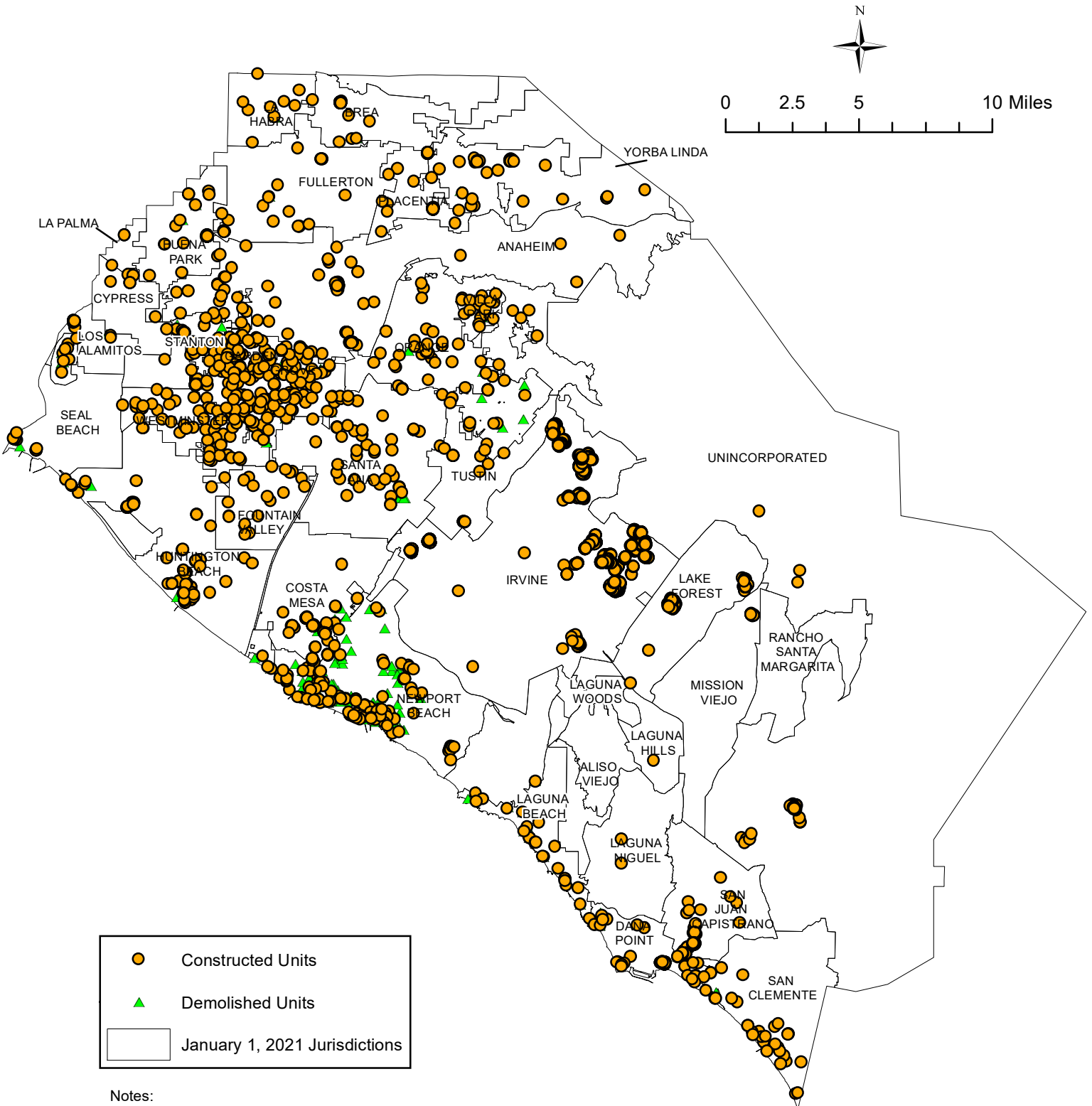


Housing Inventory System (HIS)

2021 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, 2021.

**Table 1: HIS 2021 - Net Activity
Orange County, California**

Jurisdiction	Net Activity: January 1 - December 31, 2021										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	17	290	20	456	-	9	34	27	2	855	12.3%	
Brea	(2)	31	2	248	-	2	2	-	-	283	4.1%	
Buena Park	(7)	76	10	3	-	4	9	7	-	102	1.5%	
Costa Mesa	26	47	3	-	-	2	7	1	-	86	1.2%	
Cypress	(4)	4	4	67	-	1	1	2	1	76	1.1%	
Dana Point	11	47	3	30	-	2	6	2	1	102	1.5%	
Fountain Valley	(6)	-	13	-	-	6	14	1	6	34	0.5%	
Fullerton	(40)	-	47	35	-	9	12	3	17	83	1.2%	
Garden Grove	(38)	31	37	-	-	10	164	19	9	232	3.3%	
Huntington Beach	47	-	26	-	-	8	12	4	2	99	1.4%	
Irvine	1,023	334	3	1,405	-	1	2	1	1	2,770	39.8%	
La Habra	(7)	-	6	-	-	3	11	5	2	20	0.3%	
La Palma	(1)	-	1	-	-	-	2	1	-	3	0.0%	
Laguna Beach	(5)	-	16	-	-	-	9	14	-	34	0.5%	
Laguna Hills	1	-	-	-	-	-	1	-	-	2	0.0%	
Laguna Niguel	(2)	-	2	-	-	2	-	-	-	2	0.0%	
Laguna Woods	-	-	-	-	-	-	-	-	-	-	0.0%	
Lake Forest	140	259	5	-	-	4	2	1	-	411	5.9%	
Los Alamitos	(3)	28	-	-	-	-	3	-	-	28	0.4%	
Mission Viejo	27	30	3	-	-	-	-	2	1	63	0.9%	
Newport Beach	(33)	7	14	6	-	1	3	5	-	3	0.0%	
Orange	(15)	7	16	356	-	3	33	9	-	409	5.9%	
Placentia	16	26	2	-	-	1	2	-	3	50	0.7%	
Rancho Santa Margarita	-	-	-	-	-	-	-	-	-	-	0.0%	
San Clemente	3	-	13	(3)	-	6	7	-	-	26	0.4%	
San Juan Capistrano	64	-	-	-	7	-	4	-	1	76	1.1%	
Santa Ana	(18)	-	20	637	-	9	45	9	2	704	10.1%	
Seal Beach	14	-	-	-	1	-	-	-	-	15	0.2%	
Stanton	3	106	7	-	-	4	13	5	1	139	2.0%	
Tustin	(1)	25	-	-	-	1	5	-	-	30	0.4%	
Villa Park	1	-	-	-	-	-	18	1	-	20	0.3%	
Westminster	(7)	-	12	1	-	7	31	-	4	48	0.7%	
Yorba Linda	25	-	2	-	-	2	6	-	-	35	0.5%	
Unincorporated	67	-	16	-	-	6	17	7	3	116	1.7%	
Orange County Total	1,296	1,348	303	3,241	8	103	475	126	56	6,956	100.0%	
Percentage Share of Units Activity by Type	18.6%	19.4%	4.4%	46.6%	0.1%	1.5%	6.8%	1.8%	0.8%			

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, 2021.
ADU Net Activity in 2021: 760

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 2021 - Number of Housing Units Constructed
Orange County, California**

Jurisdiction	Number of Housing Units Constructed: January 1 - December 31, 2021										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	51	276	-	455	-	9	12	NA	NA	803	6.4%	93.6%	11.9%
Brea	-	31	-	248	-	2	2	NA	NA	283	0.0%	100.0%	4.2%
Buena Park	1	76	-	3	-	4	9	NA	NA	93	1.1%	98.9%	1.4%
Costa Mesa	35	47	-	-	-	2	5	NA	NA	89	39.3%	60.7%	1.3%
Cypress	-	4	-	67	-	1	1	NA	NA	73	0.0%	0.0%	1.1%
Dana Point	20	47	-	30	2	2	5	NA	NA	106	18.9%	81.1%	1.6%
Fountain Valley	7	-	-	-	-	6	8	NA	NA	21	33.3%	66.7%	0.3%
Fullerton	1	-	9	35	-	9	7	NA	NA	61	1.6%	98.4%	0.9%
Garden Grove	7	31	2	-	-	10	161	NA	NA	211	3.3%	96.7%	3.1%
Huntington Beach	63	-	19	-	-	8	11	NA	NA	101	62.4%	37.6%	1.5%
Irvine	1,025	333	-	1,405	-	-	2	NA	NA	2,765	37.1%	62.9%	41.0%
La Habra	-	-	-	-	-	3	7	NA	NA	10	0.0%	100.0%	0.1%
La Palma	-	-	-	-	-	-	2	NA	NA	2	0.0%	0.0%	0.0%
Laguna Beach	19	-	-	-	-	-	1	NA	NA	20	95.0%	5.0%	0.3%
Laguna Hills	1	-	-	-	-	-	-	NA	NA	1	100.0%	0.0%	0.0%
Laguna Niguel	-	-	-	-	-	2	-	NA	NA	2	0.0%	100.0%	0.0%
Laguna Woods	-	-	-	-	-	-	-	NA	NA	-	0.0%	0.0%	0.0%
Lake Forest	145	259	-	-	-	4	2	NA	NA	410	35.4%	64.6%	6.1%
Los Alamitos	-	28	-	-	-	-	3	NA	NA	31	0.0%	100.0%	0.5%
Mission Viejo	30	30	-	-	-	-	-	NA	NA	60	0.0%	0.0%	0.9%
Newport Beach	92	7	35	6	-	2	1	NA	NA	143	64.3%	35.7%	2.1%
Orange	1	7	-	356	-	3	28	NA	NA	395	0.3%	99.7%	5.9%
Placentia	18	26	-	-	-	1	2	NA	NA	47	38.3%	61.7%	0.7%
Rancho Santa Margarita	-	-	-	-	-	-	-	NA	NA	-	0.0%	0.0%	0.0%
San Clemente	11	-	3	-	-	6	7	NA	NA	27	40.7%	59.3%	0.4%
San Juan Capistrano	64	-	-	-	7	-	4	NA	NA	75	85.3%	14.7%	1.1%
Santa Ana	13	-	-	488	-	9	27	NA	NA	537	2.4%	97.6%	8.0%
Seal Beach	15	-	-	-	1	-	-	NA	NA	16	93.8%	6.3%	0.2%
Stanton	14	106	-	-	-	4	13	NA	NA	137	10.2%	89.8%	2.0%
Tustin	-	24	-	-	-	1	4	NA	NA	29	0.0%	100.0%	0.4%
Villa Park	2	-	-	-	-	-	18	NA	NA	20	0.0%	0.0%	0.3%
Westminster	3	-	1	-	-	7	30	NA	NA	41	7.3%	92.7%	0.6%
Yorba Linda	28	-	-	-	-	2	5	NA	NA	35	80.0%	20.0%	0.5%
Unincorporated	86	-	4	-	-	6	11	NA	NA	107	80.4%	19.6%	1.6%
Orange County Total	1,752	1,332	73	3,093	10	103	388	NA	NA	6,751	26.0%	74.0%	100.0%
Percentage Share of Units Activity by Type	26.0%	19.7%	1.1%	45.8%	0.1%	1.5%	5.7%	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 was collected from all 35 Orange County jurisdictions. Jurisdictional boundaries are as of January 1, 2021.
- Total constructed ADUs in 2021: 491

**Table 3: HIS 2021 - Number of Housing Units Demolished
Orange County, California**

Jurisdiction	Number of Housing Units Demolished: January 1 - December 31, 2021										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	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Brea	-	-	-	-	-	-	(1)	-	-	(1)	0.0%	0.0%	0.4%
Buena Park	(2)	-	-	-	-	-	-	-	-	(2)	0.0%	0.0%	0.9%
Costa Mesa	(6)	-	-	-	-	-	-	-	-	(6)	100.0%	0.0%	2.7%
Cypress	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Dana Point	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Fountain Valley	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Fullerton	(1)	-	-	-	-	-	-	-	-	(1)	100.0%	0.0%	0.4%
Garden Grove	(8)	-	-	-	-	-	-	-	-	(8)	100.0%	0.0%	3.6%
Huntington Beach	(2)	-	(7)	-	-	-	-	-	-	(9)	22.2%	77.8%	4.0%
Irvine	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
La Habra	-	-	(1)	-	-	-	-	-	-	(1)	0.0%	0.0%	0.4%
La Palma	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Laguna Beach	(9)	-	-	-	-	-	(1)	-	-	(10)	0.0%	0.0%	4.4%
Laguna Hills	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Laguna Niguel	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Laguna Woods	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Lake Forest	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Los Alamitos	(3)	-	-	-	-	-	-	-	-	(3)	100.0%	0.0%	1.3%
Mission Viejo	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Newport Beach	(123)	-	(27)	-	-	-	-	-	-	(150)	82.0%	18.0%	66.7%
Orange	(2)	-	-	-	-	-	-	-	-	(2)	100.0%	0.0%	0.9%
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	(11)	-	(2)	-	-	-	-	-	-	(13)	84.6%	15.4%	5.8%
Seal Beach	(1)	-	-	-	-	-	-	-	-	(1)	100.0%	0.0%	0.4%
Stanton	(2)	-	(2)	-	-	-	-	-	-	(4)	0.0%	0.0%	1.8%
Tustin	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Villa Park	-	-	-	-	-	-	-	-	-	-	0.0%	0.0%	0.0%
Westminster	(1)	-	-	-	-	-	-	-	-	(1)	100.0%	0.0%	0.4%
Yorba Linda	(1)	-	-	-	-	-	-	-	-	(1)	100.0%	0.0%	0.4%
Unincorporated	(12)	-	-	-	-	-	-	-	-	(12)	100.0%	0.0%	5.3%
Orange County Total	(184)	-	(39)	-	-	-	(2)	-	-	(225)	81.8%	18.2%	100.0%
Percentage Share of Units Activity by Type	81.8%	0.0%	17.3%	0.0%	0.0%	0.0%	0.9%	0.0%	0.0%				

Single Family Detached*
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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, 2021. Total demolished ADUs in 2021: 2

**Table 4: HIS 2021 - Net Activity of Converted and Repurposed Housing Units
Orange County, California**

Jurisdiction	Converted Net Activity: January 1 - December 31, 2021						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	(34)	-	34	-	-	NA	21	27	2	50	12.0%
Brea	(2)	-	2	-	-	NA	1	-	-	1	0.2%
Buena Park	(10)	-	10	-	-	NA	-	7	-	7	1.7%
Costa Mesa	(3)	-	3	-	-	NA	2	1	-	3	0.7%
Cypress	(4)	-	4	-	-	NA	-	2	1	3	0.7%
Dana Point	(3)	-	3	-	-	NA	1	2	1	4	1.0%
Fountain Valley	(13)	-	13	-	-	NA	6	1	6	13	3.1%
Fullerton	(38)	-	38	-	-	NA	5	2	17	24	5.8%
Garden Grove	(36)	-	36	-	-	NA	3	19	9	31	7.5%
Huntington Beach	(15)	-	15	-	-	NA	1	4	2	7	1.7%
Irvine	(2)	-	2	-	-	NA	-	1	1	2	0.5%
La Habra	(7)	-	(7)	-	-	NA	4	5	2	(3)	-0.7%
La Palma	(1)	-	1	-	-	NA	-	1	-	1	0.2%
Laguna Beach	16	-	1	-	-	NA	8	11	-	36	8.7%
Laguna Hills	-	-	-	-	-	NA	1	-	-	1	0.2%
Laguna Niguel	(2)	-	2	-	-	NA	-	-	-	-	0.0%
Laguna Woods	-	-	-	-	-	NA	-	-	-	-	0.0%
Lake Forest	(5)	-	5	-	-	NA	-	1	-	1	0.2%
Los Alamitos	-	-	-	-	-	NA	-	-	-	-	0.0%
Mission Viejo	(3)	-	3	-	-	NA	-	2	1	3	0.7%
Newport Beach	-	-	-	-	-	NA	2	4	-	6	1.4%
Orange	(14)	-	14	-	-	NA	4	9	-	13	3.1%
Placentia	(2)	-	2	-	-	NA	-	-	3	3	0.7%
Rancho Santa Margarita	-	-	-	-	-	NA	-	-	-	-	0.0%
San Clemente	(1)	-	1	-	-	NA	-	-	-	-	0.0%
San Juan Capistrano	-	-	-	-	-	NA	-	-	-	-	0.0%
Santa Ana	(22)	-	22	149	-	NA	18	9	-	176	42.3%
Seal Beach	-	-	-	-	-	NA	-	-	-	-	0.0%
Stanton	(9)	-	9	-	-	NA	-	5	1	6	1.4%
Tustin	(1)	1	-	-	-	NA	1	-	-	1	0.2%
Villa Park	-	-	-	-	-	NA	-	-	-	-	0.0%
Westminster	(9)	-	11	1	-	NA	1	-	2	6	1.4%
Yorba Linda	(2)	-	2	-	-	NA	1	-	-	1	0.2%
Unincorporated	(7)	-	12	-	-	NA	6	6	3	20	4.8%
Orange County Total	(229)	1	238	150	-	NA	86	119	51	416	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 was collected from all 35 Orange County jurisdictions. Jurisdictional boundaries are as of January 1, 2021.
- NA- Attached ADUs are only new construction through additions to existing structures.
- Total converted/repurposed ADU net activity 2021: 256

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