

Public Notice

This Public Notice is being provided to residents of the County of Orange as required by Assembly Bill 987 (AB 987).

Redevelopment agencies are now required under AB 987 to supplement their existing affordability restrictions through the:

- Recording of a “Notice of Affordability Restrictions on Transfer of Property”
- Establishment of an affordable unit database

The purpose of the “Notice of Affordability Restrictions on Transfer of Property” is to make the affordability covenants, recorded against developments using redevelopment funds, more visible to real estate professionals and the general public. Previously, only the City or County that established the redevelopment agency could enforce the affordability restrictions recorded against the development. Under AB 987, any of the following can enforce the affordability restriction recorded against a development:

- A resident of an affordable unit
- A resident’s association that includes residents of affordable units
- The last person who resided in the unit
- A low or moderate income person who is qualified to live in the unit but was denied occupancy due to a violation of the affordability restrictions
- A low or moderate income person on an affordable housing waiting list

As stated above, redevelopment agency’s are also required to compile a database, updated on an annual basis, containing the following information for all housing units assisted with low and moderate income housing funds, or used to satisfy the agency’s replacement housing or production obligations:

- The street address and assessor’s parcel number of the property
- The number of bedrooms in each unit
- The year construction was completed
- The date of the recordation and the document number of the affordability restrictions
- The date that the affordability restrictions expire
- For any owner-occupied home that changed ownership in last year, the date and document number of the new affordability restrictions or other recorded document.

It should be noted that properties used to “confidentially” house victims of domestic violence will be omitted from the database as required under AB 987.

Parties interested in accessing the database can do so at: <http://www.ochousing.org/Library> .