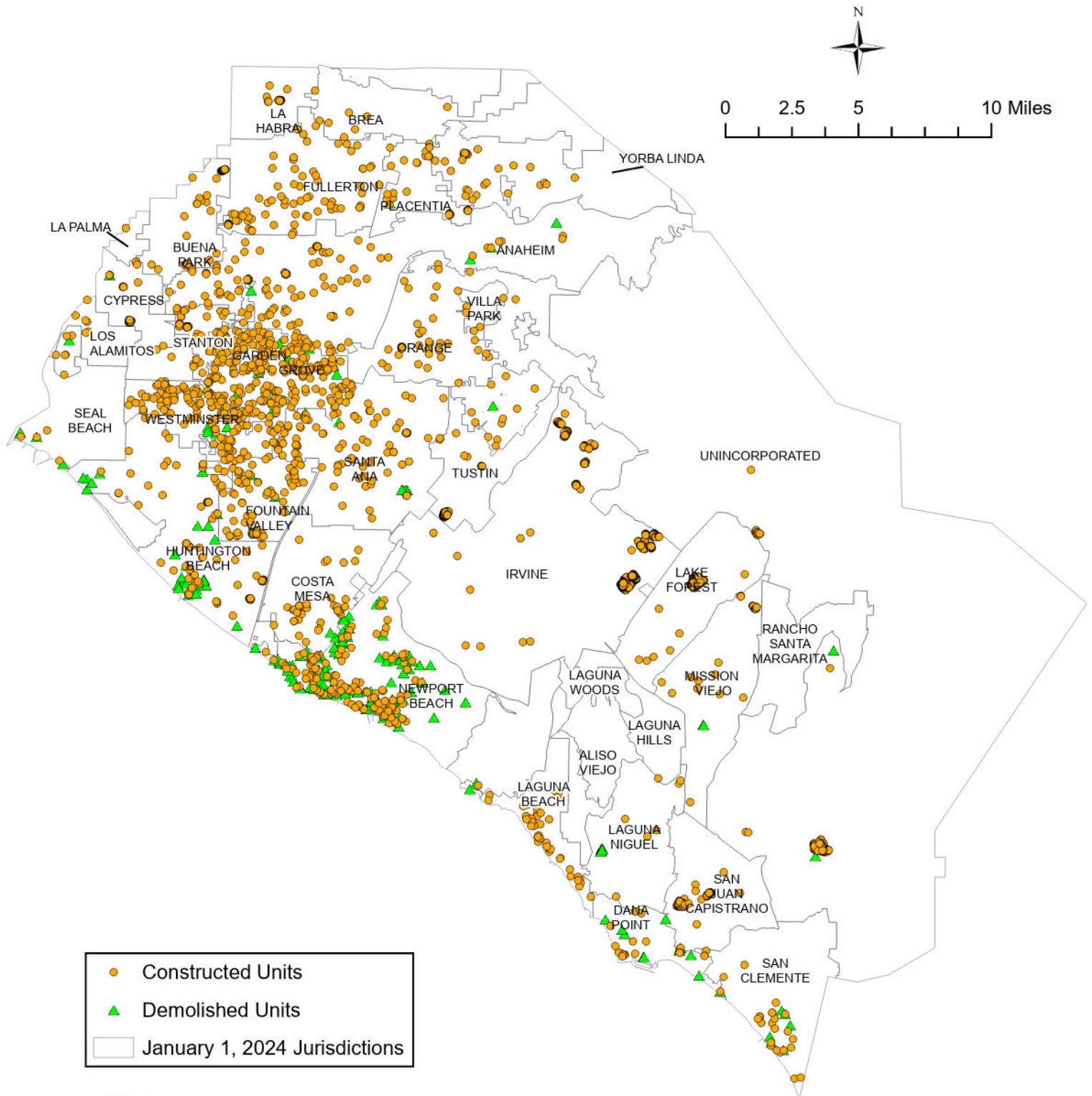


# Housing Inventory System (HIS)

## 2023 Constructed Housing Units & Demolished Housing Units

### Orange County, California



#### Notes:

- Dots on the map represent addresses of housing activity. For example one dot may represent one single family home or a 250-unit apartment complex.
- Housing activity is for January 1 - December 31, 2023.

**Table 1: HIS 2023 - Net Activity (Without Conversion of the Primary Structure, Where ADUs are Concerned)  
Orange County, California**

Jurisdiction	Net Activity: January 1 - December 31, 2023										Share of County Growth <sup>1</sup>
	Single Family Detached	Single Family Attached	Multi Family 2 to 4	Multi Family 5 Plus	Mobile	Accessory Dwelling Attached	Accessory Dwelling Detached	Accessory Dwelling Repurpose	Junior Accessory Dwelling	Net Activity	
Aliso Viejo	-	-	-	-	-	-	-	-	-	-	0.0%
Anaheim	1	180	-	488	-	23	85	33	11	821	10.7%
Brea	-	-	-	-	-	1	6	8	3	18	0.2%
Buena Park	1	38	2	62	-	3	21	8	-	135	1.8%
Costa Mesa	6	3	-	-	-	6	25	1	1	42	0.5%
Cypress	-	81	-	-	-	2	1	-	-	84	1.1%
Dana Point	5	-	1	-	2	1	1	-	-	10	0.1%
Fountain Valley	71	-	-	-	-	15	40	5	8	139	1.8%
Fullerton	4	-	-	-	-	25	52	2	4	87	1.1%
Garden Grove	18	-	-	394	-	22	227	67	46	774	10.1%
Huntington Beach	13	26	1	-	-	13	27	29	3	112	1.5%
Irvine	718	180	-	408	-	3	6	-	-	1,315	17.1%
La Habra	2	51	-	-	-	2	10	1	3	69	0.9%
La Palma	-	-	-	-	-	-	1	1	-	2	0.0%
Laguna Beach	-	-	-	-	-	23	21	29	8	81	1.1%
Laguna Hills	1	-	-	-	-	-	-	-	-	1	0.0%
Laguna Niguel	(8)	-	-	302	-	2	2	3	-	301	3.9%
Laguna Woods	-	-	-	-	-	-	-	-	-	-	0.0%
Lake Forest	295	-	-	58	-	1	5	-	3	362	4.7%
Los Alamitos	-	2	2	-	1	1	2	4	-	12	0.2%
Mission Viejo	(2)	46	-	132	-	5	5	-	1	187	2.4%
Newport Beach	(10)	-	10	-	-	4	9	38	8	59	0.8%
Orange	-	-	-	-	-	6	42	16	1	65	0.8%
Placentia	5	13	10	40	-	1	13	2	1	85	1.1%
Rancho Santa Margarita	-	-	-	-	-	-	-	-	-	-	0.0%
San Clemente	6	-	4	150	-	7	5	2	1	175	2.3%
San Juan Capistrano	123	44	1	-	3	1	8	-	3	183	2.4%
Santa Ana	20	9	(2)	955	-	21	77	24	1	1,105	14.4%
Seal Beach	(1)	-	-	-	-	-	1	1	1	2	0.0%
Stanton	40	-	-	432	-	1	12	5	-	490	6.4%
Tustin	62	63	-	121	-	1	3	-	-	250	3.3%
Villa Park	1	-	-	-	-	2	5	-	-	8	0.1%
Westminster	-	-	-	-	-	17	111	5	19	152	2.0%
Yorba Linda	22	-	-	-	-	4	11	1	-	38	0.5%
Unincorporated	256	233	-	-	-	6	19	3	5	522	6.8%
Orange County Total	1,649	969	29	3,542	6	219	853	288	131	7,686	100.0%
Percentage Share of Units Activity by Type	21.5%	12.6%	0.4%	46.1%	0.1%	2.8%	11.1%	3.7%	1.7%		

**Notes:**

<sup>1</sup>Jurisdictions with net loss are not included in calculation of share of county growth.

This table shows the net activity for each jurisdiction and includes units constructed (Table 2), demolished (Table 3), and converted/repurposed (Table 4).

These units have been completed or finalized through building finals, certificates of occupancy, or utility releases.

These data are not the number of building permits.

Data were collected from all 35 Orange County jurisdictions.

Jurisdictional boundaries are as of January 1, 2024.

ADU Net Activity in 2023: 1,491

**Single Family Detached\***

A one-unit structure with open space on all sides. The unit often possesses an attached garage.

**Single Family Attached\***

A one-unit structure attached to another unit by a common wall, commonly referred to as a townhouse, half-plex or row house. The shared wall or walls extend from the foundation to the roof with adjoining units to form property line. Each unit has individual heating and plumbing systems.

**Multi Family\***

Two or more units with common walls extending from floor to ceiling with common attic space and/or shared heating and plumbing. Generally include, but are not necessarily limited to, apartment units, duplex, triplex or fourplex. Multiple units are classified by two categories: 2-4 units/one structure and 5+ units/one structure.

**Accessory Dwelling Units**

Single unit added to single family attached or detached residence through new construction or conversion of existing space. May be attached or detached. Depending on type, must include kitchen facilities and bathroom or access to bathroom. May not be sold separate from primary residence but may be rented.

\*These definitions are consistent with the California State Department of Finance.

**Table 2: HIS 2023 - Number of Housing Units Constructed  
Orange County, California**

Jurisdiction	Number of Housing Units Constructed: January 1 - December 31, 2023										Percentage Share by Jurisdiction		Share of County Total
	Single Family Detached	Single Family Attached	Multi Family 2 to 4	Multi Family 5 Plus	Mobile	Accessory Dwelling Attached	Accessory Dwelling Detached	Accessory Dwelling Repurpose	Junior Accessory Dwelling	Net Constructed Activity	Single Family Detached	All Other Units	
Aliso Viejo	-	-	-	-	-	-	-	NA	NA	-	0.0%	0.0%	0.0%
Anaheim	4	180	-	488	-	23	60	NA	NA	755	0.5%	99.5%	10.3%
Brea	-	-	-	-	-	1	5	NA	NA	6	0.0%	100.0%	0.1%
Buena Park	1	38	2	62	-	3	11	NA	NA	117	0.9%	99.1%	1.6%
Costa Mesa	8	3	-	-	-	6	24	NA	NA	41	19.5%	80.5%	0.6%
Cypress	1	81	-	-	-	2	1	NA	NA	85	1.2%	98.8%	1.2%
Dana Point	11	-	1	-	6	3	1	NA	NA	22	50.0%	50.0%	0.3%
Fountain Valley	73	-	-	-	-	15	39	NA	NA	127	57.5%	42.5%	1.7%
Fullerton	4	-	-	-	-	25	46	NA	NA	75	5.3%	94.7%	1.0%
Garden Grove	27	-	-	394	-	22	227	NA	NA	670	4.0%	96.0%	9.1%
Huntington Beach	41	26	11	-	-	13	27	NA	NA	118	34.7%	65.3%	1.6%
Irvine	718	180	-	408	-	3	6	NA	NA	1,315	54.6%	45.4%	17.9%
La Habra	2	51	-	-	-	2	4	NA	NA	59	3.4%	96.6%	0.8%
La Palma	-	-	-	-	-	-	1	NA	NA	1	0.0%	100.0%	0.0%
Laguna Beach	-	-	-	-	-	23	21	NA	NA	44	0.0%	100.0%	0.6%
Laguna Hills	1	-	-	-	-	-	-	NA	NA	1	100.0%	0.0%	0.0%
Laguna Niguel	-	-	-	302	-	2	2	NA	NA	306	0.0%	100.0%	4.2%
Laguna Woods	-	-	-	-	-	-	-	NA	NA	-	0.0%	0.0%	0.0%
Lake Forest	295	-	-	58	-	1	5	NA	NA	359	82.2%	17.8%	4.9%
Los Alamitos	-	2	2	-	1	1	2	NA	NA	8	0.0%	100.0%	0.1%
Mission Viejo	-	46	-	132	-	5	5	NA	NA	188	0.0%	100.0%	2.6%
Newport Beach	117	-	33	-	-	4	6	NA	NA	160	73.1%	26.9%	2.2%
Orange	-	-	-	-	-	6	27	NA	NA	33	0.0%	100.0%	0.4%
Placentia	6	13	10	40	-	1	13	NA	NA	83	7.2%	92.8%	1.1%
Rancho Santa Margarita	-	-	-	-	-	-	-	NA	NA	-	0.0%	0.0%	0.0%
San Clemente	13	-	4	150	-	7	5	NA	NA	179	7.3%	92.7%	2.4%
San Juan Capistrano	123	44	-	-	3	1	5	NA	NA	176	69.9%	30.1%	2.4%
Santa Ana	26	9	-	955	-	21	53	NA	NA	1,064	2.4%	97.6%	14.5%
Seal Beach	3	-	-	-	-	-	1	NA	NA	4	75.0%	25.0%	0.1%
Stanton	40	-	-	372	-	1	12	NA	NA	425	9.4%	90.6%	5.8%
Tustin	62	63	-	121	-	1	3	NA	NA	250	24.8%	75.2%	3.4%
Villa Park	1	-	-	-	-	2	2	NA	NA	5	20.0%	80.0%	0.1%
Westminster	-	-	-	-	-	17	110	NA	NA	127	0.0%	100.0%	1.7%
Yorba Linda	22	-	-	-	-	4	11	NA	NA	37	59.5%	40.5%	0.5%
Unincorporated	268	233	-	-	-	6	16	NA	NA	523	51.2%	48.8%	7.1%
Orange County Total	1,867	969	63	3,482	10	221	751	NA	NA	7,363	25.4%	74.6%	100.0%
Percentage Share of Units Activity by Type	25.4%	13.2%	0.9%	47.3%	0.1%	3.0%	10.2%	NA	NA				

**Notes:**

NA- Repurposed ADUs and Junior ADUs are only from repurposing existing space and do not fall into construction activity.  
This table shows the number of constructed housing units for each jurisdiction.  
These units have been completed or finalized through building finals, certificates of occupancy, or utility releases.  
These data are not the number of building permits.  
Data was collected from all 35 Orange County jurisdictions. Jurisdictional boundaries are as of January 1, 2024.  
Total constructed ADUs in 2023: 972

**Single Family Detached\***

A one-unit structure with open space on all sides. The unit often possesses an attached garage.

**Single Family Attached\***

A one-unit structure attached to another unit by a common wall, commonly referred to as a townhouse, half-plex or row house. The shared wall or walls extend from the foundation to the roof with adjoining units to form property line. Each unit has individual heating and plumbing systems.

**Multi Family\***

Two or more units with common walls extending from floor to ceiling with common attic space and/or shared heating and plumbing. Generally include, but are not necessarily limited to, apartment units, duplex, triplex or fourplex. Multiple units are classified by two categories: 2-4 units/one structure and 5+ units/one structure.

**Accessory Dwelling Units**

Single unit added to single family attached or detached residence through new construction or conversion of existing space. May be attached or detached. Depending on type, must include kitchen facilities and bathroom or access to bathroom. May not be sold separate from primary residence but may be rented.

\*These definitions are consistent with the California State Department of Finance.

**Table 3: HIS 2023 - Number of Housing Units Demolished  
Orange County, California**

Jurisdiction	Number of Housing Units Demolished: January 1 - December 31, 2023										Percentage Share by Jurisdiction		Share of County Total
	Single Family Detached	Single Family Attached	Multi Family 2 to 4	Multi Family 5 Plus	Mobile	Accessory Dwelling Attached	Accessory Dwelling Detached	Accessory Dwelling Repurpose	Junior Accessory Dwelling	Net Demolished Activity	Single Family Detached	All Other Units	
Aliso Viejo	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Anaheim	(3)	-	-	-	-	-	-	-	-	(3)	100.0%	0.0%	1.2%
Brea	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Buena Park	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Costa Mesa	(2)	-	-	-	-	-	-	-	-	(2)	100.0%	0.0%	0.8%
Cypress	(1)	-	-	-	-	-	-	-	-	(1)	100.0%	0.0%	0.4%
Dana Point	(6)	-	-	-	(4)	(2)	-	-	-	(12)	50.0%	50.0%	4.6%
Fountain Valley	(2)	-	-	-	-	-	-	-	-	(2)	100.0%	0.0%	0.8%
Fullerton	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Garden Grove	(9)	-	-	-	-	-	-	-	-	(9)	100.0%	0.0%	3.5%
Huntington Beach	(28)	-	(10)	-	-	-	-	-	-	(38)	73.7%	26.3%	14.6%
Irvine	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
La Habra	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
La Palma	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Laguna Beach	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Laguna Hills	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Laguna Niguel	(8)	-	-	-	-	-	-	-	-	(8)	100.0%	0.0%	3.1%
Laguna Woods	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Lake Forest	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Los Alamitos	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Mission Viejo	(2)	-	-	-	-	-	-	-	-	(2)	100.0%	0.0%	0.8%
Newport Beach	(127)	-	(23)	-	-	-	(1)	-	-	(151)	84.1%	15.9%	58.1%
Orange	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Placentia	(1)	-	-	-	-	-	-	-	-	(1)	100.0%	0.0%	0.4%
Rancho Santa Margarita	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
San Clemente	(7)	-	-	-	-	-	-	-	-	(7)	100.0%	0.0%	2.7%
San Juan Capistrano	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Santa Ana	(6)	-	(2)	-	-	-	-	-	-	(8)	75.0%	25.0%	3.1%
Seal Beach	(4)	-	-	-	-	-	-	-	-	(4)	100.0%	0.0%	1.5%
Stanton	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Tustin	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Villa Park	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Westminster	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Yorba Linda	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Unincorporated	(12)	-	-	-	-	-	-	-	-	(12)	100.0%	0.0%	4.6%
Orange County Total	(218)	-	(35)	-	(4)	(2)	(1)	-	-	(260)	83.8%	16.2%	100.0%
Percentage Share of Units Activity by Type	83.8%	0.0%	13.5%	0.0%	1.5%	0.8%	0.4%	0.0%	0.0%				

**Notes:**

This table shows the number of demolished housing units for each jurisdiction. These data are not the number of permits.  
Data were collected from all 35 Orange County jurisdictions.  
Jurisdictional boundaries are as of January 1, 2024.  
Total demolished ADUs in 2023: 3

**Single Family Detached\***

A one-unit structure with open space on all sides. The unit often possesses an attached garage.

**Single Family Attached\***

A one-unit structure attached to another unit by a common wall, commonly referred to as a townhouse, half-plex or row house. The shared wall or walls extend from the foundation to the roof with adjoining units to form property line. Each unit has individual heating and plumbing systems.

**Multi Family\***

Two or more units with common walls extending from floor to ceiling with common attic space and/or shared heating and plumbing. Generally include, but are not necessarily limited to, apartment units, duplex, triplex or fourplex. Multiple units are classified by two categories: 2-4 units/one structure and 5+ units/one structure.

**Accessory Dwelling Units**

Single unit added to single family attached or detached residence through new construction or conversion of existing space. May be attached or detached. Depending on type, must include kitchen facilities and bathroom or access to bathroom. May not be sold separate from primary residence but may be rented.

\*These definitions are consistent with the California State Department of Finance.

**Table 4: HIS 2023 - Net Activity of Converted and Repurposed Housing Units (Without Conversion of the Primary Structure, Where ADUs are Concerned)  
Orange County, California**

Jurisdiction	Converted Net Activity: January 1 - December 31, 2023						Converted or Repurposed Net Activity			Net Activity All Types	Share of County Growth <sup>1</sup>
	Single Family Detached	Single Family Attached	Multi Family 2 to 4	Multi Family 5 Plus	Mobile	Accessory Dwelling Attached	Accessory Dwelling Detached	Accessory Dwelling Repurpose	Junior Accessory Dwelling		
Aliso Viejo	-	-	-	-	-	NA	-	-	-	-	0.0%
Anaheim	-	-	-	-	-	NA	25	33	11	69	11.8%
Brea	-	-	-	-	-	NA	1	8	3	12	2.1%
Buena Park	-	-	-	-	-	NA	10	8	-	18	3.1%
Costa Mesa	-	-	-	-	-	NA	1	1	1	3	0.5%
Cypress	-	-	-	-	-	NA	-	-	-	-	0.0%
Dana Point	-	-	-	-	-	NA	-	-	-	-	0.0%
Fountain Valley	-	-	-	-	-	NA	1	5	8	14	2.4%
Fullerton	-	-	-	-	-	NA	6	2	4	12	2.1%
Garden Grove	-	-	-	-	-	NA	-	67	46	113	19.4%
Huntington Beach	-	-	-	-	-	NA	-	29	3	32	5.5%
Irvine	-	-	-	-	-	NA	-	-	-	-	0.0%
La Habra	-	-	-	-	-	NA	6	1	3	10	1.7%
La Palma	-	-	-	-	-	NA	-	1	-	1	0.2%
Laguna Beach	-	-	-	-	-	NA	-	29	8	37	6.3%
Laguna Hills	-	-	-	-	-	NA	-	-	-	-	0.0%
Laguna Niguel	-	-	-	-	-	NA	-	3	-	3	0.5%
Laguna Woods	-	-	-	-	-	NA	-	-	-	-	0.0%
Lake Forest	-	-	-	-	-	NA	-	-	3	3	0.5%
Los Alamitos	-	-	-	-	-	NA	-	4	-	4	0.7%
Mission Viejo	-	-	-	-	-	NA	-	-	1	1	0.2%
Newport Beach	-	-	-	-	-	NA	4	38	8	50	8.6%
Orange	-	-	-	-	-	NA	15	16	1	32	5.5%
Placentia	-	-	-	-	-	NA	-	2	1	3	0.5%
Rancho Santa Margarita	-	-	-	-	-	NA	-	-	-	-	0.0%
San Clemente	-	-	-	-	-	NA	-	2	1	3	0.5%
San Juan Capistrano	-	-	1	-	-	NA	3	-	3	7	1.2%
Santa Ana	-	-	-	-	-	NA	24	24	1	49	8.4%
Seal Beach	-	-	-	-	-	NA	-	1	1	2	0.3%
Stanton	-	-	-	60	-	NA	-	5	-	65	11.1%
Tustin	-	-	-	-	-	NA	-	-	-	-	0.0%
Villa Park	-	-	-	-	-	NA	3	-	-	3	0.5%
Westminster	-	-	-	-	-	NA	1	5	19	25	4.3%
Yorba Linda	-	-	-	-	-	NA	-	1	-	1	0.2%
Unincorporated	-	-	-	-	-	NA	3	3	5	11	1.9%
Orange County Total	-	-	1	60	-	NA	103	288	131	583	100.0%

**Notes:**

<sup>1</sup> Jurisdictions with net loss are not included in calculation of share of county growth.  
This table shows the net activity for each jurisdiction of conversion and ADU repurposing activity.  
These units have been completed or finalized through building finals, certificates of occupancy, or utility releases.  
These data are not the number of building permits.  
Data was collected from all 35 Orange County jurisdictions. Jurisdictional boundaries are as of January 1, 2024.  
NA- Attached ADUs are only new construction through additions to existing structures.  
Total converted/repurposed ADU net activity 2023: 522

**Conversion Activity**

Dwelling units added or deleted from housing stock due to conversion. This includes both units lost and gained to different structure types. For example, SFD to Duplex, non-residential structure to residential use, or residential structure to non-residential use.

Accessory Dwelling Unit (ADU) creation through repurposing of existing space is Repurposed Activity, not conversion. Starting with the 2022 HAR and consistent with CA DOF's revised instructions, conversion of the primary structure when a connected ADU is added will no longer be reported to be consistent with U.S. Census Bureau housing type definitions.

**Repurposed Activity**

Includes existing space that is converted into an ADU. All ADU\_R and JADU activity falls under repurposing activity.

May include conversion/repurposing of existing detached structures to a detached ADU, e.g., detached garage converted to ADU-Detached.

An SFD's attached garage repurposed into an ADU will either be an ADU\_R (Repurposed ADU) or JADU (Junior ADU).