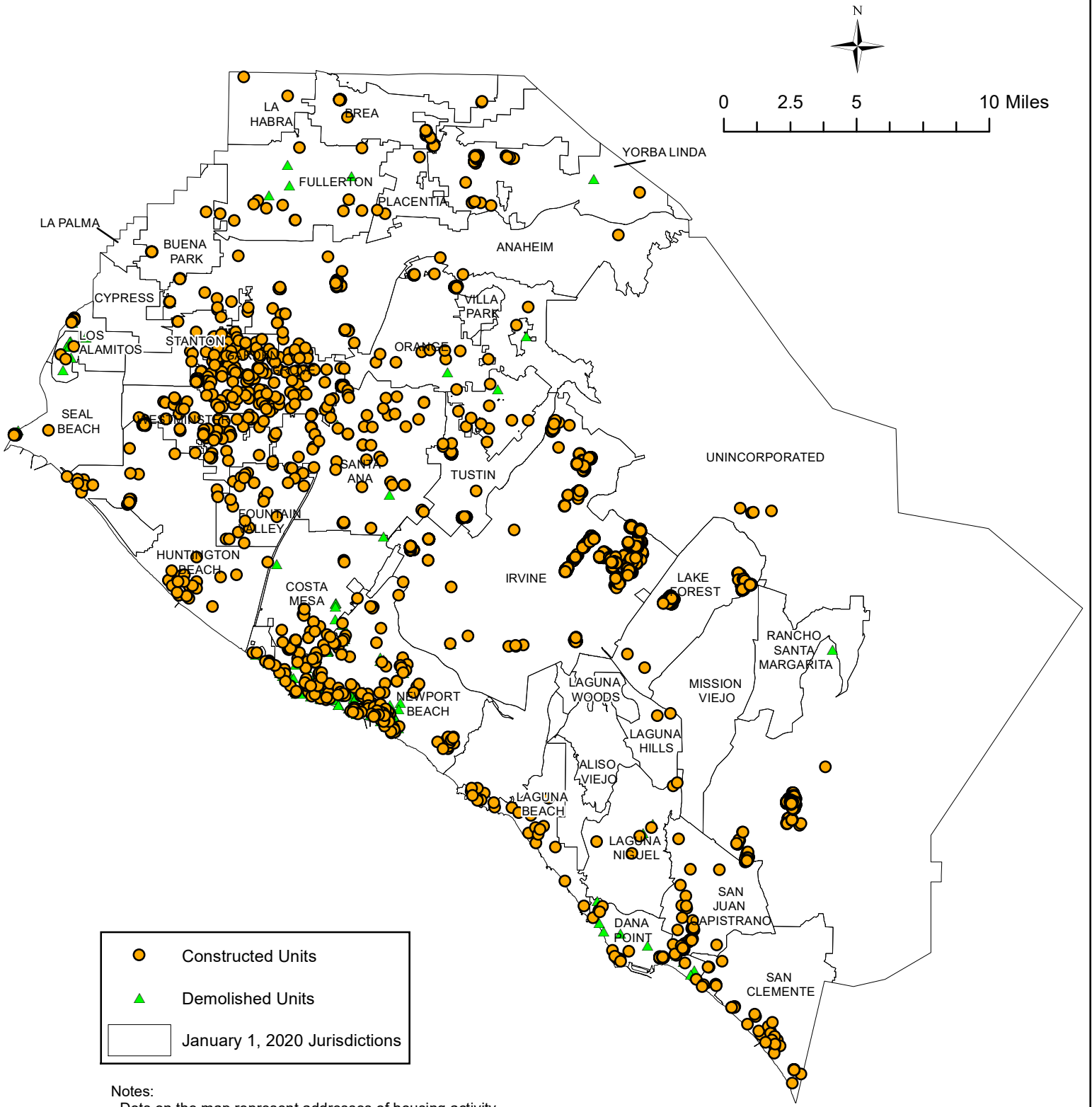


Housing Inventory System (HIS)

2020 Constructed Housing Units & Demolished Housing Units

Orange County, California



- Constructed Units
- ▲ Demolished Units
- January 1, 2020 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, 2020.

**Table 1: HIS 2020 - Net Activity
Orange County, California**

Jurisdiction	Net Activity: January 1 - December 31, 2020										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	-	-	-	-	-	-	-	-	-	-	-	0.0%
Anaheim	6	192	17	430	-	3	15	14	-	-	677	10.1%
Brea	13	22	-	16	-	-	3	-	-	-	54	0.8%
Buena Park	5	-	-	-	-	-	1	-	-	-	6	0.1%
Costa Mesa	(4)	8	5	111	-	2	3	1	-	-	126	1.9%
Cypress	-	-	-	-	-	-	-	-	-	-	-	0.0%
Dana Point	10	29	3	-	-	1	4	2	-	-	49	0.7%
Fountain Valley	(8)	-	13	-	-	11	14	3	-	-	33	0.5%
Fullerton	(12)	4	8	-	-	4	12	4	-	-	20	0.3%
Garden Grove	(9)	-	35	-	-	19	171	16	1	-	233	3.5%
Huntington Beach	76	-	21	-	-	14	3	7	-	-	121	1.8%
Irvine	677	418	2	959	-	1	3	1	-	-	2,061	30.7%
La Habra	(4)	-	4	-	-	-	2	4	-	-	6	0.1%
La Palma	-	-	-	-	-	-	-	-	-	-	-	0.0%
Laguna Beach	3	-	15	-	-	1	2	6	-	-	27	0.4%
Laguna Hills	(2)	-	2	-	-	2	-	-	-	-	2	0.0%
Laguna Niguel	(3)	-	3	532	-	2	-	-	1	-	535	8.0%
Laguna Woods	-	-	-	-	-	-	-	-	-	-	-	0.0%
Lake Forest	198	119	2	-	-	1	2	1	-	-	323	4.8%
Los Alamitos	(3)	22	1	-	1	-	-	1	-	-	22	0.3%
Mission Viejo	(1)	-	1	-	-	-	1	1	-	-	2	0.0%
Newport Beach	77	-	(5)	126	-	2	1	-	-	-	201	3.0%
Orange	21	40	2	-	-	2	9	-	-	-	74	1.1%
Placentia	(2)	-	4	-	-	2	-	-	-	-	4	0.1%
Rancho Santa Margarita	-	-	-	-	-	-	-	-	-	-	-	0.0%
San Clemente	25	7	11	-	-	-	10	-	-	-	53	0.8%
San Juan Capistrano	45	-	-	-	8	-	2	-	-	-	55	0.8%
Santa Ana	3	1	21	1,135	-	13	22	5	-	-	1,200	17.9%
Seal Beach	13	-	1	-	-	-	-	1	-	-	15	0.2%
Stanton	9	107	2	-	-	-	8	2	-	-	128	1.9%
Tustin	6	112	3	-	-	1	5	2	-	-	129	1.9%
Villa Park	-	-	-	-	-	-	-	-	-	-	-	0.0%
Westminster	(1)	-	17	98	-	3	22	1	-	-	140	2.1%
Yorba Linda	29	19	-	-	4	-	3	-	-	-	55	0.8%
Unincorporated	162	117	34	24	-	6	19	8	-	-	370	5.5%
Orange County Total	1,329	1,217	222	3,431	13	90	337	80	2	6,721	100.0%	
Percentage Share of Units Activity by Type	19.8%	18.1%	3.3%	51.0%	0.2%	1.3%	5.0%	1.2%	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, 2020.
ADU Net Activity in 2020: 509.

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 2020 - Number of Housing Units Constructed
Orange County, California**

Jurisdiction	Number of Housing Units Constructed: January 1 - December 31, 2020										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	25	192	-	430	-	3	7	NA	NA	657	3.8%	96.2%	9.6%
Brea	13	22	-	16	-	-	1	NA	NA	52	25.0%	75.0%	0.8%
Buena Park	5	-	-	-	-	-	1	NA	NA	6	83.3%	16.7%	0.1%
Costa Mesa	14	8	2	111	-	2	3	NA	NA	140	10.0%	90.0%	2.0%
Cypress	-	-	-	-	-	-	-	NA	NA	-	0.0%	0.0%	0.0%
Dana Point	22	29	-	-	2	1	1	NA	NA	55	40.0%	60.0%	0.8%
Fountain Valley	5	-	-	-	-	11	14	NA	NA	30	16.7%	83.3%	0.4%
Fullerton	1	4	-	-	-	4	6	NA	NA	15	6.7%	93.3%	0.2%
Garden Grove	33	-	-	-	-	19	149	NA	NA	201	16.4%	83.6%	2.9%
Huntington Beach	97	-	1	-	-	14	3	NA	NA	115	84.3%	15.7%	1.7%
Irvine	680	418	-	959	-	1	3	NA	NA	2,061	33.0%	67.0%	30.1%
La Habra	-	-	-	-	-	-	2	NA	NA	2	0.0%	100.0%	0.0%
La Palma	-	-	-	-	-	-	-	NA	NA	-	0.0%	0.0%	0.0%
Laguna Beach	11	-	6	-	-	1	2	NA	NA	20	55.0%	45.0%	0.3%
Laguna Hills	-	-	-	-	-	2	-	NA	NA	2	0.0%	100.0%	0.0%
Laguna Niguel	2	-	-	532	-	2	-	NA	NA	536	0.4%	99.6%	7.8%
Laguna Woods	-	-	-	-	-	-	-	NA	NA	-	0.0%	0.0%	0.0%
Lake Forest	200	119	-	-	-	1	2	NA	NA	322	62.1%	37.9%	4.7%
Los Alamitos	-	22	-	-	3	-	-	NA	NA	25	0.0%	100.0%	0.4%
Mission Viejo	-	-	-	-	-	-	-	NA	NA	-	0.0%	0.0%	0.0%
Newport Beach	177	-	52	233	-	2	-	NA	NA	464	38.1%	61.9%	6.8%
Orange	24	40	-	-	-	2	6	NA	NA	72	33.3%	66.7%	1.0%
Placentia	-	-	2	-	-	2	-	NA	NA	4	0.0%	100.0%	0.1%
Rancho Santa Margarita	-	-	-	-	-	-	-	NA	NA	-	0.0%	0.0%	0.0%
San Clemente	25	7	11	-	-	-	10	NA	NA	53	47.2%	52.8%	0.8%
San Juan Capistrano	45	-	-	-	8	-	2	NA	NA	55	81.8%	18.2%	0.8%
Santa Ana	22	1	3	1,095	-	13	14	NA	NA	1,148	1.9%	98.1%	16.7%
Seal Beach	15	-	-	-	-	-	-	NA	NA	15	100.0%	0.0%	0.2%
Stanton	11	107	-	-	-	-	3	NA	NA	121	9.1%	90.9%	1.8%
Tustin	9	112	-	-	-	1	5	NA	NA	127	7.1%	92.9%	1.9%
Villa Park	-	-	-	-	-	-	-	NA	NA	-	0.0%	0.0%	0.0%
Westminster	4	-	13	98	-	3	19	NA	NA	137	2.9%	97.1%	2.0%
Yorba Linda	30	19	-	-	4	-	-	NA	NA	53	56.6%	43.4%	0.8%
Unincorporated	188	117	20	24	-	6	15	NA	NA	370	50.8%	49.2%	5.4%
Orange County Total	1,658	1,217	110	3,498	17	90	268	NA	NA	6,858	24.2%	75.8%	100.0%
Percentage Share of Units Activity by Type	24.2%	17.7%	1.6%	51.0%	0.2%	1.3%	3.9%	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, 2020.
- Total constructed ADUs in 2020: 358.

**Table 3: HIS 2020 - Number of Housing Units Demolished
Orange County, California**

Jurisdiction	Number of Housing Units Demolished: January 1 - December 31, 2020										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	(2)	-	-	-	-	-	-	-	-	(2)	100.0%	0.0%	0.6%
Brea	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Buena Park	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Costa Mesa	(15)	-	-	-	-	-	(1)	-	-	(16)	93.8%	6.3%	4.7%
Cypress	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Dana Point	(9)	-	-	-	(2)	-	-	-	-	(11)	81.8%	18.2%	3.3%
Fountain Valley	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Fullerton	(5)	-	-	-	-	-	-	-	-	(5)	100.0%	0.0%	1.5%
Garden Grove	(7)	-	-	-	-	-	-	-	-	(7)	100.0%	0.0%	2.1%
Huntington Beach	(1)	-	-	-	-	-	-	-	-	(1)	100.0%	0.0%	0.3%
Irvine	(1)	-	-	-	-	-	-	-	-	(1)	100.0%	0.0%	0.3%
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	(2)	-	-	-	-	-	-	-	-	(2)	100.0%	0.0%	0.6%
Laguna Woods	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Lake Forest	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Los Alamitos	(2)	-	-	-	(2)	-	-	-	-	(4)	50.0%	50.0%	1.2%
Mission Viejo	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Newport Beach	(99)	-	(58)	(107)	-	-	-	-	-	(264)	37.5%	62.5%	78.1%
Orange	(1)	-	-	-	-	-	-	-	-	(1)	100.0%	0.0%	0.3%
Placentia	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Rancho Santa Margarita	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
San Clemente	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
San Juan Capistrano	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Santa Ana	(1)	-	-	(8)	-	-	-	-	-	(9)	11.1%	88.9%	2.7%
Seal Beach	(1)	-	-	-	-	-	-	-	-	(1)	100.0%	0.0%	0.3%
Stanton	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Tustin	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Villa Park	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Westminster	(1)	-	-	-	-	-	-	-	-	(1)	100.0%	0.0%	0.3%
Yorba Linda	(1)	-	-	-	-	-	-	-	-	(1)	100.0%	0.0%	0.3%
Unincorporated	(12)	-	-	-	-	-	-	-	-	(12)	100.0%	0.0%	3.6%
Orange County Total	(160)	-	(58)	(115)	(4)	-	(1)	-	-	(338)	47.3%	52.7%	100.0%
Percentage Share of Units Activity by Type	47.3%	0.0%	17.2%	34.0%	1.2%	0.0%	0.3%	0.0%	0.0%				

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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, 2020. Total demolished ADUs in 2020: 1.

**Table 4: HIS 2020 - Net Activity of Converted and Repurposed Housing Units
Orange County, California**

Jurisdiction	Converted Net Activity: January 1 - December 31, 2020						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	(17)	-	17	-	-	NA	8	14	-	22	11.8%
Brea	-	-	-	-	-	NA	2	-	-	2	1.1%
Buena Park	-	-	-	-	-	NA	-	-	-	-	0.0%
Costa Mesa	(3)	-	3	-	-	NA	1	1	-	2	1.1%
Cypress	-	-	-	-	-	NA	-	-	-	-	0.0%
Dana Point	(3)	-	3	-	-	NA	3	2	-	5	2.7%
Fountain Valley	(13)	-	13	-	-	NA	-	3	-	3	1.6%
Fullerton	(8)	-	8	-	-	NA	6	4	-	10	5.4%
Garden Grove	(35)	-	35	-	-	NA	22	16	1	39	21.0%
Huntington Beach	(20)	-	20	-	-	NA	-	7	-	7	3.8%
Irvine	(2)	-	2	-	-	NA	-	1	-	1	0.5%
La Habra	(4)	-	4	-	-	NA	-	4	-	4	2.2%
La Palma	-	-	-	-	-	NA	-	-	-	-	0.0%
Laguna Beach	(8)	-	9	-	-	NA	-	6	-	7	3.8%
Laguna Hills	(2)	-	2	-	-	NA	-	-	-	-	0.0%
Laguna Niguel	(3)	-	3	-	-	NA	-	-	1	1	0.5%
Laguna Woods	-	-	-	-	-	NA	-	-	-	-	0.0%
Lake Forest	(2)	-	2	-	-	NA	-	1	-	1	0.5%
Los Alamitos	(1)	-	1	-	-	NA	-	1	-	1	0.5%
Mission Viejo	(1)	-	1	-	-	NA	1	1	-	2	1.1%
Newport Beach	(1)	-	1	-	-	NA	1	-	-	1	0.5%
Orange	(2)	-	2	-	-	NA	3	-	-	3	1.6%
Placentia	(2)	-	2	-	-	NA	-	-	-	-	0.0%
Rancho Santa Margarita	-	-	-	-	-	NA	-	-	-	-	0.0%
San Clemente	-	-	-	-	-	NA	-	-	-	-	0.0%
San Juan Capistrano	-	-	-	-	-	NA	-	-	-	-	0.0%
Santa Ana	(18)	-	18	48	-	NA	8	5	-	61	32.8%
Seal Beach	(1)	-	1	-	-	NA	-	1	-	1	0.5%
Stanton	(2)	-	2	-	-	NA	5	2	-	7	3.8%
Tustin	(3)	-	3	-	-	NA	-	2	-	2	1.1%
Villa Park	-	-	-	-	-	NA	-	-	-	-	0.0%
Westminster	(4)	-	4	-	-	NA	3	1	-	4	2.2%
Yorba Linda	-	-	-	-	-	NA	-	-	-	-	0.0%
Unincorporated	(14)	-	14	-	-	NA	4	8	-	-	0.0%
Orange County Total	(169)	-	170	48	-	NA	67	80	2	186	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, 2020.
- NA- Attached ADUs are only new construction through additions to existing structures.
- ADU Net Activity in 2020: 149.

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