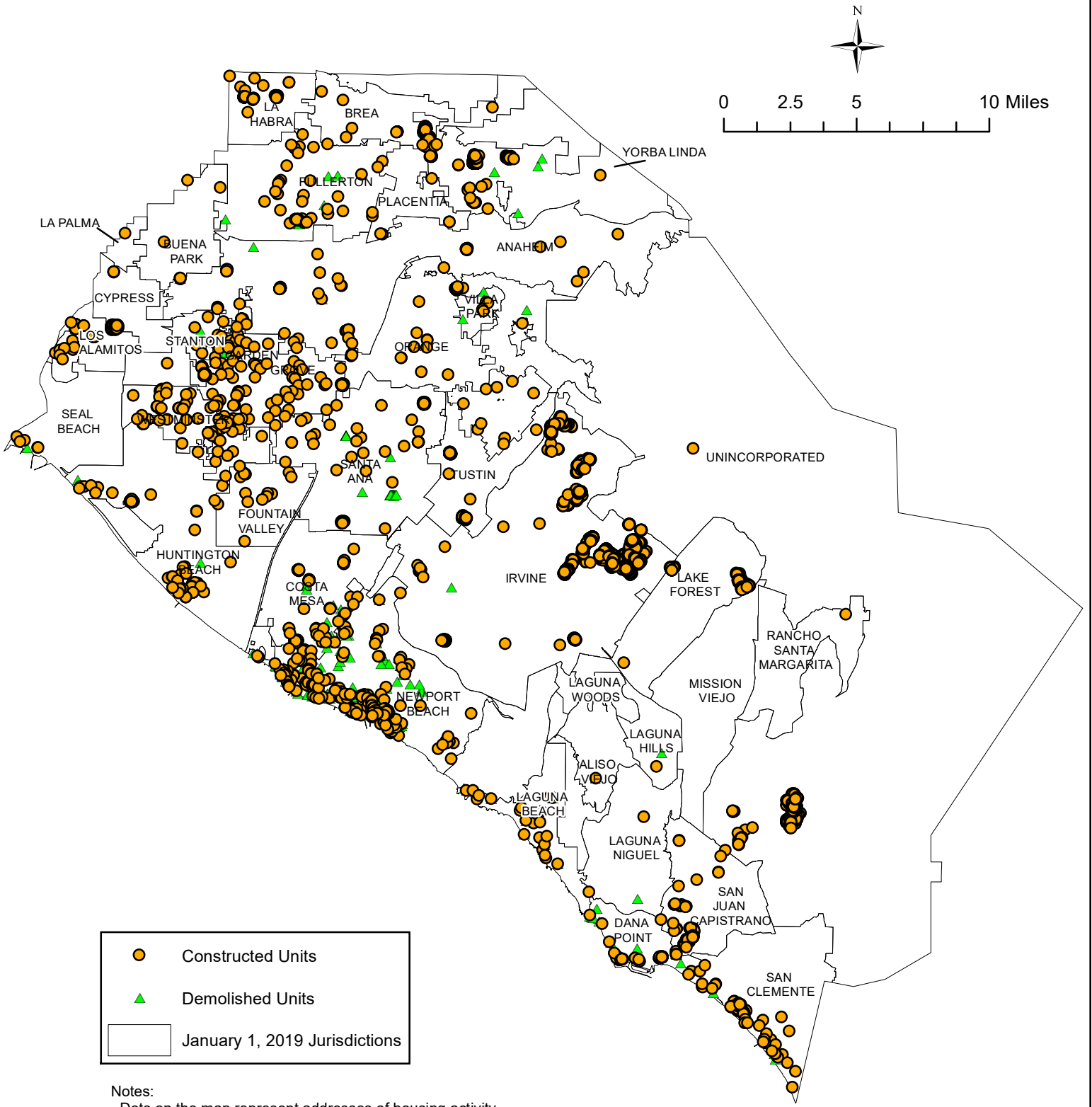


Housing Inventory System (HIS)

2019 Constructed Housing Units & Demolished Housing Units

Orange County, California



- Constructed Units
- ▲ Demolished Units
- January 1, 2019 Jurisdictions

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, 2019.

**Table 1: HIS 2019 - Net Activity
Orange County, California**

Jurisdiction	Net Activity: January 1 - December 31, 2019										Share of County Growth ¹
	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	-	-	-	200	-	-	-	-	-	200	2.9%
Anaheim	46	132	5	991	-	-	8	2	-	1,184	16.9%
Brea	140	-	10	249	-	2	3	1	-	405	5.8%
Buena Park	-	-	-	-	-	-	3	-	-	3	0.0%
Costa Mesa	85	33	4	-	-	1	2	1	-	126	1.8%
Cypress	106	61	-	-	-	-	-	-	-	167	2.4%
Dana Point	13	36	3	-	-	1	2	2	-	57	0.8%
Fountain Valley	(4)	-	7	-	-	3	8	3	1	18	0.3%
Fullerton	1	5	11	186	-	2	12	6	-	223	3.2%
Garden Grove	(22)	28	22	-	-	3	72	19	-	122	1.7%
Huntington Beach	68	-	16	-	-	7	1	4	-	96	1.4%
Irvine	1,265	393	65	969	-	1	4	1	-	2,698	38.4%
La Habra	9	111	2	-	1	2	3	-	-	128	1.8%
La Palma	-	-	-	-	-	-	1	-	-	1	0.0%
Laguna Beach	3	-	2	-	-	1	2	1	-	9	0.1%
Laguna Hills	-	-	-	-	-	-	-	-	-	-	0.0%
Laguna Niguel	-	-	1	-	-	1	-	-	-	2	0.0%
Laguna Woods	-	-	-	-	-	-	-	-	-	-	0.0%
Lake Forest	152	55	1	-	-	1	1	-	-	210	3.0%
Los Alamitos	(1)	15	6	-	1	-	-	-	-	21	0.3%
Mission Viejo	-	-	-	-	-	-	-	-	-	-	0.0%
Newport Beach	4	-	25	244	-	1	-	-	-	274	3.9%
Orange	10	-	3	-	-	1	9	2	-	25	0.4%
Placentia	3	-	-	-	-	-	1	-	-	4	0.1%
Rancho Santa Margarita	(1)	-	1	-	-	1	-	-	-	1	0.0%
San Clemente	57	-	27	-	-	1	3	7	-	95	1.4%
San Juan Capistrano	37	3	27	-	12	-	1	-	-	80	1.1%
Santa Ana	26	2	8	6	-	7	20	3	-	72	1.0%
Seal Beach	3	-	(4)	-	-	-	-	1	-	-	0.0%
Stanton	44	-	3	-	-	2	6	1	-	56	0.8%
Tustin	19	121	3	-	-	3	-	-	-	146	2.1%
Villa Park	-	-	-	-	-	-	2	-	-	2	0.0%
Westminster	(3)	-	16	-	(1)	10	33	-	-	55	0.8%
Yorba Linda	47	140	-	-	2	-	3	-	-	192	2.7%
Unincorporated	267	64	5	-	-	3	6	-	-	345	4.9%
Orange County Total	2,374	1,199	269	2,845	15	54	206	54	1	7,017	100.0%
Percentage Share of Units Activity by Type	33.8%	17.1%	3.8%	40.5%	0.2%	0.8%	2.9%	0.8%	0.0%		

Notes:

¹Jurisdictions 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, 2019.
ADU Net Activity in 2019: 315.

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 2019 - Number of Housing Units Constructed
Orange County, California**

Jurisdiction	Number of Housing Units Constructed: January 1 - December 31, 2019										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	-	-	-	200	-	-	-	NA	NA	200	0.0%	100.0%	2.8%
Anaheim	52	132	3	991	-	-	4	NA	NA	1,182	4.4%	95.6%	16.4%
Brea	143	-	7	249	-	2	2	NA	NA	403	35.5%	64.5%	5.6%
Buena Park	-	-	-	-	-	-	3	NA	NA	3	0.0%	100.0%	0.0%
Costa Mesa	98	33	2	-	-	1	2	NA	NA	136	72.1%	27.9%	1.9%
Cypress	106	61	-	-	-	-	-	NA	NA	167	63.5%	36.5%	2.3%
Dana Point	25	36	-	-	5	1	1	NA	NA	68	36.8%	63.2%	0.9%
Fountain Valley	5	-	-	-	-	3	6	NA	NA	14	35.7%	64.3%	0.2%
Fullerton	14	5	5	186	-	2	12	NA	NA	224	6.3%	93.8%	3.1%
Garden Grove	-	29	-	-	-	3	67	NA	NA	99	0.0%	100.0%	1.4%
Huntington Beach	81	-	5	-	-	7	1	NA	NA	94	86.2%	13.8%	1.3%
Irvine	1,268	393	63	969	-	1	4	NA	NA	2,698	47.0%	53.0%	37.4%
La Habra	11	111	-	-	1	2	3	NA	NA	128	8.6%	91.4%	1.8%
La Palma	-	-	-	-	-	-	1	NA	NA	1	0.0%	100.0%	0.0%
Laguna Beach	18	-	1	-	-	1	-	NA	NA	20	90.0%	10.0%	0.3%
Laguna Hills	1	-	-	-	-	-	-	NA	NA	1	100.0%	0.0%	0.0%
Laguna Niguel	1	-	-	-	-	1	-	NA	NA	2	50.0%	50.0%	0.0%
Laguna Woods	-	-	-	-	-	-	-	NA	NA	-	0.0%	0.0%	0.0%
Lake Forest	152	55	1	-	-	1	1	NA	NA	210	72.4%	27.6%	2.9%
Los Alamitos	-	15	6	-	1	-	-	NA	NA	22	0.0%	100.0%	0.3%
Mission Viejo	-	-	-	-	-	-	-	NA	NA	-	0.0%	0.0%	0.0%
Newport Beach	148	-	63	244	-	1	-	NA	NA	456	32.5%	67.5%	6.3%
Orange	13	-	1	-	-	1	9	NA	NA	24	54.2%	45.8%	0.3%
Placentia	3	-	-	-	-	-	1	NA	NA	4	75.0%	25.0%	0.1%
Rancho Santa Margarita	-	-	-	-	-	1	-	NA	NA	1	0.0%	100.0%	0.0%
San Clemente	68	-	19	-	-	1	3	NA	NA	91	74.7%	25.3%	1.3%
San Juan Capistrano	37	3	27	-	12	-	1	NA	NA	80	46.3%	53.8%	1.1%
Santa Ana	56	2	-	6	-	7	13	NA	NA	84	66.7%	33.3%	1.2%
Seal Beach	5	-	-	-	-	-	-	NA	NA	5	100.0%	0.0%	0.1%
Stanton	48	-	-	-	-	2	2	NA	NA	52	92.3%	7.7%	0.7%
Tustin	23	121	-	-	-	3	-	NA	NA	147	15.6%	84.4%	2.0%
Villa Park	2	-	-	-	-	-	2	NA	NA	4	50.0%	50.0%	0.1%
Westminster	7	-	6	-	-	10	32	NA	NA	55	12.7%	87.3%	0.8%
Yorba Linda	51	140	-	-	2	-	1	NA	NA	194	26.3%	73.7%	2.7%
Unincorporated	270	64	2	-	-	3	6	NA	NA	345	78.3%	21.7%	4.8%
Orange County Total	2,706	1,200	211	2,845	21	54	177	NA	NA	7,214	37.5%	62.5%	100.0%
Percentage Share of Units Activity by Type	37.5%	16.6%	2.9%	39.4%	0.3%	0.7%	2.5%	NA	NA				

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.

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 were collected from all 35 Orange County jurisdictions. Jurisdictional boundaries are as of January 1, 2019.
- Total constructed ADUs in 2019: 231.

**Table 3: HIS 2019 - Number of Housing Units Demolished
Orange County, California**

Jurisdiction	Number of Housing Units Demolished: January 1 - December 31, 2019										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%	1.1%
Brea	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Buena Park	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Costa Mesa	(11)	-	-	-	-	-	-	-	-	(11)	100.0%	0.0%	3.9%
Cypress	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Dana Point	(9)	-	-	-	(5)	-	-	-	-	(14)	64.3%	35.7%	5.0%
Fountain Valley	(2)	-	-	-	-	-	-	-	-	(2)	100.0%	0.0%	0.7%
Fullerton	(7)	-	-	-	-	-	-	-	-	(7)	100.0%	0.0%	2.5%
Garden Grove	-	(1)	-	-	-	-	-	-	-	(1)	0.0%	100.0%	0.4%
Huntington Beach	(2)	-	-	-	-	-	-	-	-	(2)	100.0%	0.0%	0.7%
Irvine	(1)	-	-	-	-	-	-	-	-	(1)	0.0%	0.0%	0.4%
La Habra	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
La Palma	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Laguna Beach	(14)	-	-	-	-	-	-	-	-	(14)	100.0%	0.0%	5.0%
Laguna Hills	(1)	-	-	-	-	-	-	-	-	(1)	100.0%	0.0%	0.4%
Laguna Niguel	(1)	-	-	-	-	-	-	-	-	(1)	100.0%	0.0%	0.4%
Laguna Woods	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Lake Forest	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Los Alamitos	(1)	-	-	-	-	-	-	-	-	(1)	100.0%	0.0%	0.4%
Mission Viejo	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Newport Beach	(144)	-	(38)	-	-	-	-	-	-	(182)	79.1%	20.9%	65.0%
Orange	(1)	-	-	-	-	-	-	-	-	(1)	100.0%	0.0%	0.4%
Placentia	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Rancho Santa Margarita	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
San Clemente	(3)	-	-	-	-	-	-	-	-	(3)	100.0%	0.0%	1.1%
San Juan Capistrano	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Santa Ana	(20)	-	(2)	-	-	-	-	-	-	(22)	90.9%	9.1%	7.9%
Seal Beach	(1)	-	(5)	-	-	-	-	-	-	(6)	16.7%	83.3%	2.1%
Stanton	(1)	-	-	-	-	-	-	-	-	(1)	100.0%	0.0%	0.4%
Tustin	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Villa Park	(2)	-	-	-	-	-	-	-	-	(2)	100.0%	0.0%	0.7%
Westminster	-	-	-	-	(1)	-	-	-	-	(1)	0.0%	100.0%	0.4%
Yorba Linda	(4)	-	-	-	-	-	-	-	-	(4)	100.0%	0.0%	1.4%
Unincorporated	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Orange County Total	(228)	(1)	(45)	-	(6)	-	-	-	-	(280)	81.4%	18.6%	100.0%
Percentage Share of Units Activity by Type	81.4%	0.4%	16.1%	0.0%	2.1%	0.0%	0.0%	0.0%	0.0%				

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Single Family Attached*
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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.

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, 2019. Total demolished ADUs in 2019: 0.

**Table 4: HIS 2019 - Net Activity of Converted and Repurposed Housing Units
Orange County, California**

Jurisdiction	Converted Net Activity: January 1 - December 31, 2019						Converted or Repurposed Net Activity			Net Activity All Types	Share of County Growth ¹
	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	(3)	-	2	-	-	NA	4	2	-	5	6.0%
Brea	(3)	-	3	-	-	NA	1	1	-	2	2.4%
Buena Park	-	-	-	-	-	NA	-	-	-	-	0.0%
Costa Mesa	(2)	-	2	-	-	NA	-	1	-	1	1.2%
Cypress	-	-	-	-	-	NA	-	-	-	-	0.0%
Dana Point	(3)	-	3	-	-	NA	1	2	-	3	3.6%
Fountain Valley	(7)	-	7	-	-	NA	2	3	1	6	7.1%
Fullerton	(6)	-	6	-	-	NA	-	6	-	6	7.1%
Garden Grove	(22)	-	22	-	-	NA	5	19	-	24	28.6%
Huntington Beach	(11)	-	11	-	-	NA	-	4	-	4	4.8%
Irvine	(2)	-	2	-	-	NA	-	1	-	1	1.2%
La Habra	(2)	-	2	-	-	NA	-	-	-	-	0.0%
La Palma	-	-	-	-	-	NA	-	-	-	-	0.0%
Laguna Beach	(1)	-	1	-	-	NA	2	1	-	3	3.6%
Laguna Hills	-	-	-	-	-	NA	-	-	-	-	0.0%
Laguna Niguel	-	-	1	-	-	NA	-	-	-	1	1.2%
Laguna Woods	-	-	-	-	-	NA	-	-	-	-	0.0%
Lake Forest	-	-	-	-	-	NA	-	-	-	-	0.0%
Los Alamitos	-	-	-	-	-	NA	-	-	-	-	0.0%
Mission Viejo	-	-	-	-	-	NA	-	-	-	-	0.0%
Newport Beach	-	-	-	-	-	NA	-	-	-	-	0.0%
Orange	(2)	-	2	-	-	NA	-	2	-	2	2.4%
Placentia	-	-	-	-	-	NA	-	-	-	-	0.0%
Rancho Santa Margarita	(1)	-	1	-	-	NA	-	-	-	-	0.0%
San Clemente	(8)	-	8	-	-	NA	-	7	-	7	8.3%
San Juan Capistrano	-	-	-	-	-	NA	-	-	-	-	0.0%
Santa Ana	(10)	-	10	-	-	NA	7	3	-	10	11.9%
Seal Beach	(1)	-	1	-	-	NA	-	1	-	1	1.2%
Stanton	(3)	-	3	-	-	NA	4	1	-	5	6.0%
Tustin	(4)	-	3	-	-	NA	-	-	-	(1)	NA ¹
Villa Park	-	-	-	-	-	NA	-	-	-	-	0.0%
Westminster	(10)	-	10	-	-	NA	1	-	-	1	1.2%
Yorba Linda	-	-	-	-	-	NA	2	-	-	2	2.4%
Unincorporated	(3)	-	3	-	-	NA	-	-	-	-	0.0%
Orange County Total	(104)	-	103	-	-	NA	29	54	1	83	100.0%

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. For residential structures where a connected ADU is added, the primary structure is converted into a multi-family unit consistent with State and U.S. Census Bureau definitions; this is shown as negative entries in SFD and positive entries in multi-family 2 to 4.

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), e.g., Repurposed ADU activity will coincide with a loss (-) in SFD and a unit gained (+) under multi-family 2 to 4, and plus one (+) for ADU-Repurposed.

Notes:

- ¹Jurisdictions 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 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 were collected from all 35 Orange County jurisdictions. Jurisdictional boundaries are as of January 1, 2019.
- NA- Attached ADUs are only new construction through additions to existing structures.
- ADU Net Activity in 2019: 84.