHREYS & PARTNERS ARCHITECTS



Ripple Effect of Affordable Housing





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949-263-8676

Thank You

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