



# AGENDA

## TASK FORCE TO REVIEW HOUSING NEEDS OF DEVELOPMENTALLY DISABLED SPECIAL MEETING

October 7, 2014  
11:30 a.m.

Irvine City Hall  
One Civic Center Plaza, First Floor  
Conference Room L102  
Irvine, California

### CALL TO ORDER

### ROLL CALL

TASK FORCE CHAIRWOMAN:	Shea, Christina
TASK FORCE VICE CHAIR:	Krom, Beth
TASK FORCE MEMBER:	Clayman, Carol
TASK FORCE MEMBER:	Donnelly, Nancy
TASK FORCE MEMBER:	Gustin, Fran
TASK FORCE MEMBER:	Harvey, Paul
TASK FORCE MEMBER:	Kuo, Anthony
TASK FORCE MEMBER:	LeBlanc, Michael
TASK FORCE MEMBER:	White, Janis

### ADDITIONS AND DELETIONS TO THE AGENDA

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Additions to the agenda are limited by California Government Code Section 54954.2 of the Brown Act and for those items that arise after the posting of the Agenda and must be acted upon prior to the next Task Force meeting.

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## **INTRODUCTIONS**

## **STAFF PRESENTATION**

## **TASK FORCE BUSINESS**

### **1.0 Approval of Minutes**

RECOMMENDED ACTION: Approve the Minutes of a special meeting of the Task Force to Review Housing Needs of Developmentally Disabled held on May 20, 2014.

### **1.1 Legislative Update**

RECOMMENDED ACTION: Receive and file.

### **1.2 Community Development Block Grant / HOME Investment Partnerships Act 2015-2016 Application Process**

RECOMMENDED ACTION: Receive and file.

### **1.3 Affordable Housing Developments**

RECOMMENDED ACTION: Receive and file.

## **PUBLIC COMMENTS**

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Any member of the public may address the Task Force on items within the subject matter jurisdiction of the Task Force, but which are not listed on this Agenda during PUBLIC COMMENTS. However, no action may be taken on matters that are not part of the posted agenda. PUBLIC COMMENTS are limited to three minutes per person.

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## **TASK FORCE MEMBER COMMENTS**

## **ADJOURNMENT**

**CITY SERVICES TO FACILITATE ACCESS TO PUBLIC MEETINGS**

It is the intention of the City of Irvine to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, the City of Irvine will attempt to accommodate you in every reasonable manner. Please contact the Community Development Department, Housing Division at 949-724-7444.

Assisted listening devices are available at the meeting for individuals with hearing impairments. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35. 102-35. 104 ADA Title II).

STATE OF CALIFORNIA)  
CITY OF IRVINE ) SS  
COUNTY OF ORANGE )

I declare under penalty of perjury that I, Kim Radding, am employed by the City of Irvine in the Community Development Department and that I posted this agenda in the binder located in the lobby of the Public Safety Department and on the public reader board located at One Civic Center Plaza, Irvine, California on October 3, 2014 as well as on the City's web page.

Dated: 10-03-2014

Kim Radding  
Recording Secretary

**AGENDA ITEM NO. 1.0**



**MINUTES  
TASK FORCE TO REVIEW  
HOUSING NEEDS OF  
DEVELOPMENTALLY DISABLED  
SPECIAL MEETING  
MAY 20, 2014**

Irvine Civic Center  
One Civic Center Plaza, First Floor  
Conference Room L102  
Irvine, California

**CALL TO ORDER**

A special meeting of the Task Force to Review Housing Needs of Developmentally Disabled was called to order by Chairwoman Shea on May 20, 2014 at 11:05 a.m. in Conference Room L102 at One Civic Center Plaza, Irvine, California.

**ROLL CALL**

PRESENT:	CHAIRWOMAN	CHRISTINA SHEA
	VICE CHAIR	BETH KROM
	MEMBER	CAROL CLAYMAN
	MEMBER	NANCY DONNELLY
	MEMBER	FRAN GUSTIN
	MEMBER	PAUL HARVEY
	MEMBER	ANTHONY KUO
	MEMBER	MICHAEL LEBLANC
	MEMBER	JANIS WHITE ALTERNATE JACK STANTON

Also present were Mark Asturias, Housing Manager; and Kim Radding, Recording Secretary.

**ADDITIONS AND DELETIONS TO THE AGENDA**

None

## **INTRODUCTIONS**

None

## **STAFF PRESENTATION**

None

### **1. TASK FORCE BUSINESS**

#### **1.0 APPROVAL OF MINUTES**

**ACTION:** It was moved by Member LeBlanc, seconded by Member Donnelly to approve the Minutes of the Task Force to Review Housing Needs of Developmentally Disabled, Special Meeting of April 8, 2014. The motion was approved by the following vote:

<b>AYES:</b>	<b>8</b>	<b>MEMBERS:</b>	Clayman, Donnelly, Gustin, Harvey, Krom, Kuo, LeBlanc, Shea
<b>NOS:</b>	<b>0</b>	<b>MEMBERS:</b>	
<b>ABSENT:</b>	<b>1</b>	<b>MEMBERS:</b>	White
<b>ABSTAIN:</b>	<b>0</b>	<b>MEMBERS:</b>	

#### **1.1 TASK FORCE TO REVIEW HOUSING NEEDS OF DEVELOPMENTALLY DISABLED RECOMMENDATIONS TO CITY COUNCIL**

The report was presented by Mark Asturias, Housing Manager.

**ACTION:** It was moved by Member Krom and seconded by Member Gustin to approve the platform of recommendations outlined in the staff report presented, with the following modifications:

- 1. Task Force shall be converted to ad hoc status to meet a minimum of semi-annually for up to one year in order to ascertain the status of the recommended actions and allow for continued public comments on the housing needs of developmentally disabled.**
- 2. Establish a priority when allocating in-lieu affordable housing funds received through the Inclusionary Housing Ordinance as well as federal entitlement programs such as Community Development Block Grant, HOME Investment Partnerships Act, and other eligible resources to address**

**housing for developmentally disabled to the extent financially feasible.**

- 3. Identify a demonstration project, working with the Irvine Community Land Trust, or other nonprofit organization or private developers, and the Regional Center, to create or set aside units and identify service providers for affordable housing and services for the developmentally disabled to the extent economically feasible.**
- 4. Establish a priority for the City to work with the Irvine Community Land Trust (for future sites received by the City for affordable housing) to create a set-aside of units for the developmentally disabled, to the extent economically feasible.**
- 5. Recognizing that supportive services an essential component of housing for special needs populations, the City will work with the broader community, including families and developers, to ensure funds and other municipal resources that may be made available through social services such as Community Services and FOR Families, to the extent financially feasible, will be provided for services to developmentally disabled individuals residing in homes developed and managed by nonprofit organizations.**
- 6. Explore opportunities with the private sector to facilitate initiatives for individuals to donate privately owned homes that include services for the developmentally disabled and request the Irvine Community Land Trust, or other nonprofit organization engaged in owning permanently affordable housing, accept the property(ies) for the benefit and occupancy by developmentally disabled individuals.**
- 7. Support state and federal legislation for:**
  - a. Funding development of affordable housing and ongoing services of developmentally disabled residents,**
  - b. Federal and state tax incentives that could be accessed by for-profit and nonprofit agencies providing housing for the developmentally disabled,**
  - c. Supporting amendments to fair housing law allowing special needs populations, including the developmentally disabled to be considered a protected class.**

- d. **Support development of federal and state legislation to establish special “savings” accounts for the developmentally disabled to create housing opportunities including affordable ownership and rental choices.**

**The motion was approved by the following vote:**

AYES:	9	MEMBERS:	Clayman, Donnelly, Gustin, Harvey, Krom, Kuo, LeBlanc, Shea, Stanton
NOS:	0	MEMBERS:	
ABSENT:	0	MEMBERS:	
ABSTAIN:	0	MEMBERS:	

## **PUBLIC COMMENTS**

None

## **TASK FORCE MEMBER COMMENTS**

Members agreed to meet prior to the June 24 meeting of the Irvine City Council for the purpose of coordinating a presentation of the Task Force recommendations to the Council.

Member Harvey suggested that FOR Families may be an appropriate resource to provide assistance to Irvine residents with the complexities of locating the services and housing locally available for persons with developmental disabilities.

Member Harvey expressed appreciation for Council support and participation in the mission to address the housing needs of the developmentally disabled population.

Member Gustin advised that it was recently brought to the attention of IRDAB that rent rates in Irvine have begun to exceed the maximum allowed by the Section 8 Housing Choice Voucher program administered by the Orange County Housing Authority. This dynamic may force local program recipients to move from the Irvine area.



**ADJOURNMENT**

Chairwoman Shea adjourned the meeting, by consensus at 12:50 p.m.

Date Approved: \_\_\_\_\_

\_\_\_\_\_  
CHAIR

DRAFT

**AGENDA ITEM NO. 1.1**



# REQUEST FOR TASK FORCE TO REVIEW HOUSING NEEDS OF DEVELOPMENTALLY DISABLED ACTION

**MEETING DATE:** October 7, 2014

**TITLE:** Legislative Update

A handwritten signature in blue ink, reading "Eric M. Joles".

Director of Community Development

## RECOMMENDED ACTION

Receive and file.

## BACKGROUND

The Task Force Reviewing Housing Needs of Developmentally Disabled (Task Force) policy recommendations were approved by the City Council on June 24. One policy recommendation included City review of state and federal legislation affecting:

- Funding development of affordable housing and ongoing services of developmentally disabled residents,
- Federal and state tax incentives that could be accessed by for-profit and nonprofit agencies providing housing for the developmentally disabled,
- Supporting amendments to fair housing law allowing special needs populations, including the developmentally disabled to be considered a protected class.
- Support development of federal and state legislation to establish special "savings" accounts for the developmentally disabled to create housing opportunities including affordable ownership and rental choices.

The City continues to monitor state and federal legislation affecting housing, income and service opportunities for the developmentally disabled.

### State Bills Affecting Housing for the Developmentally Disabled

Prior state legislation was introduced that permitted the California Housing Finance Agency (CHFA) to post a Notice of Funding Availability for a Section 811 Project Rental Assistance (PRA) Demonstration Program. CHFA in partnership with the California departments of Health Care Services (HCS), Developmental Services, Housing and Community Development, and the California Tax Credit Allocation Committee has announced the availability of over \$11 million for project-based rental

assistance funds targeted to MediCal beneficiaries. PRA will be used to serve extremely low income, non-elderly persons with disabilities who are age 18 or older, but less than 62 years of age at the time of transitioning into permanent housing. The person with the disability must be eligible for and require the support of community-based long-term waiver or state plan services funded through the California federal Medicaid program.

Eligible individuals also include those currently receiving MediCal State Plan or long-term care Home and Community-based Waiver Services who are “at risk” of placement in an inpatient facility due to loss of housing. For individuals enrolled in the California Community Transitions (CCT) Program, CCT staff and Regional Center Case Managers will identify eligible individuals and HCS will verify eligibility.

Eligible applicants for PRA must be the developer of the project and have a continuing financial and legal interest in the project. Each applicant must enter into a formal written contract with a tenant referral organization including at least one Regional Center serving individuals with a developmental disability.

#### Federal Bills Reforming Social Security Benefits

Two bills were introduced before Congress: a House of Representatives Bill 1601 (House Bill) was introduced on April 17, 2013 and Senate Bill 2089 was introduced on March 6, 2014. Summaries of both bills are attached (Attachment 1 and 2) for reference although they are substantively identical. The bills call for raising the general and earned income exclusions of those eligible for social security benefits. The bills also raise the resource limit from \$2,000 to \$10,000 for individuals. The House Bill has been referred to the House Committee on Ways and Means. Senate Bill 2089 has been read twice by the Senate and referred to the Committee on Finance for further review.

#### Organizations Advocating Legislative Reform for Social Security Benefits

There are numerous organizations and agencies that are already advocating for congress to reform the laws and regulations governing Social Security eligibility. One such agency, the National Council on Disability (NCD) submitted a report to the President and Congress in 2005 addressing the changes that need to be made to the Social Security Act (“SSA”). NCD is an independent federal agency committed to disability policy leadership active on this topic since 1978.

The mission of NCD is to be:

“A trusted advisor, in collaboration with people with disabilities to:  
The President  
The Congress  
Federal entities  
State, tribal communities, and local governments; and  
Other entities and organizations.”

NCD submitted letters to the President and Congress in 2012 and 2013 about Supplemental Security Income benefits. (Supplemental Security Income is governed by Title XVI of the SSA.) The NCD letter to the President (Attachment 3) sent April 17, 2013 urged the President to consider program reforms to the Supplemental Security Income program. The recommended reforms were consistent with the legislation introduced in Congress by House Bill 1601 and Senate Bill 2089.

**REPORT PREPARED BY:** Mark Asturias

#### **ATTACHMENTS**

1. Summary of House of Representatives Bill 1601
2. Summary of Senate Bill 2089
3. April 17, 2013 Letter from the National Council on Disability

## Summary of House of Representatives Bill 1601

Introduced in House (04/17/2013)

Supplemental Security Income Restoration Act of 2013 - Amends title XVI (Supplemental Security Income) (SSI) of the Social Security Act (SSA) to increase from \$240 to \$1,320 (increased for inflation each calendar year after 2015) the first amount of general income per year excluded in determining SSI program eligibility.

Increases from: (1) \$780 to \$4,284 (similarly increased) the first amount of earned income similarly excluded (including for a blind or disabled individual [or spouse] under age 65), (2) \$3,000 to \$15,000 in calendar year 2015 (increased for inflation) the resource limit for couples, and (3) \$2,000 to \$10,000 in calendar year 2015 (similarly increased) for individuals without a spouse.

Prescribes an inflation adjustment in benefits in any calendar year after 2015.

Removes support and maintenance furnished in kind from determination of unearned income.

Repeals the administrative penalty which renders individuals (and spouses) ineligible for SSI for a certain period of time if after the look-back date (usually 36 months preceding their application for SSI) they dispose of their resources for less than market value.

Senate Bill 2089

Introduced in Senate (03/06/2014)

Supplemental Security Income Restoration Act of 2014 - Amends title XVI (Supplemental Security Income) (SSI) of the Social Security Act to increase from \$240 to \$1,320 (increased for inflation each calendar year after 2015) the first amount of general income per year excluded in determining SSI program eligibility.

Increases from: (1) \$780 to \$4,284 (similarly increased) the first amount of earned income similarly excluded (including for a blind or disabled individual [or spouse] under age 65), (2) \$3,000 to \$15,000 in calendar year 2015 (increased for inflation) the resource limit for couples, and (3) \$2,000 to \$10,000 in calendar year 2015 (similarly increased) for individuals without a spouse.

Prescribes an inflation adjustment in benefits in any calendar year after 2015.

Removes support and maintenance furnished in kind from determination of unearned income.

Repeals the administrative penalty that renders individuals (and spouses) ineligible for SSI for a certain period of time if after the look-back date (usually 36 months preceding their application for SSI) they dispose of their resources for less than market value.

April 17, 2013

The President  
The White House  
1600 Pennsylvania Ave., NW  
Washington, DC 20500

Dear Mr. President:

I am writing on behalf of the National Council on Disability, an independent federal agency that advises Congress and the Administration regarding laws, policies, practices, and procedures that impact people with disabilities.

Last week, you released your FY14 budget proposal outlining your vision for federal spending in the next fiscal year as well as your most recent offer to Speaker Boehner to achieve additional deficit reduction in a balanced fashion. NCD appreciates the need for deficit reduction efforts and looks forward to providing assistance to help ensure that such efforts do not further harm low-income populations and people with disabilities, who have already borne the brunt of past reductions in federal spending. It is because of this commitment that I communicate the importance of including in any further deficit reduction conversation, measures to advance the economic well-being of Supplemental Security Income (SSI) beneficiaries. SSI beneficiaries face the most severe levels of poverty of any group of Social Security beneficiaries. In addition, due to the asset limits as part of the program, SSI beneficiaries are prohibited from saving more than \$2,000 in total, thus denying them the opportunity to take steps to move out of poverty and prepare to enter the workforce.

While we were pleased to see that SSI beneficiaries were exempted from the proposed "Chained CPI" index, we believe additional measures are needed to protect this population, particularly as cuts to federal spending in current law pose grave threats to low-income Americans with disabilities. We urge you to incorporate common-sense program reforms to SSI designed to improve beneficiary well-being and enhance the ability of SSI beneficiaries to participate in the workforce. We encourage consideration of the policy issues below for inclusion in any future deficit reduction effort:

- Raise the SSI asset limit, currently set at \$2,000 since 1989, to \$10,000 and index it to inflation going forward;
- Raise the income offsets for SSI beneficiaries and index them to inflation going forward;
- Eliminate asset limits for participants in work incentive programs, such as 1619b and the Medicaid Buy-In, who are accessing SSI primarily for the purposes of receiving Medicaid benefits rather than utilizing the program for income support;
- Establish a National Medicaid Buy-In program to allow for greater workforce mobility for working people with disabilities who may wish to change jobs across state lines;

NCD previously communicated with you on this issue in our letter of December 20th, 2012 [http://www.ncd.gov/publications/2012/Dec202012\\_2/](http://www.ncd.gov/publications/2012/Dec202012_2/), and wrote more extensively on the topic of asset limitations in SSI in our 2005 report, *The Social Security Administration's Efforts to Promote Employment for People with Disabilities: New Solutions for Old Problems*: <http://www.ncd.gov/publications/2005/11302005>

We believe that action on this issue is long overdue and strongly urge you to ensure the inclusion of these common-sense program reforms to SSI within any further deficit reduction arrangement. People with disabilities are disproportionately harmed by the sequester and other cuts to federal spending. Within that context, it is vital that current law be altered to allow SSI beneficiaries to save in order to blunt the impact of current and future cuts.

Sincerely,

Jeff Rosen  
Chairperson

**TF ATTACHMENT 3**



## **AGENDA ITEM NO. 1.2**



# REQUEST FOR TASK FORCE TO REVIEW HOUSING NEEDS OF DEVELOPMENTALLY DISABLED ACTION

**MEETING DATE:** October 7, 2014

**TITLE:** Community Development Block Grant/HOME Investment  
Partnerships Act 2015-2016 Application Process

A handwritten signature in blue ink that reads "Eric M. Folles".

Director of Community Development

## RECOMMENDED ACTION

Receive and file.

## BACKGROUND

Each year, the City of Irvine receives entitlement grant funding from the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs.

CDBG is the principal federal program providing local governments with funds to improve the physical, economic, and social conditions in their communities. While spending priorities are determined at the local level, the program is primarily intended to provide affordable housing, establish and maintain a suitable living environment, and expand economic opportunities for low and moderate income residents.

HOME is intended to facilitate long-term public-private partnerships in an effort to expand the availability of affordable housing. HOME funds may be used exclusively to create affordable housing for low and moderate income residents.

These programs allow the City of Irvine to issue grants and loans to local organizations for a wide variety of community development activities that benefit eligible low and moderate income Irvine residents. The income limits for these programs are established by HUD annually based upon the Area Median Income. The current Orange County income limit for a single individual is \$50,600 and for a household of two is \$57,800.

### *Funding Application and Evaluation Process*

Pursuant to City Council direction, each year the City issues a Notice of Funding Availability (NOFA) to invite local community organizations to apply for CDBG and HOME funds. Applications are accepted from incorporated nonprofit, for-profit, or public organizations serving Irvine residents. Applicants must have the financial management and programmatic expertise to successfully develop, design, implement, and monitor the proposed program or project. This expertise can be demonstrated through previous experience in successfully developing similar programs or projects, either by the organization or key staff within the organization.

The application cycle opens in November for the program year that commences the following July. Two application workshops are held to distribute the NOFA and review submission requirements. Applicants are encouraged to attend and participate in these workshops. During the application cycle, the NOFA is also made available on the City's website at [cityofirvine.org/cdbg](http://cityofirvine.org/cdbg). All applications are due in late December.

The application review process has three phases. In the first phase, all applications are reviewed by Housing Division staff for completeness and eligibility under federal program guidelines. Eligible programs and projects are then reviewed according to their contribution to the goals and objectives of the City's Consolidated Plan. Organizational capacity, experience and past performance are also considered.

Based on this review, Housing Division staff prepares general funding recommendations that are forwarded to the Community Services Commission. The Commission holds two public meetings where it considers all eligible applications and makes funding recommendations for the City Council.

The City Council holds a public hearing on the Community Services Commission recommendations to determine the final CDBG and HOME allocations. The determination of the City Council adopts the Action Plan, which acts as the CDBG and HOME program annual budget. Upon completion of this process, the City forwards the adopted Action Plan to HUD for approval. All of these steps lead up to the new fiscal year on July 1, when the funded activities can begin.

### *CDBG Public Service Programs*

Federal regulations allow the City to designate up to 15 percent of the CDBG allocation for public service programs. Eligible public service programs must be directed toward improving the community's services concerned with employment, crime prevention, child care, health, drug abuse, education or welfare. In addition to these priority objectives, public service program beneficiaries must be low and moderate income Irvine residents or qualify under a limited clientele category (victims of domestic violence, elderly, disabled adults, or homeless). For the current fiscal

year (July 1, 2014 through June 30, 2015), the City Council allocated \$185,654 to the following CDBG public service programs:

- AIDS Services Foundation Orange County (HIV case management services)
- Assistance League of Irvine (clothes and supplies for low-income school children)
- Fair Housing Foundation (fair housing and tenant/landlord mediation services)
- Families Forward (homelessness prevention services)
- HOMES, Inc. (transitional housing for emancipated foster youth)
- Human Options (domestic violence emergency shelter)
- Irvine Adult Day Health Services (at-risk senior wellness services)
- Irvine Children's Fund (before and after school child care scholarships)
- Irvine Public Schools Foundation (educational enrichment programs)
- National Charity League (Meals on Wheels)
- South County Outreach (homelessness prevention services)
- Vocational Visions (job training and development programs for persons with disabilities)
- Women's Transitional Living Center (emergency shelter and support services for victims of abuse)

#### *CDBG Capital Projects*

CDBG regulations allow a variety of capital projects that benefit low and moderate income residents. These include the development of affordable housing, rehabilitation and preservation of existing housing, improvements to public facilities to comply with requirements of the Americans with Disabilities Act, and improvements to public facilities that primarily serve low and moderate income residents. For the current fiscal year, the City Council allocated \$804,506 to the following CDBG capital projects:

- City of Irvine (Residential Rehabilitation Program)
- Families Forward (program center roof project)
- Families Forward (program center driveway project)
- Irvine Unified School District (Irvine High School District Stadium ADA path of travel improvement project)

*HOME Capital Projects*

HOME is the largest federal program providing local governments with grants designed exclusively to create affordable housing for low and moderate income households. HOME funds may be applied to a broad range of eligible activities such as providing home purchase or rehabilitation financing assistance to eligible homeowners and new homebuyers; building or rehabilitating housing for rent or ownership; or other reasonable and necessary expenses related to the development of non-luxury housing, including site acquisition or improvements. For the current fiscal year, the City Council allocated \$365,116 to the Residential Rehabilitation Program.

*CDBG and HOME Funding Priorities*

CDBG and HOME funds are awarded on a competitive basis and the demand for these funds often exceeds the amount received from HUD. Even if an application is determined to be eligible for funding, the Community Services Commission may recommend that the program or project be awarded a lower level of funding than was requested. To ensure fair and equitable access to all eligible applicants, the City has developed priorities to guide the use of these funds. These priorities are based on local needs and federal requirements for the CDBG and HOME programs and are outlined in the Strategic Plan, which is a component document of the City's Consolidated Plan. In addition, the City is committed to funding programs and projects that are ready to proceed immediately after funds are received and those prepared to spend the funds within a twelve-month period.

**REPORT PREPARED BY:** Steve Holtz, Housing Administrator

**AGENDA ITEM NO. 1.3**



# REQUEST FOR TASK FORCE TO REVIEW HOUSING NEEDS OF DEVELOPMENTALLY DISABLED ACTION

**MEETING DATE:** October 7, 2014

**TITLE:** Affordable Housing Developments

A handwritten signature in blue ink that reads "Eric M. Jolley".

Director of Community Development

## RECOMMENDED ACTION

Receive and file.

## BACKGROUND

The Task Force to Review Housing Needs of Developmentally Disabled (Task Force) policy recommendations were approved by the City Council on June 24. Among the policy recommendations was a provision that the City would work with nonprofit organizations or private developers to identify a demonstration project to the extent it could be demonstrated as economically feasible.

There are a variety of projects currently approved and/or under construction that include affordable units within the development. A list of these projects with a location map is attached to this report (Attachments 1 and 2). Many of these projects provide one-, two-, and three-bedroom units that will be affordable to households with incomes at or below 50 percent of Area Median Income. As projects approach completion, staff is working with developers to review and implement marketing plans and confirm contact information for leasing offices. Additionally, staff is working with developers to identify where units are located within each project to allow for reasonable accommodation for individuals with disabilities.

Solaira, being developed by Related Companies, was approved by the City and will be a senior project, fully accessible and affordable to seniors age 55 and older. This project will be affordable in perpetuity and accommodates disabled seniors, including the developmentally disabled. The project is expected to be ready for occupancy by the end of 2015.

The City has also initiated conversations with the Irvine Community Land Trust (Land Trust), its nonprofit housing organization, to consider setting aside units at the Alegre affordable housing project located at 3100 Visions in the Cypress Village neighborhood. The Alegre project is scheduled to complete construction by spring 2015 and pre-leasing of units will begin prior to the end of 2014. The Land Trust is reviewing the economic and operational feasibility of setting aside units for the

developmentally disabled as a demonstration project. Ongoing discussion by the Land Trust Board and a determination on whether the Alegre project can set aside any units as a demonstration project will be made prior to the completion of the project.

**REPORT PREPARED BY:** Mark Asturias

**ATTACHMENTS**

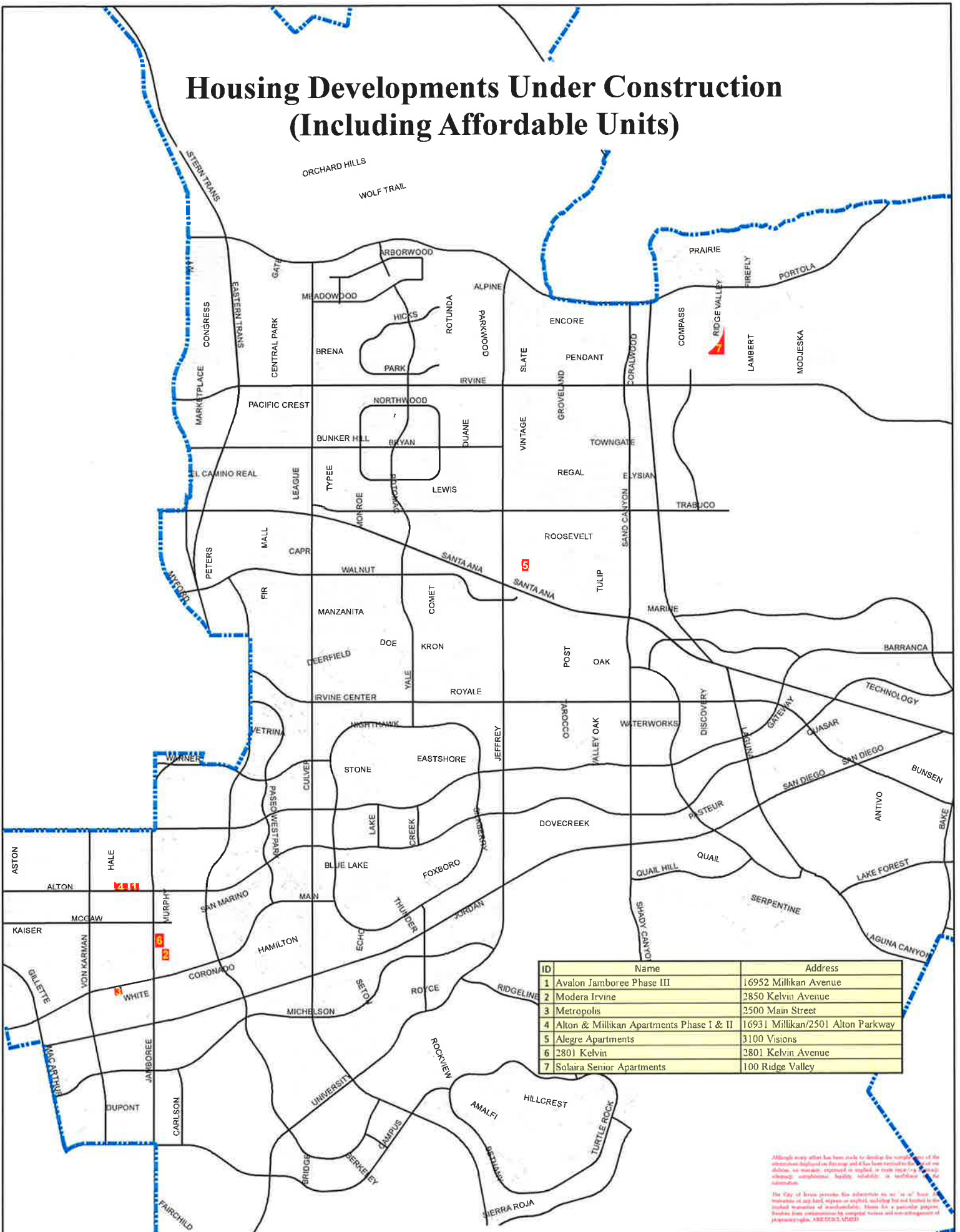
1. Housing Developments Under Construction
2. Map of Housing Developments



**Housing Developments Under Construction  
(Including Affordable Units)**

	<b>Development</b>	<b>Address</b>	<b>Type of Units</b>	<b>Number of Affordable Units</b>	<b>Level of Affordability</b>
1	Avalon Jamboree Phase III (formerly Park Avenue Apts).	16952 Millikan Avenue	Rental	17	10 units @ 50% or less AMI 6 units @ 81-120% AMI
2	Modera Irvine	2850 Kelvin Avenue (formerly 2852 Kelvin)	Rental	20	12 units @ 50% or less AMI 8 units @ 81-120% AMI
3	Metropolis	2500 Main Street	Rental	47	29 units @ 50% or less AMI 18 units @ 81-120% AMI
4	Alton & Millikan Apartments Phase I & II	16931 Millikan/ 2501 Alton Parkway	Rental	17	17 units @ 81-120% AMI
5	Alegre Apartments	3100 Visions	Rental	104	22 units @ 30% or less AMI 16 units @ 31-45% AMI 66 units @ 46-60% AMI
6	2801 Kelvin	2801 Kelvin	Rental	38	22 units @ 50% or less AMI 1 unit @ 51-80% AMI 15 units @ 81-120% AMI
7	Solaira Senior Apartments	100 Ridge Valley Tract 17467, Lots 22 & 23	Rental	221	137 units @ 50% or less AMI 64 units @ 120% AMI

# Housing Developments Under Construction (Including Affordable Units)



Although every effort has been made to provide the most accurate information displayed on this map, and it has been checked for accuracy, we make no warranty, expressed or implied, in these pages. We do not accept any responsibility for errors or omissions. The City of Irvine reserves the right to amend this map at any time without notice. The City of Irvine reserves the right to amend this map at any time without notice. The City of Irvine reserves the right to amend this map at any time without notice.