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2021–2029

HOUSING ELEMENT

July 2021



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Appendix A. Public Participation

Appendix B. Affirmatively Furthering Fair Housing Analysis

Appendix C. Senate Bill 2 Compliance Sites Inventory

Appendix D. Sites Inventory Form

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ACRONYMS AND ABBREVIATIONS

AB	Assembly Bill
ACS	American Community Survey
ADA	Americans with Disabilities Act
ADU	accessory dwelling unit
AE	Administrative Entity
AHP	Affordable Housing Program
AHSC	Affordable Housing and Sustainable Communities
AMI	area median income
ARDA	Amended and Restated Development Agreement
CAFR	Comprehensive Annual Financial Report
CalHFA	California Housing Finance Agency
Caltrans	California Department of Transportation
CAPER	Consolidated Annual Performance and Evaluation Report
CARES	Coronavirus Aid, Relief, and Economic Security
CDBG	Community Development Block Grant
CDBG-CV	Community Development Block Grant-COVID-19
CDLAC	California Debt Limit Allocation Committee
CEQA	California Environmental Quality Act
CESH	California Emergency Solutions and Housing
City of Irvine	City of Irvine
CLT	community land trust
COC	Continuum of Care
Consolidated Plan	2020–2024 Consolidated Plan
CRIA	Community Revitalization Investment Area
CSCDA	California Statewide Communities Development Authority
CTCAC	California Tax Credit Allocation Committee

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Acronyms and Abbreviations

CUP	conditional use permit
DDS	California Department of Developmental Services
DHCS	California Department of Health Care Services
DIV	Development Intensity Value
DOF	California Department of Finance
DRC	Development Review Committee
du/acre	dwelling units per acre
EIR	Environmental Impact Report
ESG	Emergency Solutions Grant
ESG-CV	Emergency Solutions Grant-COVID-19
FAA	Federal Aviation Administration
FEMA	Federal Emergency Management Agency
FHF	Fair Housing Foundation
FY	Fiscal Year
GHG	greenhouse gas
GIS	geographic information systems
GSAF	Golden State Acquisition Fund
H.O.P.E.	Homeless Outreach and Proactive Enforcement
HCD	California Department of Housing and Community Development
HEARTH	Homeless Emergency Assistance and Rapid Transition to Housing
HERA	Housing and Economic Recovery Act
HHC	Housing for a Healthy California
HNP	Housing Navigators Program
HOME	HOME Investment Partnerships
HOME-ARP	HOME-American Rescue Plan
HOPWA	Housing Opportunities for Persons with AIDS
HQS	Housing Quality Standards
HUD	U.S. Department of Housing and Urban Development

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Acronyms and Abbreviations

IBC	Irvine Business Complex
ICLT	Irvine Community Land Trust
ICP	Integrated Connectivity
IIG	Infill Infrastructure Grant
IRDAB	Irvine Residents with Disabilities Advisory Board
IS	Initial Study
IUSD	Irvine Unified School District
JADU	junior accessory dwelling unit
JHC	Jamboree Housing Corporation
LBNC	Low-Barrier Navigation Center
LHTF	Local Housing Trust Fund Program
LIHTC	Low-Income Housing Tax Credit
MHP	Multifamily Housing Program
MHSA	Mental Health Services Act
MND	Mitigated Negative Declaration
MPRRP	Mobilehome Park Rehabilitation and Resident Ownership Program
NCCP	Natural Community Conservation Plan
NHTF	National Housing Trust Fund
NOFA	Notice of Funding Availability
OCCHC	Orange County Community Housing Corporation
OCHA	Orange County Housing Authority
OCHFT	Orange County Housing Finance Trust
PAS	Pet Assistance and Support
PDLP	Predevelopment Loan Program
PHA	Public Housing Agency
PLHA	Permanent Local Housing Allocation
RHNA	Regional Housing Needs Assessment
SAUSD	Santa Ana Unified School District

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Acronyms and Abbreviations

SB	Senate Bill
SCAG	Southern California Association of Local Governments
Section 8 Program	Housing Choice Voucher (Section 8) Program
sf	square feet
SHMHP	Supportive Housing Multifamily Housing Program
SMIP	Strong Motion Instrumentation Program
SRO	single-room occupancy
State	State of California
SVUSD	Saddleback Valley Unified School District
TDR	Transfer of Development Rights
Terner Center	University of California, Berkeley, Terner Center
TOD	Transit-Oriented Development
TUSD	Tustin Unified School District
URP	University Research Park
USBLS	U.S. Bureau of Labor Statistics
UWMP	Urban Water Management Plan
VASH	Veterans Affairs Supportive Housing
VHHP	Veterans Housing and Homelessness Prevention
Vision Plan	Irvine Business Complex Residential Mixed Use Vision Plan
VWD	Victorville Water Division

1 INTRODUCTION

This document is the Housing Element for the City of Irvine (City or Irvine) as updated for the 2021–2029 6th Cycle planning period. The Housing Element is part of the Irvine General Plan, adopted by the City in 2013 and certified by the State of California (State) on July 30, 2013.

The California Government Code requires that a Housing Element be included in a city's General Plan as one of seven mandatory elements that express the community's values, goals, and vision for the future. This Housing Element identifies and analyzes the City's existing and projected housing needs and contains a detailed outline and work program of the City's goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing for a sustainable future. This Housing Element identifies ways in which the housing needs of all economic segments of the community, including residents and the local workforce, can be met. The overall goal of this Housing Element is to provide safe and decent housing for all economic segments of the community.

1.1 Background

The provision of adequate housing for families and individuals of all economic levels is an important public goal of the City. It has been a focus for State and local governments and has grown in complexity due to rising land and construction costs and increasing competition for physical and financial resources in both the public and private sectors.

In response to this concern, the California Legislature amended the California Government Code in 1980. The amendment instituted the requirement that each local community include a specific analysis of its housing needs and a realistic set of programs designed to meet those needs. This analysis is to be set forth in a Housing Element and incorporated into the General Plan of each municipality.

The California Legislature determined that a primary housing goal for the State is to ensure that every resident has a decent home and suitable living environment. The requirements of the law are in California Government Code, Section 65580:

- a. The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.
- b. The early attainment of this goal requires cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.

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- c. The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of government.
- d. Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.
- e. The [California] Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the General Plan and to cooperate with other local governments and the State in addressing regional housing needs.
- f. Designating and maintaining a supply of land and adequate sites suitable, feasible, and available for the development of housing sufficient to meet the locality's housing need for all income levels is essential to achieving the State's housing goals and the purposes of this article.

California Government Code, Section 65588, requires that local governments review and revise the Housing Element of their comprehensive General Plans (e.g., Irvine General Plan) no less than once every eight years. Before the 6th Cycle Housing Element Update for the 2021–2029 planning period, Irvine's Housing Element was updated in 2013 for the 5th Cycle (2013–2021).

Multiple changes to California Housing Element law have become effective since the processing of the City's 5th Cycle Housing Element. In particular, the State increased its ability to enforce Housing Element requirements and the ability for interested people to challenge the City's compliance with Housing Element law. Pursuant to California Government Code, Section 65585, the State has a greater range of penalties that can be imposed on jurisdictions for non-compliance. This puts the City at risk of exposure to a variety of fiscal impacts and regulatory impacts that could reduce local control over housing-related decision-making. Jurisdictions that do not comply also risk the State imposing a more frequent Housing Element update cycle (i.e., every four years).

The 6th Cycle Housing Element Update was prepared to comply with State housing laws, as amended, and Federal, State, and local requirements as necessary to demonstrate compliance with State law and to gain State certification.

1.2 Irvine's Story and Housing Accomplishments

The City, from its beginnings, has been master planned to create a vibrant, attractive, diverse, and sustainable community for its residents. The City has accomplished this by involving its residents and businesses in the planning and development of a community that incorporates a full spectrum of housing, significant employment opportunities, parks and trails, preserved open spaces, excellent schools, shopping, and services. Irvine is a community committed to

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developing and ensuring a high quality of life for its current and future residents. The City has developed a series of unique villages designed to provide an array of housing choices in proximity to schools, services, transportation, and employment centers. This Housing Element Update, while meeting the requirements of State law, also acknowledges and affirms the City's commitment to its master-planning efforts and ensuring of housing choices for all residents (Figure 1-1, Vicinity Map).

Irvine has grown and evolved over the past eight years. The City continues to attract technology, analytics, real estate, and healthcare companies due to its business-friendly climate, excellent schools, coastal-adjacent location, and impeccable safety record. The City's population has grown considerably, and the significant reduction in available vacant land has resulted in the redevelopment of many formerly commercial properties primarily in the Irvine Business Complex (IBC), the original central business district adjacent to John Wayne Airport. The City is entering a new phase as technology and other market factors affect and change the viability of non-residential property, allowing additional housing to be developed in commercial districts and continuing this evolution through effective master planning.

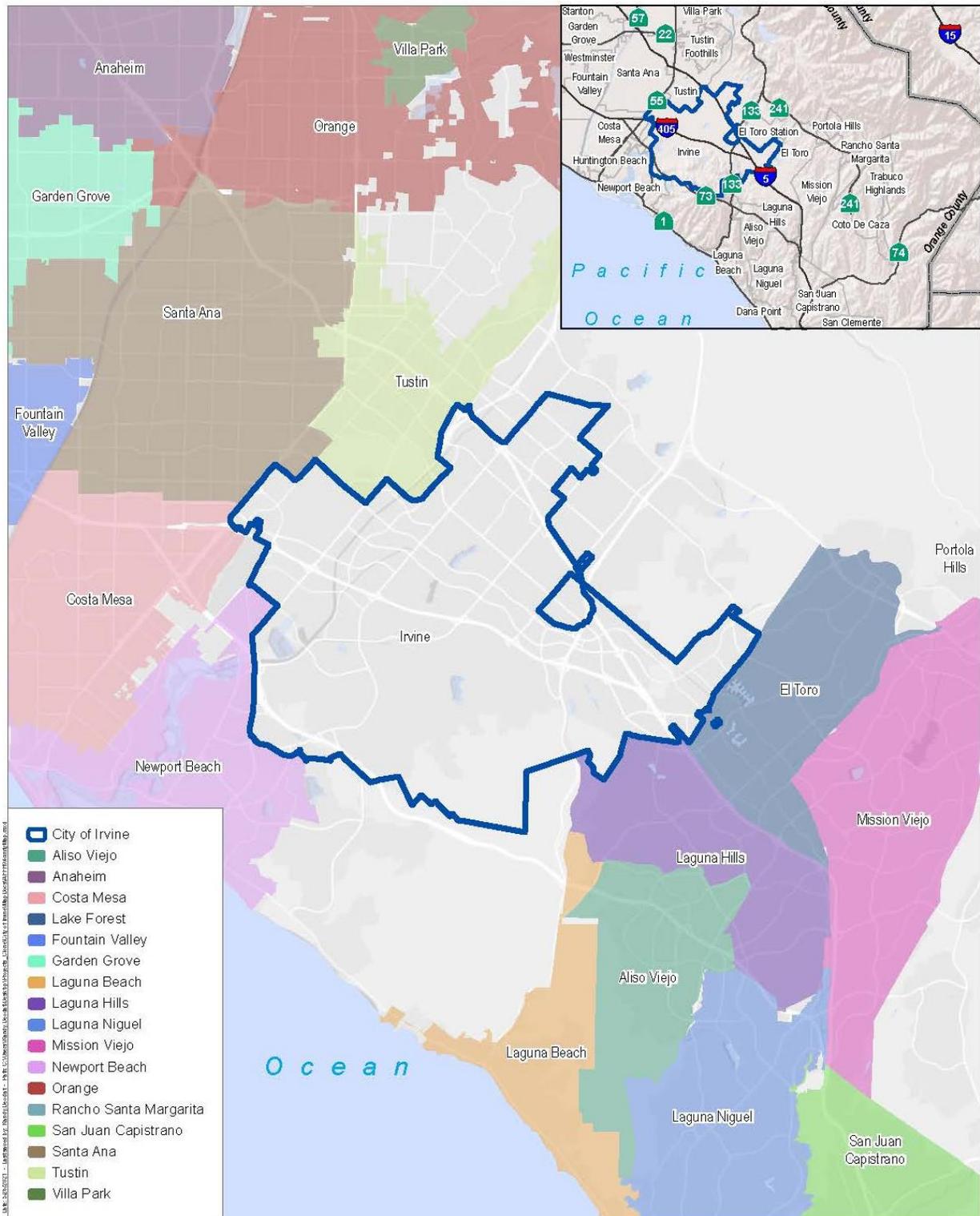
1.2.1 Commitment to Quality of Life for Residents

Irvine's forward-thinking planning efforts have resulted in a high quality of life for local residents, and the City has consistently earned acclaim as one of the nation's best master-planned communities.

Located in the heart of Orange County, the City provides the educational, employment, recreational, and cultural opportunities of a large city and, since its incorporation in 1971, has grown to include strong, diverse residential and business communities. At 50 years old, Irvine is a relatively young city; however, it is continuing its history of master planning through redevelopment of the former El Toro Marine Corps Air Station into the Great Park Neighborhoods and through the redevelopment of underutilized commercial and industrial uses into much-needed housing.

The carefully crafted and executed Irvine Master Plan continues to guide Irvine's growth five decades after the City's inception. Irvine was imagined as a community where individuals and families could live, grow, and age in place, and that vision has not changed. Today, more options are available to residents in housing type, location, and setting and benefit from the basic idea that residents can enjoy proximity to work, schools, recreation, shopping, and the natural environment.

Figure 1-1. Vicinity Map



Source: ESRI 2020.



Harris & Associates



Figure 1

Vicinity Map

Irvine Housing Element

1.2.2 Irvine Leads Orange County Cities in Affordable Housing

Since its inception, Irvine has been a leader in a variety of types of housing in Orange County and Southern California. One of the original goals of the Irvine Master Plan was to create a balance of housing reflecting a range of options and prices so anyone choosing to live in Irvine could establish roots and remain in the City as the housing market or personal circumstances and preferences change. To that end, Irvine now has a wide range of housing choices for all of its residents.

The same planning approach described above has been applied to affordable housing in the City. As described in this chapter and throughout this Housing Element, the City has completed the following in the past 20 years:

- Adopted an Inclusionary Housing Ordinance in 2003 requiring 15% of all housing units developed in the City to be made affordable to very-low-, low-, and moderate-income households.
- Adopted Affordable Housing Strategy and Implementation Plan in 2008.
- Worked to establish the Irvine Community Land Trust (ICLT), a nonprofit organization committed to producing housing available to very-low-, low-, and moderate-income households (which remain affordable in perpetuity).
- Collaborated and partnered with large landowners and developers, including the Irvine Company and FivePoint Communities, to provide a full spectrum of housing opportunities, including numerous affordable housing projects.

These actions have resulted in the development of over 4,500 affordable housing units in the City, with over 1,000 additional units in the planning or construction phases, the highest number of affordable housing units of any city in Orange County. It is important to note that 80% of these units are reserved for households earning less than 50% of the Orange County area median income (AMI). Hundreds of these units have also been reserved for veterans, seniors, or people with disabilities. In addition, 599 of these units have affordability covenants that run in perpetuity.

Irvine's ability to produce a high number of affordable housing units is remarkable considering the significant reduction in Federal, State, and local affordable housing funding sources as follows:

- Federal affordable housing funds have decreased up to 60% in the last 15 years.
- In recent years, State grants and other funding sources that were once available for very-low-, low-, and moderate-income affordable housing projects have shifted to prioritize housing solutions for those experiencing homelessness.

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- When the State abolished redevelopment in 2011–2012, the City lost a projected \$500 million that was to be generated over 40 years by the redevelopment project at the closed El Toro Marine Corps Air Station.

1.2.3 Balancing Housing + Business = Sustainability

The City's employment areas have generated a significant number of jobs that, in turn, created demand for housing. This demand will likely be impacted by the telecommuting shift that occurred during the COVID-19 pandemic. The stay at home orders during the pandemic forced employees to largely work from home between March 2020 and June 2021, which spurred an interesting experiment in the productivity of employees outside of the office. The results were largely positive and many companies have adopted a hybrid approach to working moving into the future that involves employees on-site for a portion of the workweek and working from home the remainder of the time.

Another trend that emerged during this time was the significant increase demand and growth in the housing market in the Inland Empire, just east of Orange County that far exceeded that experienced in Orange County itself, as employees were/are able to fulfill their jobs in many industries from home. The Inland Empire also offers lower price points for housing, including single-family homes that remain very popular with families with children. Individuals and families that currently live, or are interested in living, in Irvine may look to less expensive inland areas to reside but continue to be employed with companies with physical offices in Irvine.

As the pandemic improves, hybrid work models will likely continue as companies enjoy cost savings from reduced office space and employees avoid commuting and spend more time with their families. Online shopping trends that were accelerated during the pandemic will likely increase further as it has become the norm and with higher consumer confidence as the economy improves.

Irvine acknowledges this historical and future demand and commits itself to providing a variety of housing choices. The City understands that, the more housing choices offered to residents, the better the City can respond to the increasing need for a balance between employment and housing. As a master planned city, Irvine is able to ensure there is a balanced supply of numerous and sustainable housing options and programs to meet the needs of current and future residents.

Irvine provides an array of development and expansion opportunities to both existing businesses and those seeking to locate in Irvine. The City has three major employment centers, the Irvine Spectrum, IBC, and University Research Park (URP), resulting in approximately 273,546 jobs¹ and ensures that Irvine possesses a solid and permanent economic base. The IBC Residential

¹ Greater Irvine Chamber of Commerce, third quarter 2020 data.

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Mixed Use Vision Plan (Vision Plan) encourages balanced, sustainable mixed-use growth in the IBC to reduce commuter traffic on streets and freeways and to make housing available closer to employment centers. Other business centers throughout the City, such as the Jamboree Center and the Irvine Technology Center, also play an important role in Irvine’s robust employment scene.

The carefully planned employment centers have become magnets for many of the nation’s leading research and technology companies. This, in turn, ensures a strong economic base that enables the City to provide an exceptional level of service that helps make Irvine’s outstanding quality of life possible. The goal when planning these centers has been to create a healthy employment-housing balance that offers residents employment close to their residences, which results in less time spent on the road, more time spent at home, and fewer greenhouse gas (GHG) emissions.

It is important to note that this approach has been very successful—the Orange County Business Council’s 2019–2020 Workforce Housing Scorecard ranked Irvine as the overall top performing city in Orange County based on the following four data categories:

- Expected job growth.
- Share of total Orange County housing construction.
- Increase in housing density.
- Jobs-to-housing ratio.

1.2.4 Supporting Housing through Excellence in Education

Premier education at all levels is a key component of the Irvine Master Plan. Not surprisingly, Irvine has become synonymous with stellar educational opportunities. From innovative pre-school programs to world-class doctoral studies, education is a cornerstone of Irvine life. To support academic performance, the City contributes more than \$9.2 million annually (for Fiscal Year [FY] 2019–2020) for enhanced public safety, health, and social services on school campuses. The Irvine Unified School District is recognized as one of the outstanding school districts in California. The University of California, Irvine, is consistently ranked among the nation’s best universities. As a result, Irvine is recognized as one of the nation’s “smartest” cities, and nearly 69% of Irvine residents age 25 or older have a bachelor’s degree or higher compared to the national average of 38%.

Irvine is home to not only the University of California, Irvine, but also to several other educational institutions, including Concordia University, Irvine Valley College, University of Southern California (Orange County Center), and campuses of the University of La Verne and Pepperdine University. These resources mean Irvine residents have immediate, local access to the best education available.

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1.2.5 Keeping Safety First

Irvine has the unprecedented distinction of being “America’s Safest City” for 15 consecutive years (2004–2019). Visionary planning, strong law enforcement programs and personnel, enlightened City leadership, public and private partnerships, and an engaged community are cornerstones of the community’s success.

Irvine’s unwavering commitment to public safety goes beyond experienced, well-equipped police officers and innovative policing strategies. The City’s holistic approach to create a safe community includes a myriad of health and wellness programs for families, community and business outreach, proactive land use policies, regular maintenance of public facilities, roads, parks, and support for student achievement. Irvine is recognized year after year as one of the safest cities in America, and the reason why can be found in every aspect of community life.

1.2.6 Enhancing Quality Living Environments through Parks/Open Space

As the most successful planned community in the nation, Irvine offers its residents more open “green” space than any other city in Orange County. The City features 20 developed community park sites totaling over 387 acres and six special facilities totaling 55.1 acres. In total, 39 public neighborhood parks and vista points totaling 178.6 acres and many private neighborhood parks are in Irvine. Moreover, the City has off-street bicycle trails totaling over 63 miles. In addition to parks, the City is in a league of its own when it comes to trails and preserved open spaces. The Jeffrey Open Space Trail, Bommer Canyon, and Quail Hill are a few of the treasured areas that have been preserved in connection with Irvine’s historic Open Space Initiative and are examples of the extraordinary recreational opportunities available to residents. Overwhelmingly approved by residents in 1988, the Open Space Initiative ensures that development will be clustered in the core of the City to allow for the preservation of large peripheral areas of open space as communities are built. More than 16,000 acres of parks, trails, and wilderness areas—an area greater than one-third of the entire City—ultimately will be preserved indefinitely. Among these community park facilities, the Orange County Great Park, currently being developed, will consist of over 1,300 acres of parkland and will serve the residents of Irvine and the region with significant amenities, open space, and passive and active recreational facilities and enhance the living environment surrounding residences in the area.

1.3 Role of the Housing Element

The Housing Element, as part of the Irvine General Plan, establishes housing-related actionable programs intended to guide decision-making related to land use planning and development activities for the 2021–2029 6th Cycle planning period in accordance with the City’s stated housing goals and State law.

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California Government Code, Section 65583, contains requirements for Housing Elements, including the provision of an inventory of sites that meet very specific criteria regarding zoning, lot sizes, and other factors. It is important to note that the general purpose of this site inventory is to provide the planning and zoning framework that identifies sites suitable for residential development. However, cities and counties do not build housing units – developer do. This Housing Elements describes how the planning framework and actions within the control of the City will be established and carried out, but the Housing Element is not an approval of residential projects nor is it a guarantee, requirement or commitment of development.

The Housing Element includes strategies for maintenance of existing housing and action-oriented programs to increase the capacity for additional housing options within the local housing supply, as necessary, to meet the current and future needs of people living and working in Irvine. Implementation of these strategies will require that the City process a series of future actions, referred to as the “Housing Plan,” for compliance with California housing laws.

1.3.1 Affordable Housing Need

Meeting the community’s housing needs is a high priority for the City. As widely reported throughout the State, California is in the midst of a housing crisis where demand greatly outweighs supply. Additionally, overall wage growth has not kept pace with increases in housing costs, making median home prices and rents out of reach for a large population within the State. According to the Joint Center for Housing Studies at Harvard University,² approximately 50% of California renters were rent burdened (i.e., more than 30% of their income went toward rent), with nearly one-third designated as severely rent burdened (i.e., more than 50% of their income went toward rent), before the COVID-19 pandemic. These factors have contributed significantly to various housing problems, such as overcrowding and homelessness.

The number of rent-burdened households in the City is similar to the State average. More specifically, 50% of households in Irvine spend 30% or more of their gross income on housing costs, and 26% of households spend over 50% of their gross income on rent. Because 53% of Irvine residents rent rather than own, these statistics demonstrate the ongoing need for affordable housing.

Additionally, the data on mortgage-holding households in Irvine (by income and the percentage of income spent on mortgage costs) indicates that lower-income households spend a higher share of income on housing costs, while higher-income households may spend a lower share of income on housing. Approximately 92% of Irvine’s mortgage-holding households with incomes

² Joint Center for Housing Studies of Harvard University. 2020. The State of the Nation’s Housing. Accessed June 2021. https://www.jchs.harvard.edu/sites/default/files/reports/files/Harvard_JCHS_The_State_of_the_Nations_Housing_2020_Report_Revised_120720.pdf.

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of \$74,999 or less have payments that exceed 30% of the household income, while only 28% of households with incomes of \$75,000 or more have payments that exceed 30% of income.

1.3.2 Affordable Housing Challenges

State law recognizes that housing needs may (and do) exceed available resources and, therefore, does not require that the City's quantified objectives be identical to the identified housing needs.

More specifically, California Government Code, Section 65583(b)(2), states the following:

It is recognized that the total housing needs . . . may exceed available resources and the community's ability to satisfy this need within the content of the general plan requirements. . . . Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall establish the maximum number of housing units by income category, including extremely low income that can be constructed, rehabilitated, and conserved.

Acknowledgment of funding limitations is extremely important—cities and counties are required to prepare Housing Elements every eight years to identify needs and actions to provide for housing at all income levels and for all populations despite a severe shortage in local, State, and Federal funding that makes many of the actions needed and planned financially infeasible. It is important to recognize that State law requires cities to plan for housing, but almost all housing is developed by the private sector.

Developers, not cities or counties, build housing. The role of local government is to *facilitate* housing development through the planning process. Nearly all cities and counties in the State have shown higher numbers of market-rate units, or housing units for above-moderate-income households, versus affordable units in their annual Housing Element progress reports. This is generally because revenues derived from selling or renting market-rate housing exceed the cost to develop the units, resulting in a profit. For-profit developers are businesses that, just like other businesses, do not move forward with production if the price they can command is less than the cost to produce the item or commodity. In this case, the item is a unit of housing. Additionally, developers often require investors to provide financial assistance, and these investors require a minimum rate of return to participate. While affordable housing and nonprofit housing developers do exist, these organizations will not move forward with a project unless it is financially feasible (i.e., revenues cover costs without a profit margin).

Affordable housing projects are generally more expensive to develop due to State laws and funding program requirements. For example, affordable housing projects that receive any Federal, State, and/or local public subsidies are required to pay prevailing wages on the construction of a project. Prevailing wages can add 13–25% to construction costs. In addition, Federal and State funding sources require sustainability practices, which are beneficial and important but can lead to higher costs for the development of a project. When these higher costs are combined with high

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land, construction, and materials costs in California, the development of affordable housing requires public subsidies and assistance because the costs to develop the housing far exceed the revenues derived from selling and renting the housing at affordable prices and rents.

Affordable housing is funded through a combination of sources (because no one source is sufficient to fund individual projects), including Low-Income Housing Tax Credits (LIHTCs), State grants, project-based housing vouchers from the U.S. Department of Housing and Urban Development (HUD), loan programs, donation of land, and other sources. Affordable projects can require up to 10 separate funding sources with different requirements and deadlines, adding to the complexity and feasibility of these projects.

It is worth noting that sufficient public funding is not available to fill the gap between what it costs to build affordable housing and the revenues generated by the housing on a State and Federal level. Before 2011, over 400 cities in California (like Irvine) used redevelopment as a financial tool to revitalize blighted areas and to fund affordable housing. However, redevelopment was eliminated in 2011–2012, and this significant funding source (estimated at \$2 billion/year Statewide) of locally derived revenues was redirected away from affordable housing and toward local taxing entities' general funds.

Despite considerable funding challenges, the City has successfully provided funding assistance to many affordable housing developments during the last eight years, but the number of projects assisted is much lower than it would have been if Federal, State, and local funding had not been reduced or eliminated in such a significant way.

1.4 Relationship to Other Elements

California Government Code, Section 65300.5, states the following: “The General Plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies. . . .” The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing in the City.

The Housing Element was prepared in a manner to ensure that this requirement is met. It is important to note that the City will be preparing the following General Plan Amendment and related documents as a result of the adoption of this 6th Cycle Housing Element starting around fall/winter 2021:

- Updates to the existing Land Use, Circulation and Mobility, Safety, and Noise Elements of the General Plan.
- Preparation of an Environmental Protection and Climate Action Element.
- Amendments to the City's Zoning Ordinance.

These updates are anticipated to be completed during FY 2023–2024.

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1.4.1 Public Outreach and Participation

Prior to the Housing Element, the City conducted public outreach through a statistically valid survey and focus groups for the General Plan Update. In summer 2020, the City administered a survey to a random sample of 1,253 adults who reside within the City. The survey consisted of questions related to land use, housing, transportation, and more. On January 27, 2021, the City conducted focus groups to obtain additional qualitative data to supplement the survey results. The focus groups collected data on residents' opinions about existing and future housing in the City.

Subsequent to these public outreach efforts, the City prepared a comprehensive Public Engagement Plan for the 6th Cycle Housing Element. Despite the COVID-19 pandemic, the City successfully conducted three public workshops on the Housing Element (including online and social media noticing as well as direct stakeholder email notifications). The public workshops were held online on March 16, 2021, April 22 and 29, 2021. Members of the community and stakeholders were invited to address concerns and provide input on the ideas for the Housing Element. Several live polls were conducted during the April 22 and 29, 2021, workshops to ensure maximum participation from attendees. Special invitations were sent to, and stakeholder meetings conducted with, the following parties:

- The Orange County Building Industry Association.
- Property owners (including those in the IBC, the Irvine Company, and FivePoint Communities).
- Several affordable housing developers active in the region.
- ICLT.
- Religious institutions.
- Irvine Unified School District and Tustin, Santa Ana, and Saddleback Valley Unified School Districts.
- Airport Land Use Commission (ALUC).
- Other housing professionals, nonprofit organizations, and agencies.

Appendix A includes a comprehensive administrative record of the public participation and engagement process, including notices, press releases, social media posts, online newsletter and print media articles, presentations, correspondence with stakeholders, and polls.

The Planning Commission tentatively approved the Draft 6th Cycle Housing Element following public meetings on July 1 and 15, 2021, and authorized submittal to the California Department of Housing and Community Development (HCD) for its required 60-day review. A public review draft was prepared and made available online at www.cityofirvine.org/HEUpdate to the

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community before the July 15, 2021, Planning Commission meeting. The Planning Commission and City Council adoption hearings for the Draft 6th Cycle Housing Element are anticipated to commence in winter 2021 and finish prior to February 12, 2022 (October 15, 2021 deadline plus the 120 grace period) following the initial review by the HCD in the summer.

1.5 Organization

This Housing Element is organized into the following chapters:

- **Chapter 1, Introduction:** Provides an overview of the purpose, scope, and organization of the Housing Element.
- **Chapter 2, Community Profile and Needs:** Provides a summary of the City's demographic and housing characteristics, special needs groups, and housing needs.
- **Chapter 3, Review of Previous Housing Element (2013–2021):** Provides an assessment of progress during the 2013–2021 5th Cycle planning period for the Housing Element, including program status, objectives, actions, and appropriateness.
- **Chapter 4, At-Risk Affordable Housing:** Provides information on existing affordable units at risk of converting to market rate and a preservation analysis.
- **Chapter 5, Housing Constraints:** Provides an assessment of the various constraints to housing development and preservation.
- **Chapter 6, Housing Resources and Opportunities:** Provides an inventory of resources available to meet the City's existing and projected housing needs.
- **Chapter 7, Adequate Sites Inventory Analysis and Methodology:** Provides a detailed description of the methodology used to identify specific housing sites (by Assessor's Parcel Number), the number of units for each site, the level of affordability for each site, and the methodology used to ensure that each site meets State law requirements.
- **Chapter 8, Housing Plan:** Outlines the City's goals, policies, programs, and actions to provide and preserve housing opportunities in the community and quantified objectives for the 2021–2029 6th Cycle planning period.

The following appendices provide additional information and data pursuant to legal requirements:

- **Appendix A:** Public Engagement.
- **Appendix B:** Affirmatively Furthering Fair Housing Analysis.
- **Appendix C:** Senate Bill 2 Compliance Sites Inventory.
- **Appendix D:** Sites Inventory Form.

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DRAFT

2 COMMUNITY PROFILE AND NEEDS

California Government Code, Section 65583(a), requires an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. Per California Government Code, Section 65583 (a)(1), this chapter includes an analysis of population and employment trends.

This chapter provides a community profile and details the population characteristics and growth, demographics, and employment trends in the City. The City's population characteristics and trends are important factors in evaluating the housing needs of its residents and identifying strategies to meet those needs through plans, programs, and projects. Population growth, household characteristics, and employment trends influence the housing needs of a community.

The Southern California Association of Governments (SCAG) is the primary source of the data in this chapter. SCAG collaborated with the HCD and developed a housing needs data package for each local jurisdiction certified by the HCD for use in the 6th Cycle Housing Element (SCAG pre-certified data).

2.1 Background

The City, incorporated in 1971, is one of the nation's largest and most-successful master-planned urban communities encompassing more than 66 square miles with a population of 281,707.¹ Irvine is known for its vibrant business community, central location, excellent school district, prestigious colleges and universities, and distinction as a safe community. The specific attributes of the community are provided below:

- Irvine is a major job center in Orange County; a number of corporations have national or international headquarters in the City and companies of all types have a robust presence in Irvine. In 2021, Irvine ranked first place as the best place to start a business in California by WalletHub.
- In 2020 and for the fourth year in a row, the City has ranked No. 1 in fiscal strength across Orange County by Truth in Accounting.
- The City is home to highly ranked and well-regarded educational institutions. The Irvine Unified School District holds the distinction of the top school district in Orange County and is ranked No. 13 in the State out of 440 school districts.²

¹ DOF E-5 Population and Housing Unit Estimates.

² Niche.com, May 2021.

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- Several higher education institutions are in the City, including the University of California, Irvine; Concordia University; Irvine Valley College; University of Southern California (Orange County Center); and campuses of University of La Verne and Pepperdine University.
- For the past 15 years, Irvine has been recognized as one of the nation’s safest communities, based on Federal Bureau of Investigation statistics for violent crime.
- Irvine ranks in the top 10 best park systems in the United States by The Trust for Public Land. The City maintains 20 community parks, 39 neighborhood parks, 70 soccer fields, 64 ball diamonds, and 16,000 acres of parks, sports fields, and dedicated open space (by build out). Irvine is home to the 1,300-acre Orange County Great Park, formerly the El Toro Marine Corps Air Station.
- In 2021, the City has once again been designated as a Bicycle Friendly Community at the Silver Level by the League of American Bicyclists. The City has 63.3 miles of off-street bicycle trails and 301 miles of on-street bicycle trails connecting residents to nearby offices, shopping, entertainment, and parks.

These characteristics contributed heavily to the significant population growth over the past eight years, and growth is expected to continue over the eight-year period covered by the 6th Cycle Housing Element Update. Understanding the full spectrum of housing needs is critical to supporting and managing the continued growth of the City.

Table 2-1, Irvine Growth Forecast in 2045, presents the projected growth in Irvine over the next 24 years, pursuant to SCAG’s Final Connect SoCal Demographic and Growth Forecast, Technical Report (adopted September 3, 2020).

Table 2-1. Irvine Growth Forecast in 2045

	2016	2045	% Change
Population	261,600	327,700	25%
Households	93,300	121,700	30%
Employment	265,300	330,200	24%

Source: SCAG Final Connect SoCal Demographic and Growth Forecast.

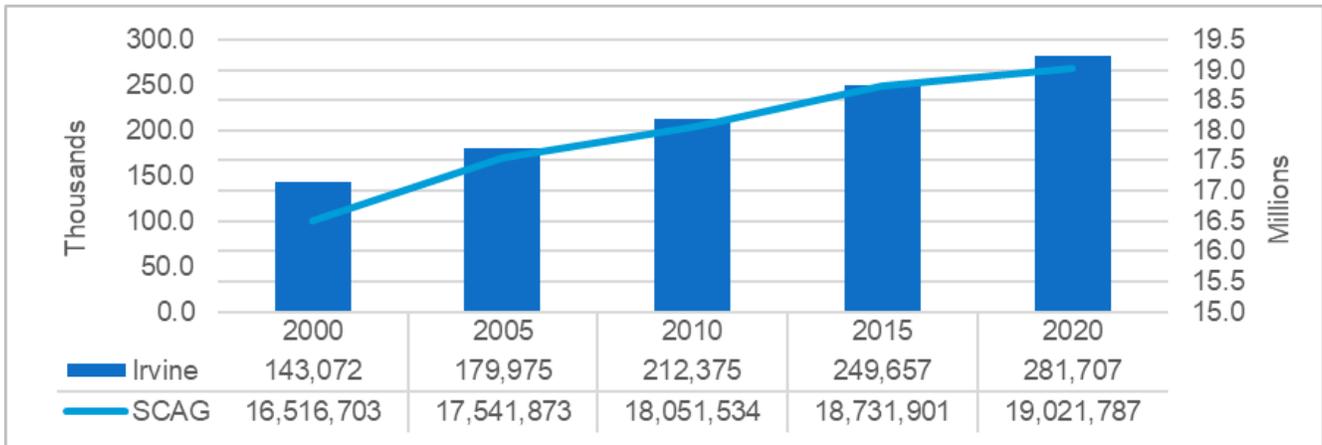
2.2 Population Trends

Irvine is a growing community with an increasing need for housing to accommodate its population. The City is a desirable place to call home due to its central location in Orange County, proximity to jobs, highly rated school district, and high safety rating. According to the California Department of Finance (DOF), the City has a total population of 281,707 (including 16,432 living in group quarters), which represents a 33% increase since 2010 and a 97% increase since 2000.

2.2.1 Population Growth in Irvine versus Southern California Association of Governments Region

On an annual basis, the City’s population has grown by 3% per year, while the SCAG region as a whole has experienced a growth rate of 0.7% per year. Figure 2-1, Population Trends (2000–2020), charts the population increases in both the City and SCAG region over the last 20 years.

Figure 2-1. Population Trends (2000–2020)



Source: SCAG pre-certified data, DOF E-5 Population and Housing Unit Estimates.

2.2.2 Population Growth in Irvine versus Neighboring Cities

Figure 2-2, Population Trends (2000–2020), and Table 2-2, Population Trends in Nearby Jurisdictions, below illustrate the population changes and growth rates between 2000 and 2020 for Irvine and its neighboring cities. Irvine has experienced higher and consistent growth rates compared to neighboring cities. Of the neighboring cities, Lake Forest has experienced the second highest annual growth rate but at a slower annual rate of 2%.

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Figure 2-2. Population Trends (2000–2020)

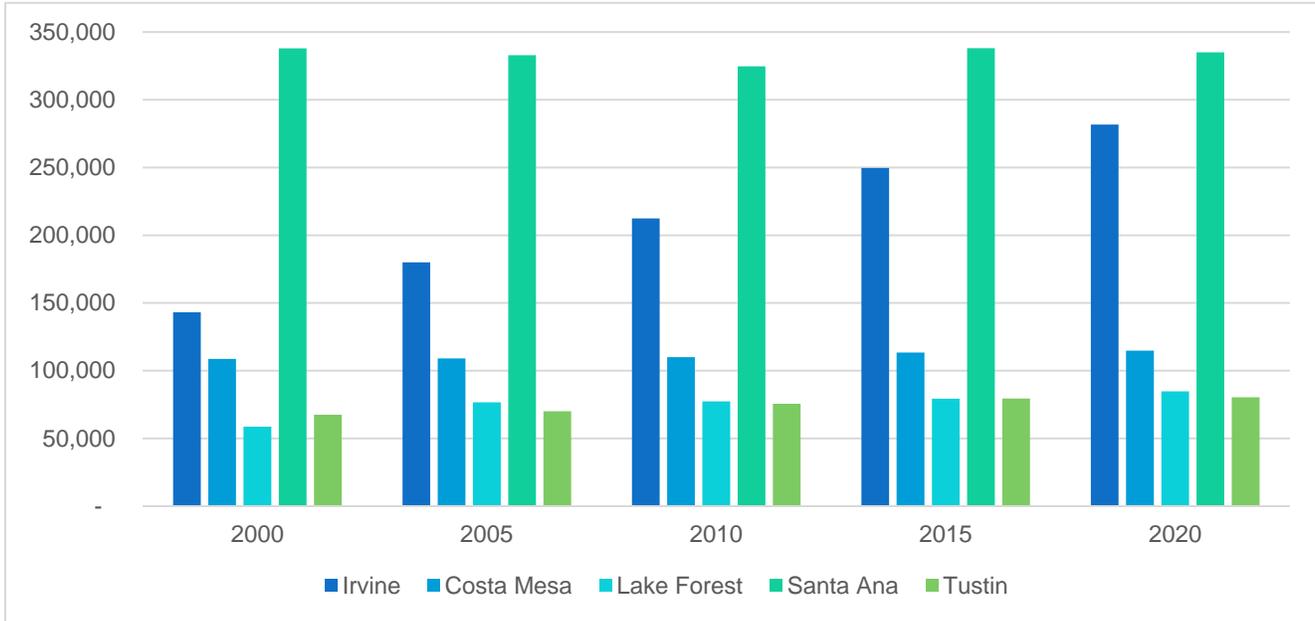


Table 2-2. Population Trends in Nearby Jurisdictions

Jurisdiction	2000	2005	2010	2015	2020	Annual Growth Rate
Irvine	143,072	179,975	212,375	249,657	281,707	18.55%
Costa Mesa	108,724	109,030	109,960	113,414	114,778	1.37%
Lake Forest	58,707	76,635	77,395	79,376	84,711	10.20%
Santa Ana	337,977	332,878	324,647	338,025	335,052	-0.19%
Tustin	67,504	70,116	75,540	79,518	80,382	4.49%

Source: CA DOF E-5 Population and Housing Unit Estimates

Most of Irvine’s population growth stems from the development of planning areas, which are primarily residential. A significant portion of the population growth can also be attributed to continued redevelopment of the former El Toro Marine Corps Air Station, on the portion now known as the Great Park Neighborhoods. During the last eight years, the number of residential units planned for this area increased from 4,900 units to over 10,000 units.

Another planning area that has experienced population growth is the IBC adjacent to John Wayne Airport. Since the July 2010 adoption of the IBC Vision Plan Mixed-Use Overlay, 6,045 base units and 1,339 density bonus units have been approved, permitted for construction, and/or built in the IBC, where the timing generally coincides with the 5th Cycle Housing Element Update covering 2013–2021. These actions bring the total number of units to 14,877 base and 1,778 density bonus units (near the overall IBC intensity cap of 15,000 base units and up to 2,038 density bonus units). This market-driven phenomenon of redeveloping commercial and light

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industrial uses into residential units has resulted from the high demand and need for housing. Other planning areas have been developed, or are in the process of being developed, in the northerly portions of the City, including Portola Springs, Orchard Hills, Eastwood Village, and Cypress Village.

2.3 Population and Demographics

2.3.1 Race, Ethnicity, and Diversity

Racial and ethnic diversity and different cultural background may influence housing characteristics, needs, and preferences, such as location or housing size to accommodate multigenerational families. Understanding the City’s racial and ethnic demographics can help analyze housing current trends, needs, and projections.

Demographic data indicates that the racial and ethnic composition of Irvine has become more diverse in recent years. Table 2-3, Race and Ethnic Composition in Irvine, and Figure 2-3, Race and Ethnic Composition in Irvine, below provide census data (all categories and terminology are referenced from the U.S. Census) for the time period between 2010 and 2018. This data indicates that the percentage of residents identified as Asian in Irvine increased from 30% in 2000 to over 39% in 2010. The number of residents identified as Hispanic and Black in the City increased during the 2000s, although together these groups represented only 12% of the City’s total population in 2018.

Table 2-3. Race and Ethnic Composition in Irvine

Race/Ethnicity	2010 Estimate	2010 (%)	2013 Estimate	2013 (%)	2018 Estimate	2018 (%)
Total:	199,117		221,266		265,502	
One race	192,391	96.6%	211,412	95.5%	251,694	94.8%
White alone	107,446	54.0%	115,525	52.2%	126,268	47.6%
Black or African American alone	3,881	1.9%	4,392	2.0%	4,934	1.9%
American Indian and Alaska Native alone	566	0.3%	796	0.4%	427	0.2%
Asian alone	75,569	38.0%	85,285	38.5%	112,175	42.3%
Native Hawaiian and Other Pacific Islander alone	582	0.3%	354	0.2%	562	0.2%
Some other race alone	4,347	2.2%	5,060	2.3%	7,328	2.8%
Two or more races	6,726	3.4%	9,854	4.5%	13,808	5.2%
Hispanic or Latino (of any race)	18,020	9.0%	21,663	9.8%	27,336	10.3%

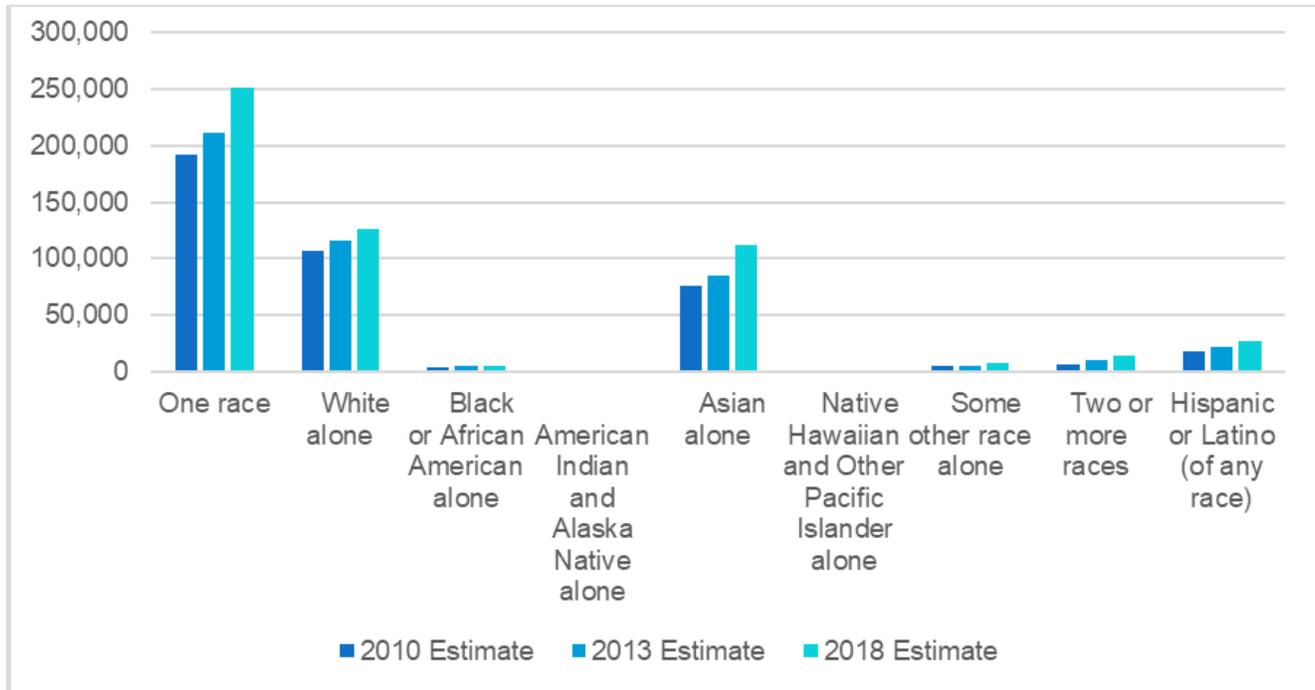
Source: U.S. Census, 2010, 2013, and 2018 ACS 5-Year Estimate.

Note: Hispanic or Latino may be counted among the other races, and therefore, the data is not mutually exclusive.

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Figure 2-3. Race and Ethnic Composition in Irvine



2.3.2 Age and Sex (Gender)

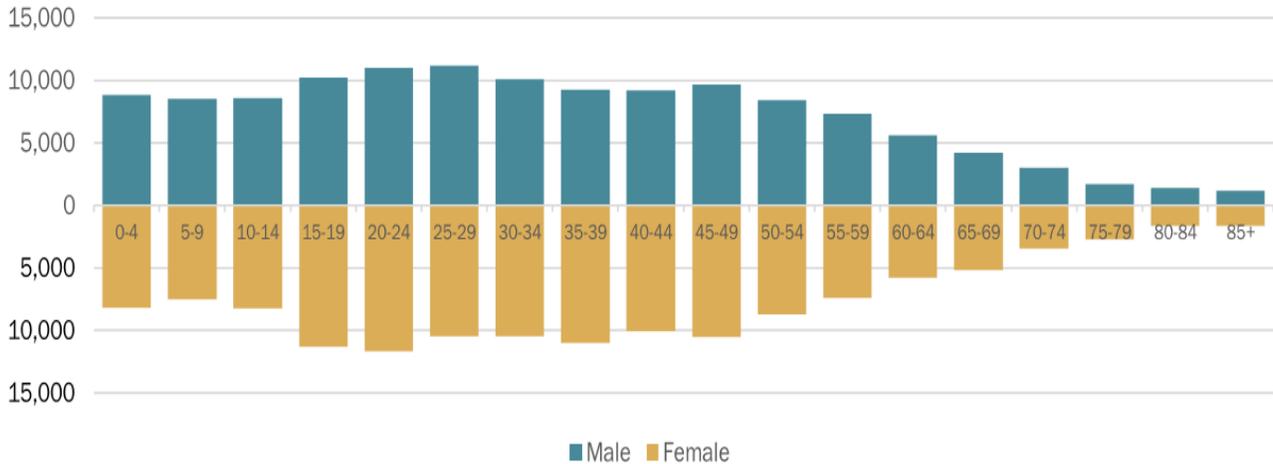
Housing needs are influenced by the age profile and characteristics of residents, which are important factors in evaluating housing needs and planning future development. Different age brackets often have different lifestyles, family sizes, incomes, employment trends, and other preferences that impact housing choices and levels of affordability. For example, younger adults often rent affordable apartments or purchase condominiums close to work, while the older population tends to buy larger homes to accommodate growing families. If the senior population of a community is significant, special housing types or services, such as assisted living facilities, housing rehabilitation programs, paratransit, and services (e.g., Meals on Wheels and home healthcare), may be required to enable seniors to remain in the community. Understanding these characteristics will provide insight and help the City evaluate its current and projected housing needs.

Figure 2-4, Current Population by Age and Sex, below summarizes the current age and sex distribution of Irvine residents as reported by the 2014–2018 American Community Survey (ACS) 5-Year Estimates. The population of Irvine is 49% male and 51% female, with a median age of 34 years. Approximately 22% of the population is under the age of 18, which is slightly lower than the regional percentage of 23%. Irvine’s seniors (individual who are aged 65 or older) make up 10% of the population, which is lower than the overall region (seniors represent 13% of Orange County’s population).

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Figure 2-4. Current Population by Age and Sex



To examine trends related to age composition in the City, census data from 2010 through 2018 is also provided. As shown in Table 2-4, Select Age Characteristics (2010–2018), Irvine’s largest age groups include young adult (ages 15–24) and young family (ages 25–34) categories followed by middle age adult (ages 35–44) and pre-retirement age (ages 45–54) categories.

A jurisdiction with a large proportion of mature adults (ages 25 to 54) and children under age 18, such as in Irvine, typically reflects a family-oriented community where single-family homes and other ownership housing can represent a significant portion of the housing stock. Additionally, the median age in the City increased from 32.8 years in 2010 to 34.1 years in 2018. During this time period, the City experienced significant increases in all age cohorts but especially in the number of young children, baby boomers, and seniors.

Table 2-4. Select Age Characteristics (2010–2018)

Age Group	2010	2018
Under 5 years	5.30%	6.40%
5 to 9 years	5.70%	6.00%
10 to 14 years	6.20%	6.40%
15 to 24 years	20.30%	16.60%
25 to 34 years	15.60%	16.00%
35 to 44 years	15.80%	14.80%
45 to 54 years	13.60%	14.10%
55 to 64 years	9.70%	9.80%
65 years and older	7.80%	9.90%
Median age (years)	32.8	34.1

Source: U.S. Census 2010 and 2018 ACS.

2.4 Employment Trends

2.4.1 Regional (Santa Ana-Anaheim-Irvine Statistical Area)

2.4.1.1 Current Employment/Unemployment Statistics (Through 2020)

The economic effects of the COVID-19 pandemic are widely reported on a regional, State, and national basis. Due to the business shutdown and loss of jobs due to the economic slowdown, employment and unemployment changed significantly from March 2020 through 2021. Data from the U.S. Bureau of Labor Statistics (USBLS) provides a recent view of how the COVID-19 pandemic has affected employment and unemployment.

The City is in the Santa Ana-Anaheim-Irvine Statistical Area (as defined by the USBLS). The changes in employment and unemployment between 2013 (the year the 5th Cycle Housing Element was adopted) and 2020 are depicted on Figure 2-5, Employment (Santa Ana-Anaheim-Irvine Statistical Area), and Figure 2-6, Unemployment Rate (Santa Ana-Anaheim-Irvine Statistical Area), below.

Figure 2-5. Employment (Santa Ana-Anaheim-Irvine Statistical Area)

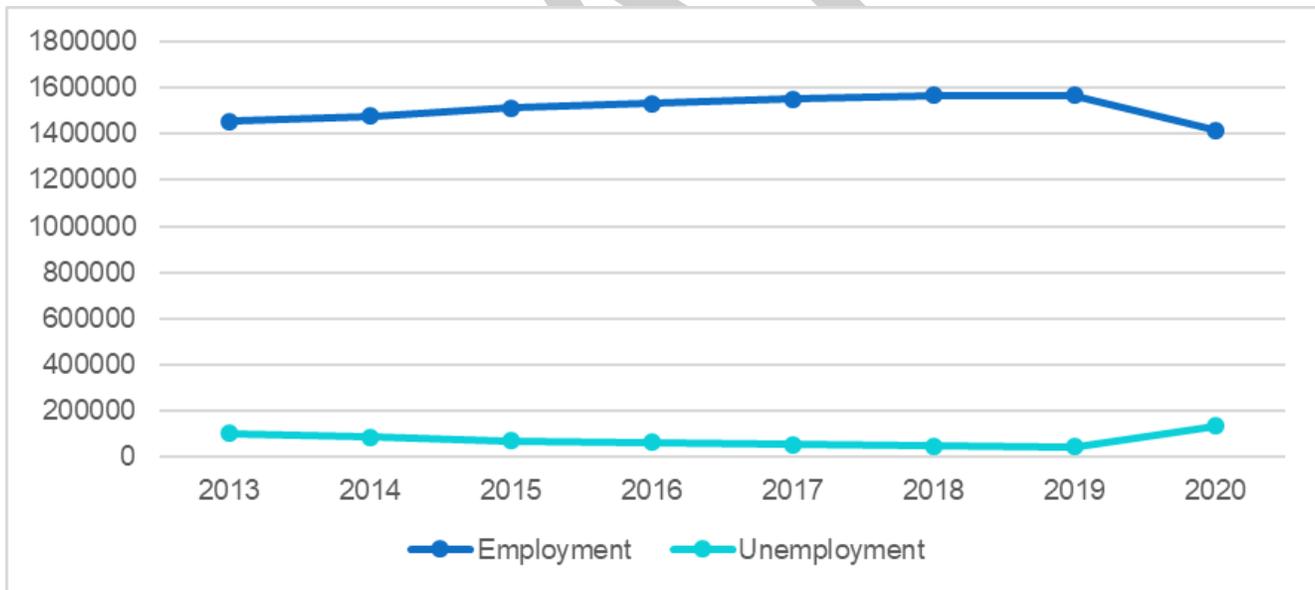
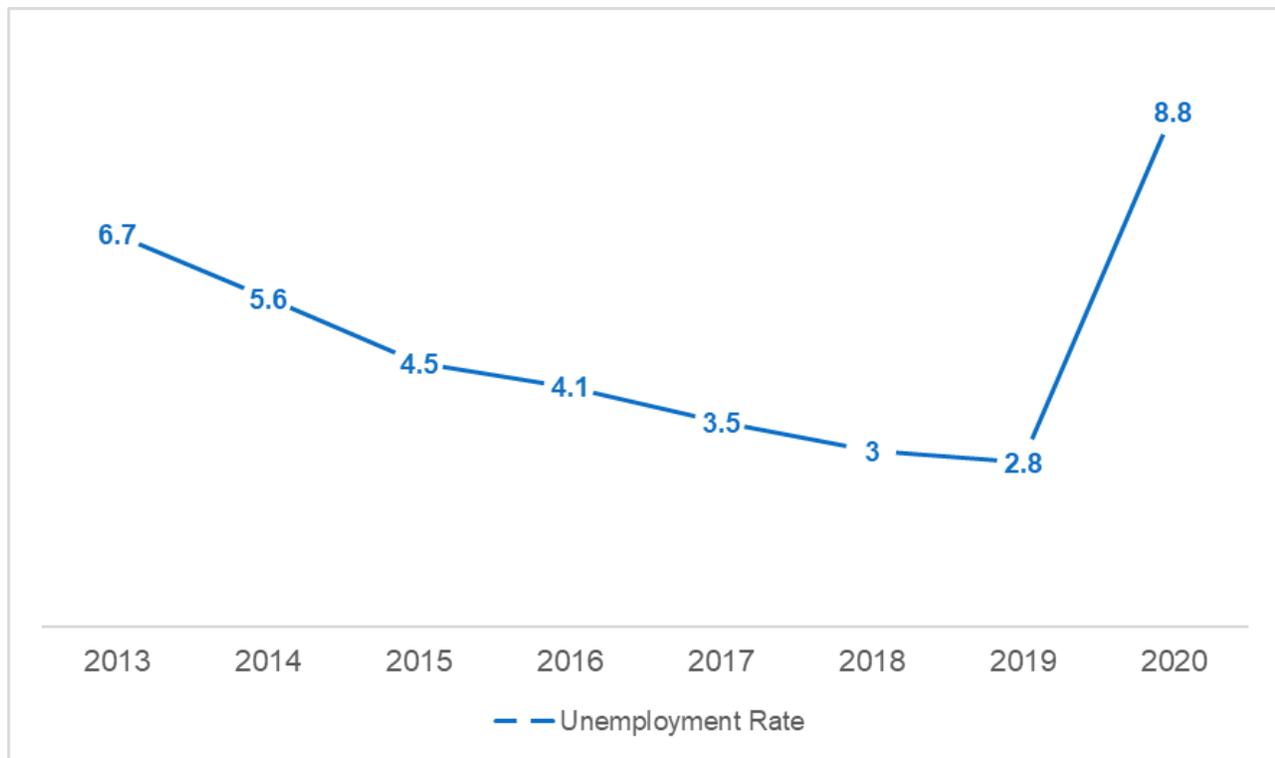


Figure 2-6. Unemployment Rate (Santa Ana-Anaheim-Irvine Statistical Area)



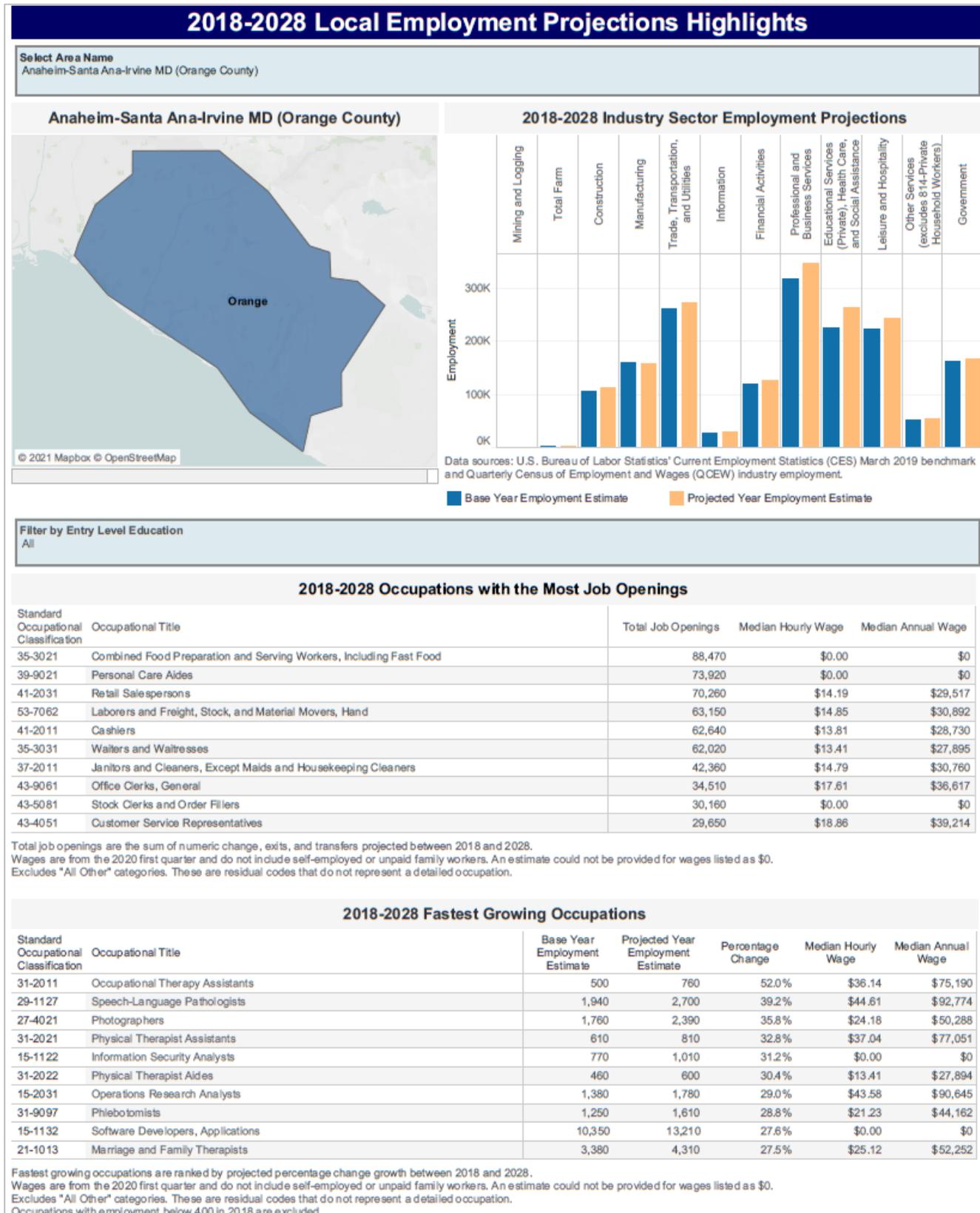
2.4.1.2 Employment Projections

The USBLS also provides projections for future employment in the Santa Ana-Anaheim-Irvine Statistical Area, as shown on Figure 2-7, Employment Projections (2016–2026), below. The industries shown with the highest number of job openings are service-related sectors, and the fastest growing occupations are in healthcare and technology.

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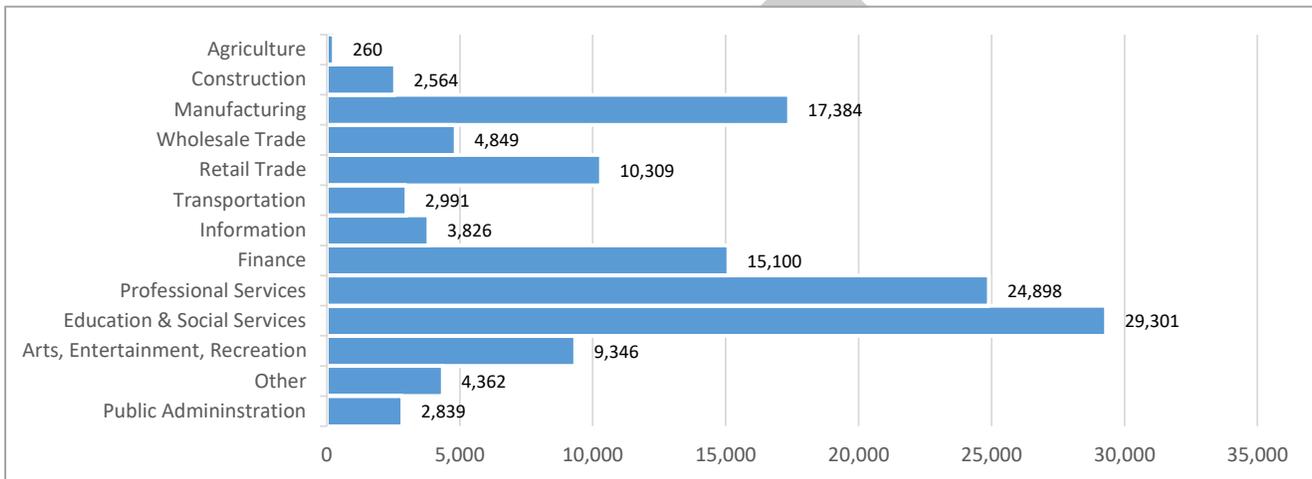
Figure 2-7. Employment Projections (2016–2026)



2.4.2 City of Irvine

Figure 2-8, Employment by Industry, identifies employment in Irvine by industry. There are 128,029 workers living in the City who are employed across 13 major industrial sectors. The most prevalent industry is Education & Social Services with 29,301 employees (30% of total), and the second most prevalent industry is Professional Services with 24,898 employees (19% of total). Many people who work in Irvine do not live in the City; thus, its daytime population almost doubles during the typical workweek (Monday through Friday) because the City draws workers from other cities in Orange County and nearby San Diego, Los Angeles, and Riverside Counties.

Figure 2-8. Employment by Industry



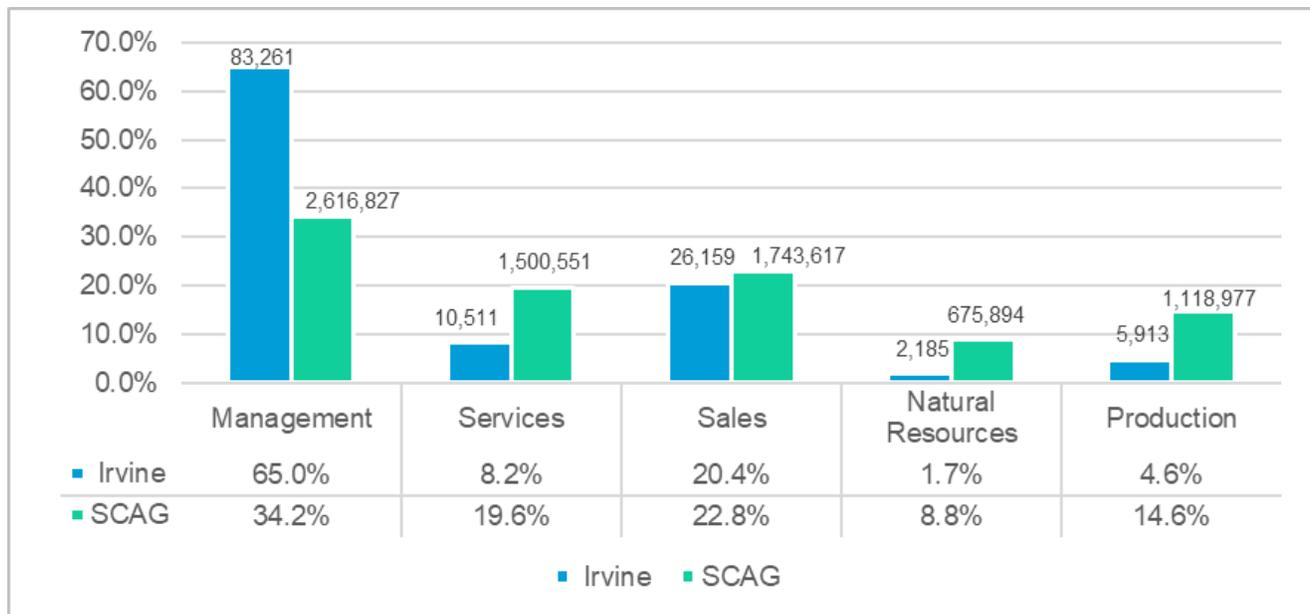
Source: ACS 2014–2018 5-Year Estimates using groupings of two-digit North American Industry Classification System codes.

In addition to understanding the industries in Irvine, it is also important to identify the types of employment Irvine residents hold. As shown in Figure 2-9, Employment by Occupation, below, the most prevalent occupational category in Irvine is Management with 83,261 employees (65%). The second most prevalent type of work is Sales with 6,159 employees (20%).

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Figure 2-9. Employment by Occupation



Source: 2014–2018 ACS 5-Year Estimates using groupings of Standard Occupational Classification codes. Provided by SCAG.

The City’s 2020 Comprehensive Annual Financial Report (CAFR) summarizes the City’s financial activity for the previous fiscal year, identifies principal employers in the current year, and provides a nine-year history from 2011. The University of California, Irvine, is at the top of the list, as is Blizzard Entertainment, Inc.; Irvine Unified School District; and electronic manufacturing, pharmaceutical, and biotech companies (Figure 2-10, City of Irvine Principal Employers (2011 and 2020)).

Figure 2-10. City of Irvine Principal Employers (2011 and 2020)

Employer	2020			2011		
	Number of Employees	Rank	Percentage of Employment	Number of Employees	Rank	Percentage of Employment
University of California Irvine	25,827	1	9.40%	14,227	1	6.48%
Blizzard Entertainment Inc.	4,022	2	1.46%	1,695	7	0.89%
Master North America Inc.	4,000	3	1.46%	-		
Irvine Unified School District	3,959	4	1.46%	2,706	2	1.23%
Edwards Lifesciences LLC	3,152	5	1.44%	2,337	4	
B Braun Medical	1,910	6	0.70%	1,400	10	0.73%
Broadcom	1,900	7	0.69%	2,604	3	1.19%
Parker Hannifin Corporation	1,650	8	0.60%	1,650	8	0.87%
Glidewell Laboratories	1,538	9	0.56%	-		
Western Digital	1,350	10	0.49%	-		
Allergan	-			1,922	6	1.01%
Cellco Partnership/ Verizon Wireless	-			2,305	5	1.21%
St. John Knits	-			1,517	9	0.80%

Source: City of Irvine 2020 CAFR.

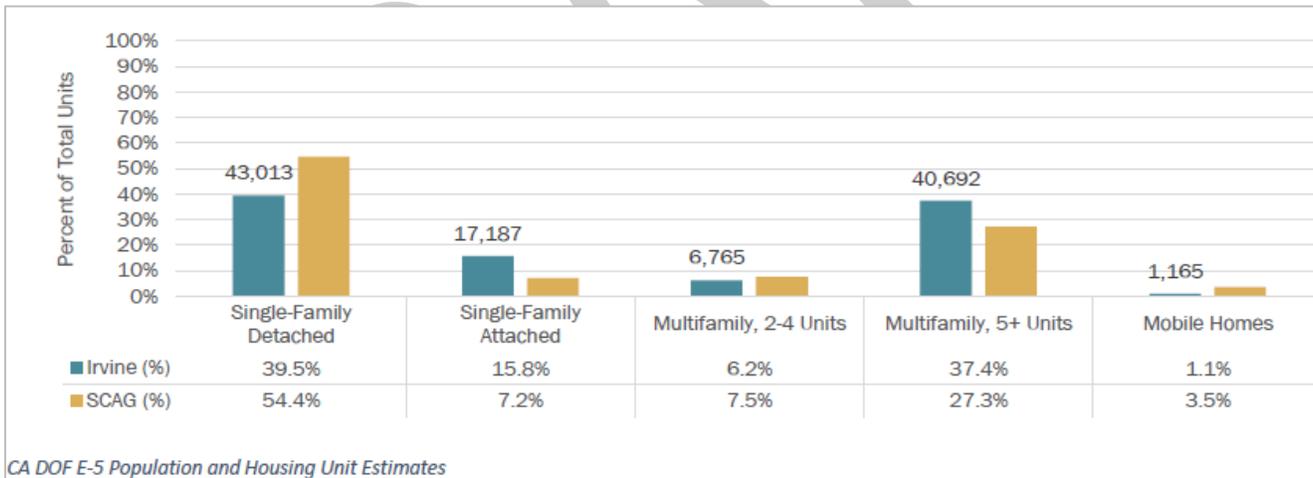
2.5 Household/Housing Characteristics

California Government Code, Section 65583(a), requires an assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs, including an analysis and documentation of household characteristics. This section details housing costs compared to incomes, housing characteristics (including overcrowding), and housing stock conditions in the City.

2.5.1 Housing Types

According to the SCAG pre-certified data, 108,822 housing units are in the City (data obtained from the DOF). Approximately 39% are single-family detached homes, and 66% are all other housing types (44% are multifamily condominiums or apartments, 16% are single-family attached homes/townhomes, and 1% are mobile homes) (Figure 2-11, Housing Stock Characteristics). These characteristics contrast with data for the SCAG region where over half of all housing units are single-family detached. More specifically, housing units in the SCAG region fall into the following categories: 54% single-family detached, 7% single-family attached, 36% multifamily, and 3% mobile homes. The percentage of single-family detached homes in the SCAG region is 15% higher than the percentage in the City.

Figure 2-11. Housing Stock Characteristics



2.5.1.1 Housing Type Trend

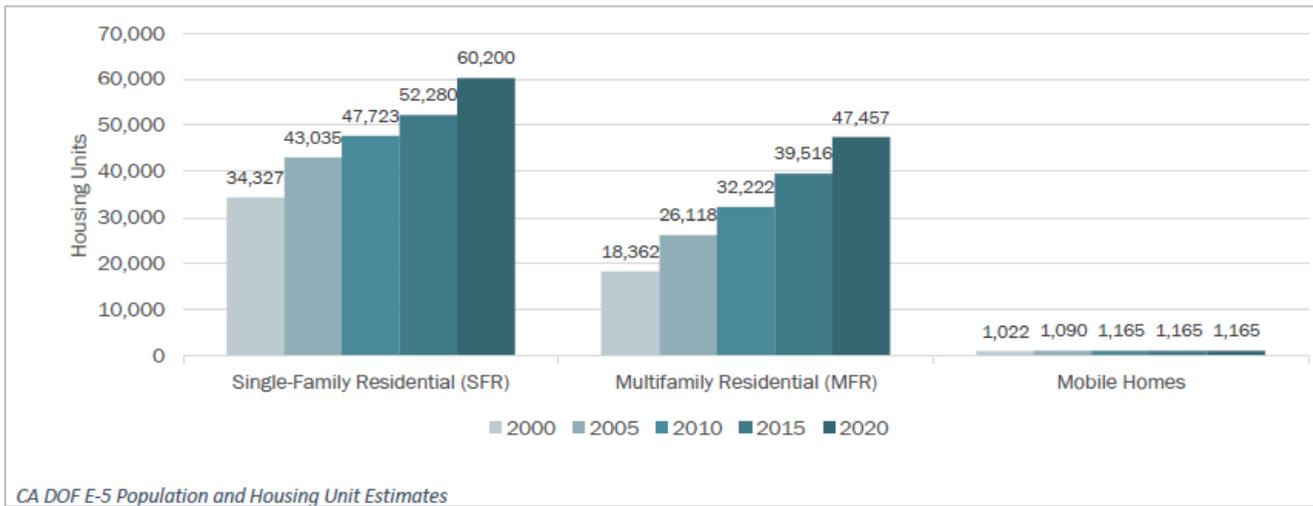
As shown on Figure 2-12, Housing Type Trend, below, both single-family and multifamily residential units have consistently represented the overwhelming majority of housing types over the last 20 years, while the number of mobile homes has remained flat. Development trends indicate that significantly more multifamily units than single-family units have been built in recent years. While single-family units have increased by 75% between 2000 and 2020, multifamily units have increased by 158% during this same time period.

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The primary factor for this trend is a lack of affordability as increasing median home prices in Irvine have outpaced wage growth, making a single-family residence purchase out of reach for more and more households. Other factors includes lifestyle preferences that favor flexibility and walkability proximity to employment, parks/public facilities, and entertainment that multifamily and apartment properties provide.

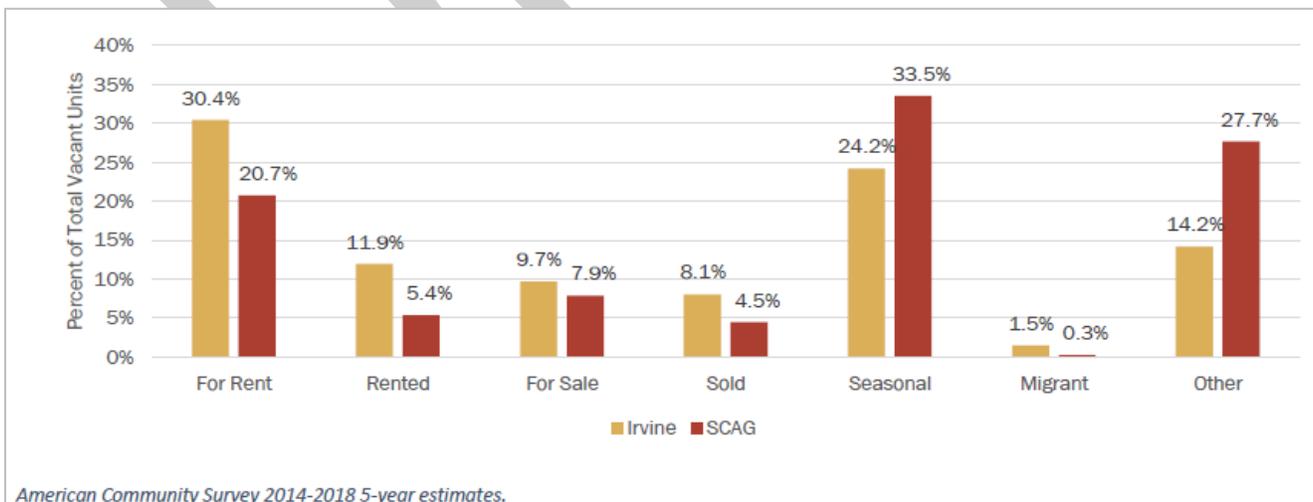
Figure 2-12. Housing Type Trend



2.5.1.2 Vacant Units by Type

According to the 2014–2018 ACS 5-Year Estimates, 6% of the housing units in the City are vacant. As shown on Figure 2-13, Vacant Units by Type, the majority of the vacant units are for rent (31%), with seasonal units representing 24% of all vacant units. For-sale and other unit types represent the remaining 45% of all vacant units in the City.

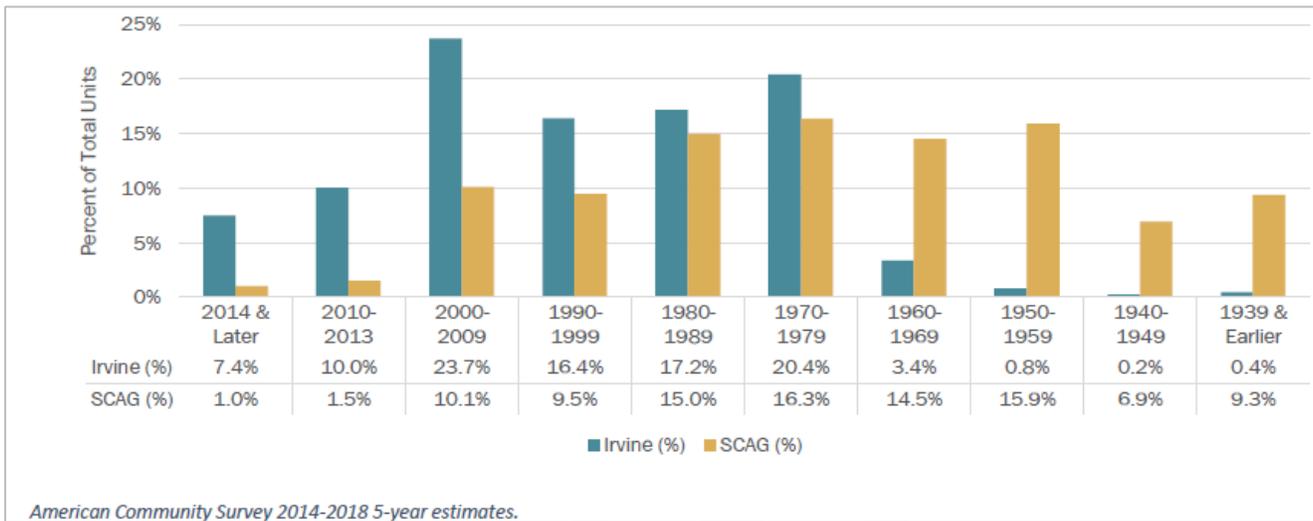
Figure 2-13. Vacant Units by Type



2.5.1.3 Housing Units by Year Built

Irvine experienced the largest growth in housing units during 2000–2009 because the Southern California housing market was extremely strong before the Great Recession in 2008. In contrast, the SCAG region as a whole experienced the largest growth in housing units between 1970 and 1979 (Figure 2-14, Housing Units by Year Structure Built).

Figure 2-14. Housing Units by Year Structure Built



Irvine’s housing stock is generally newer compared to other cities in the SCAG region. Data on the age of the current housing stock illustrates historical development patterns and can indicate the overall condition of the housing stock as older homes require more maintenance and repair (and at greater costs) than units that are 30 years old or fewer.

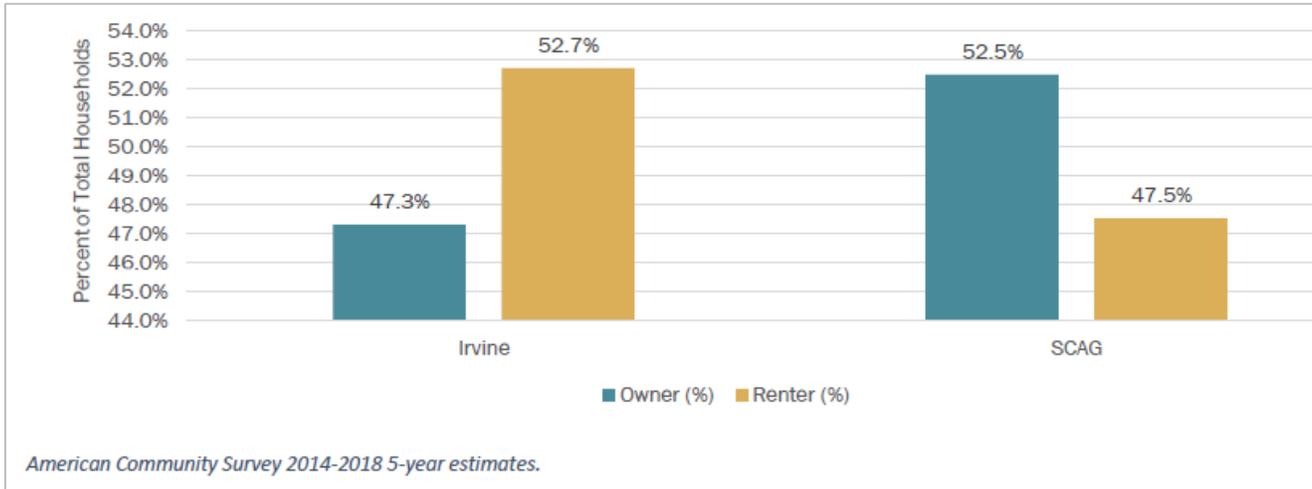
2.5.2 Ownership/Rental Statistics

Housing security can depend heavily on housing tenure (i.e., whether homes are owned or rented). Ownership units represent approximately 47% of all units, while rental units make up 53% of the City’s units. As shown on Figure 2-15, Ownership versus Rental Units, below, the share of renters in Irvine is higher than the share of renters in the SCAG region overall.

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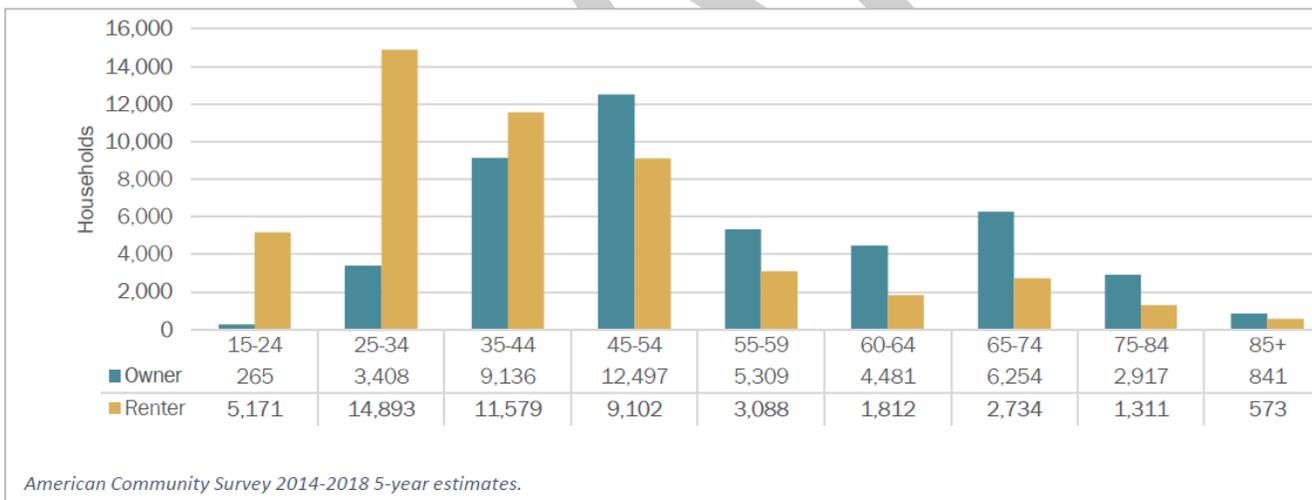
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Figure 2-15. Ownership versus Rental Units



Data on the age of the household occupants indicates that the majority of households that rent are 44 years and younger, while the highest percentage of homeowners are 45 years and older. This data indicates a direct correlation between age and homeownership, as depicted on Figure 2-16, Housing Tenure by Age.

Figure 2-16. Housing Tenure by Age

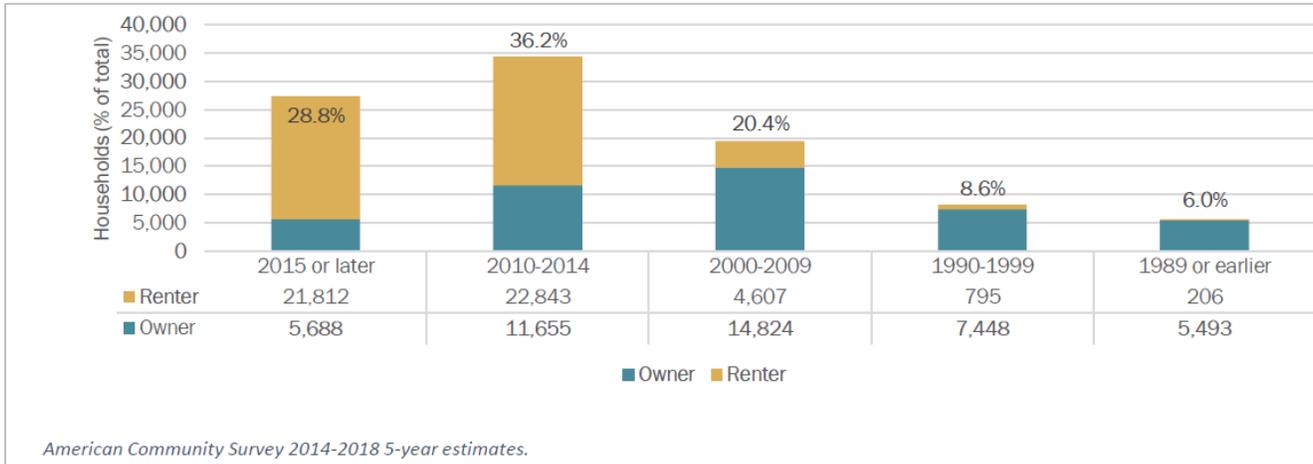


As shown on Figure 2-17, Households Locating to Irvine by Housing Tenure, below, 65% of households located to their current Irvine residence in 2010 or later. Additionally, the majority of these households rent their homes, while the majority of households locating to Irvine before 2010 owned their homes.

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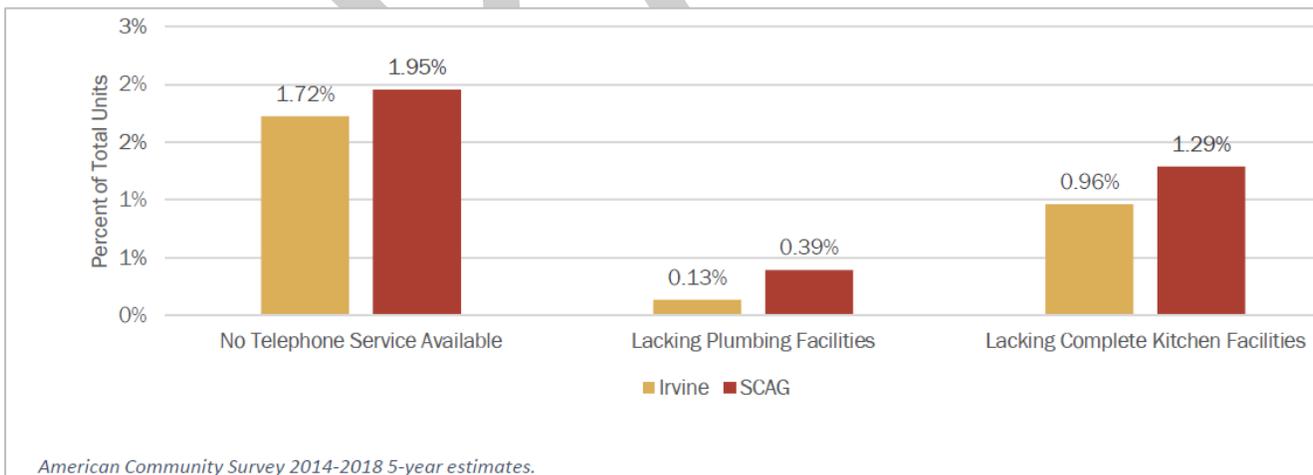
Figure 2-17. Households Locating to Irvine by Housing Tenure



2.5.3 Substandard Housing

Irvine is a relatively new master-planned community with multiple homeowners associations that monitor the external physical and property conditions of housing units throughout the City. The results of the 2014–2018 ACS 5-Year Estimates indicate that a relatively low number of units would be considered substandard. More specifically, 1,645 units lack telephone service, 128 units lack plumbing facilities, and 917 units lack complete kitchen facilities in the City (Figure 2-18, Substandard Housing).

Figure 2-18. Substandard Housing



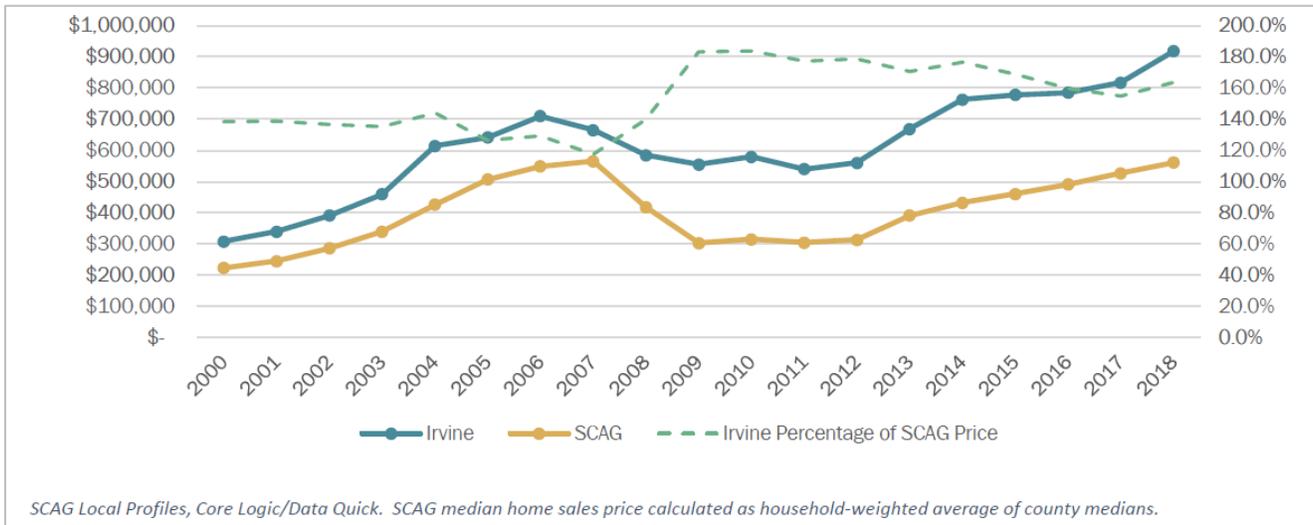
2.5.4 Median Home Sales Price for Existing Homes

Median home prices were recorded at \$918,000 in 2018, with large increases experienced after the dip in prices during the Great Recession. Compared to median home prices in the SCAG region as whole, home prices in Irvine are significantly higher than those for the SCAG region (Figure 2-19, Median Home Sales Price for Existing Homes, below).

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Figure 2-19. Median Home Sales Price for Existing Homes

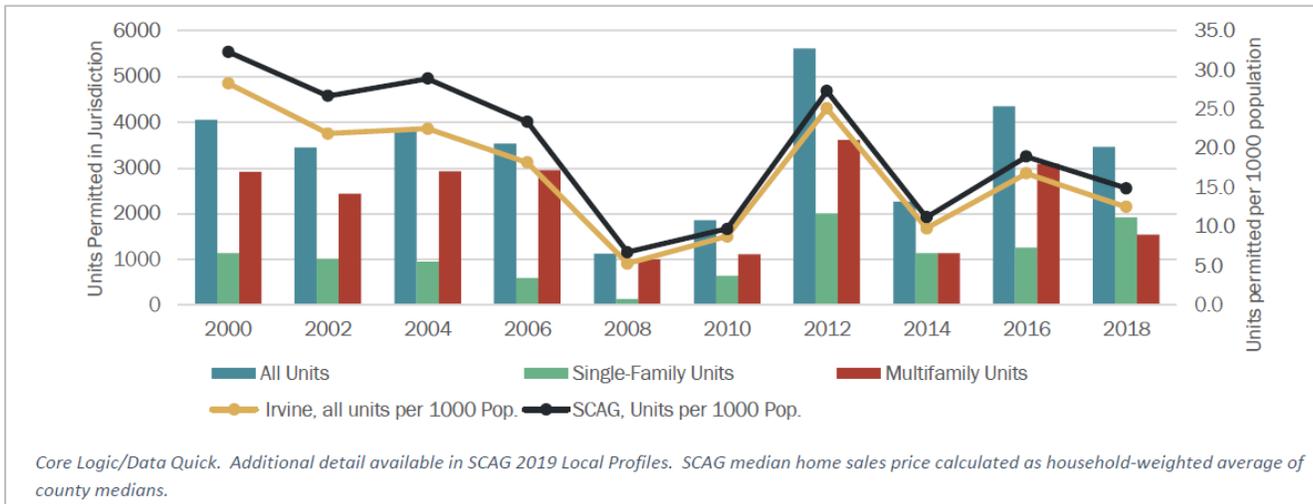


2.5.5 Housing Units Permitted

According to the SCAG pre-certified data, 33,552 building permits for housing units were issued in the City between 2000 and 2018. Of this total, 10,748 were for single-family units and 22,804 were for multifamily units. Applying the number of permits issued to the population and comparing this data to the SCAG region as whole (to determine the number of permits issued per 1,000 population) indicates how the permit activity in Irvine compares to the region.

As shown on Figure 2-20, Housing Units Permitted, below, the City’s permit activity has mirrored SCAG permit trends, which illustrates the significant housing development in the City and the City’s success in developing a fair share of housing units given current trends. After a spike in residential development following the Great Recession in 2008–2009, the number of permits issued since 2014 is lower than the pre-2008 recession levels for both the City and the SCAG region as a whole.

Figure 2-20. Housing Units Permitted



2.5.6 Overpayment and Overcrowding

California Government Code, Section 65583(a)(2), requires an analysis and documentation of household characteristics, including level of payment compared to ability to pay; housing characteristics, including overcrowding; and housing stock condition. The sections below address this requirement.

2.5.6.1 Cost Burden by Income

Housing cost burden is most commonly measured as the percentage of gross income spent on housing, with an amount of over 30% considered “cost burdened” and 50% considered “severely cost burdened.” However, a lower-income household spending the same percentage of income on housing as a higher-income household will likely experience more true “cost burden.”

The SCAG pre-certified data contains information from HUD on the number of households in the City that pay 30% or more of their gross income on housing costs (Figure 2-21, Cost Burden by Income, below). This data indicates that approximately 41% of households in Irvine (35,415 of the 86,670 households) are “cost burdened,” or spend 30% or more of their gross income on housing costs. Approximately 19% of households (16,415), or one in five households, spend over 50% of their gross income on housing costs and are considered “severely cost burdened.”

Figure 2-21. Cost Burden by Income

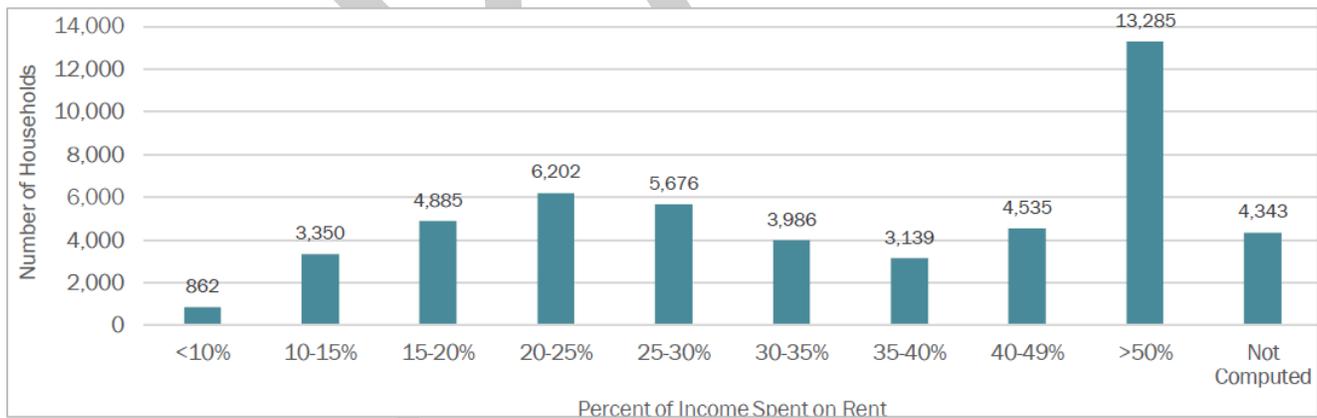
Households by Share of Income Spend on Housing Cost:			
Income	< 30%	30-50%	>50%
< 30% HAMFI	990	820	8,300
30-50% HAMFI	1,210	2,155	3,845
50-80% HAMFI	3,200	5,720	3,095
80-100% HAMFI	4,385	4,170	625
> 100% HAMFI	41,470	6,135	550
Total Households	51,255	19,000	16,415

HUD CHAS, 2012- 2016. HAMFI refers to Housing Urban Development Area Median Family Income.

2.5.6.2 Spending on Rent

Data from the 2014–2018 ACS 5-Year Estimates per the SCAG pre-certified data indicates that Irvine has a similar percentage of rent-burdened households compared to the SCAG region as a whole. In total, 50% of Irvine’s renter households spend 30% or more of gross income on housing cost compared to 55% in the SCAG region. Additionally, 26% of renter households spend 50% or more of gross income on housing cost compared with 29% in the SCAG region as a whole. Figure 2-22, Spending on Rent, provides the data for the City.

Figure 2-22. Spending on Rent



Source: 2014–2018 ACS 5-Year Estimates. Provided by SCAG.

Spending on Rent by Income

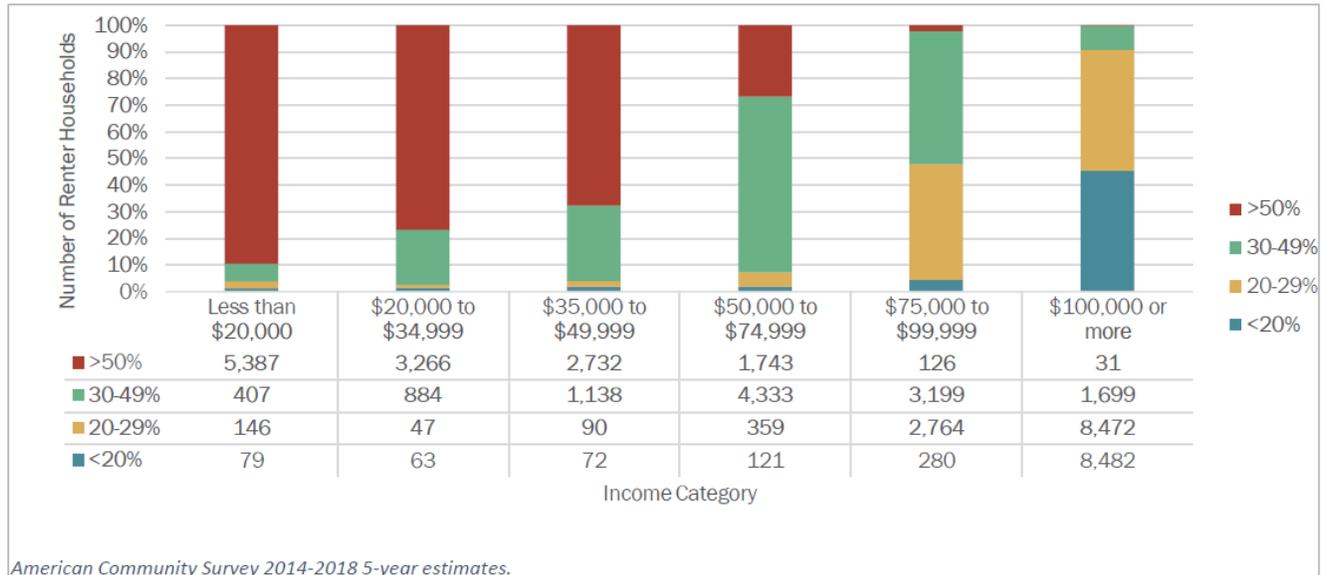
Another method to analyze the extent of rent-burdened households in the City is to examine rent expenditure by income bracket. The 2014–2018 ACS 5-Year Estimates on renter households (i.e., the 45,920 renter households in the City where income data is available) shows the general trend of lower-income households spending a higher share of income on housing (e.g., over

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50%), while higher-income households are more likely to spend under 20% of income on housing costs (Figure 2-23, Spending on Rent by Income).

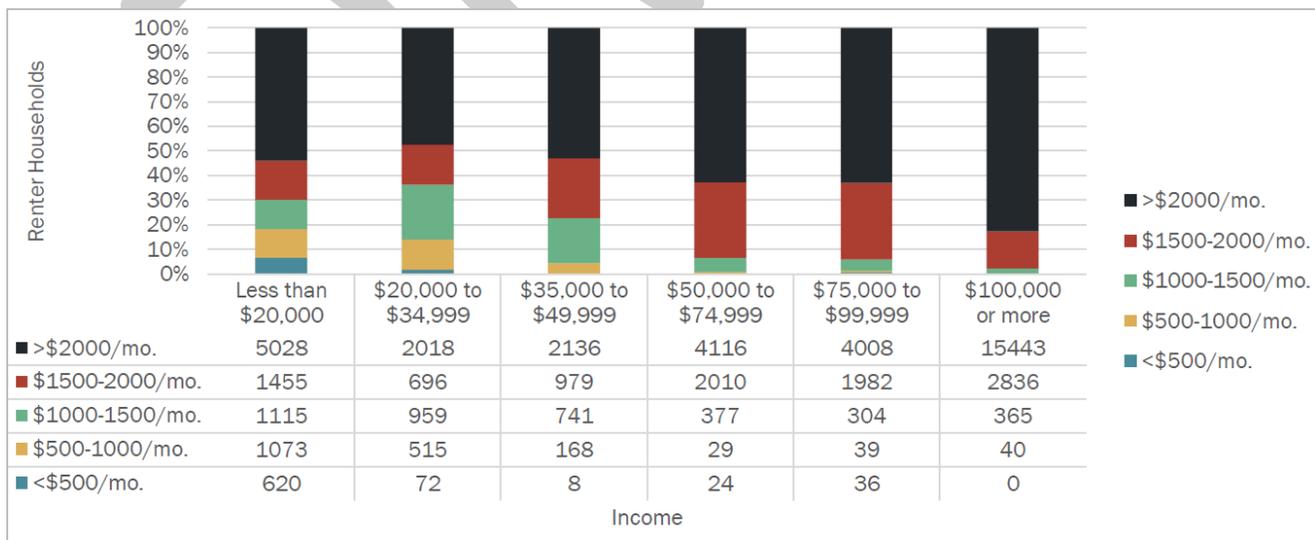
Figure 2-23. Spending on Rent by Income



Household Income by (Cash) Rent

The data on cash rent paid by household income indicates a general trend of lower-income households in Irvine spending less on rent, while higher-income households spend more on rent. As shown on Figure 2-24, Household Income by (Cash) Rent, rent categories range from less than \$500 per month (1.5% of Irvine renters) to over \$2,000 per month (67% of Irvine renters).

Figure 2-24. Household Income by (Cash) Rent



2.5.6.3 Monthly Costs for Mortgage Holders

As mentioned previously, the percentage of owner-occupied units in the City is lower than the percentage in the SCAG region as a whole. More specifically, approximately 47% of housing units in Irvine are owner occupied compared to 53% of housing units in the SCAG region. Additionally, mortgage payments are higher in Irvine than in the SCAG region as a whole. The majority of mortgage holders (55%) in Irvine pay \$3,000 per month or more compared to 28% of mortgage holders in the SCAG region where the most mortgage holders (72%) pay \$3,000 per month or less (Figure 2-25, Monthly Owner Costs for Mortgage Holders).

Figure 2-25. Monthly Owner Costs for Mortgage Holders



Costs for Mortgage Holders by Income

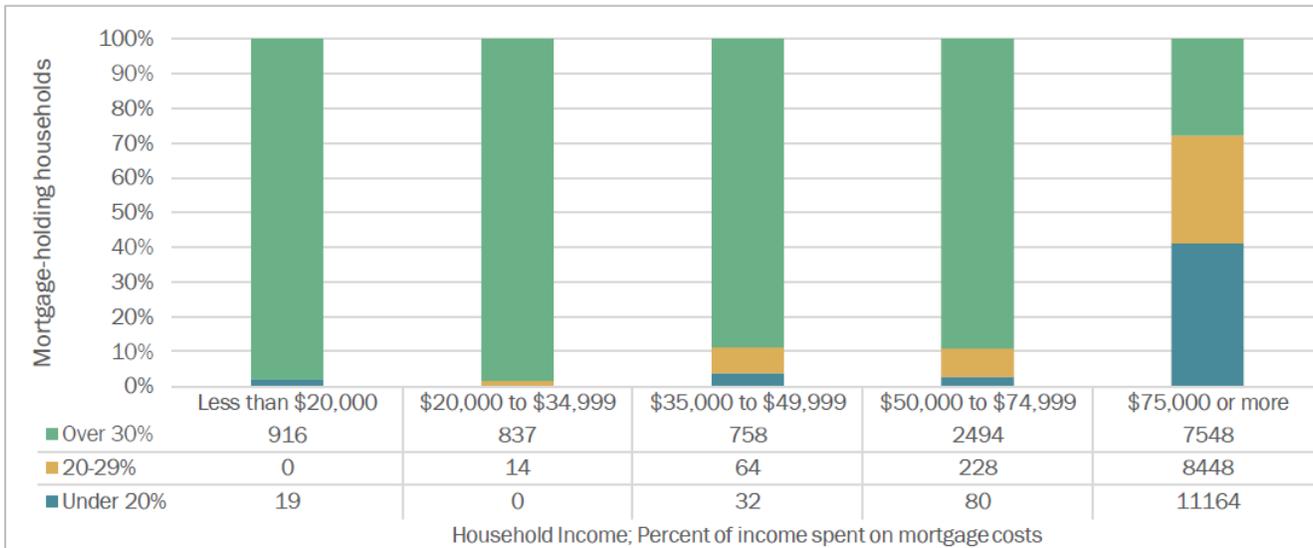
The data on mortgage-holding households in Irvine (by income and the percentage of income spent on mortgage costs) indicates that lower-income households spend a higher share of income on housing costs, while higher-income households spend a lower share of income on housing costs.

Approximately 92% of Irvine mortgage-holding households with incomes of \$74,999 or less have payments that exceed 30% of the household income, while only 28% of households with incomes of \$75,000 or more have payments that exceed 30% of income (Figure 2-26, Costs for Mortgage Holders by Income, below).

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Figure 2-26. Costs for Mortgage Holders by Income

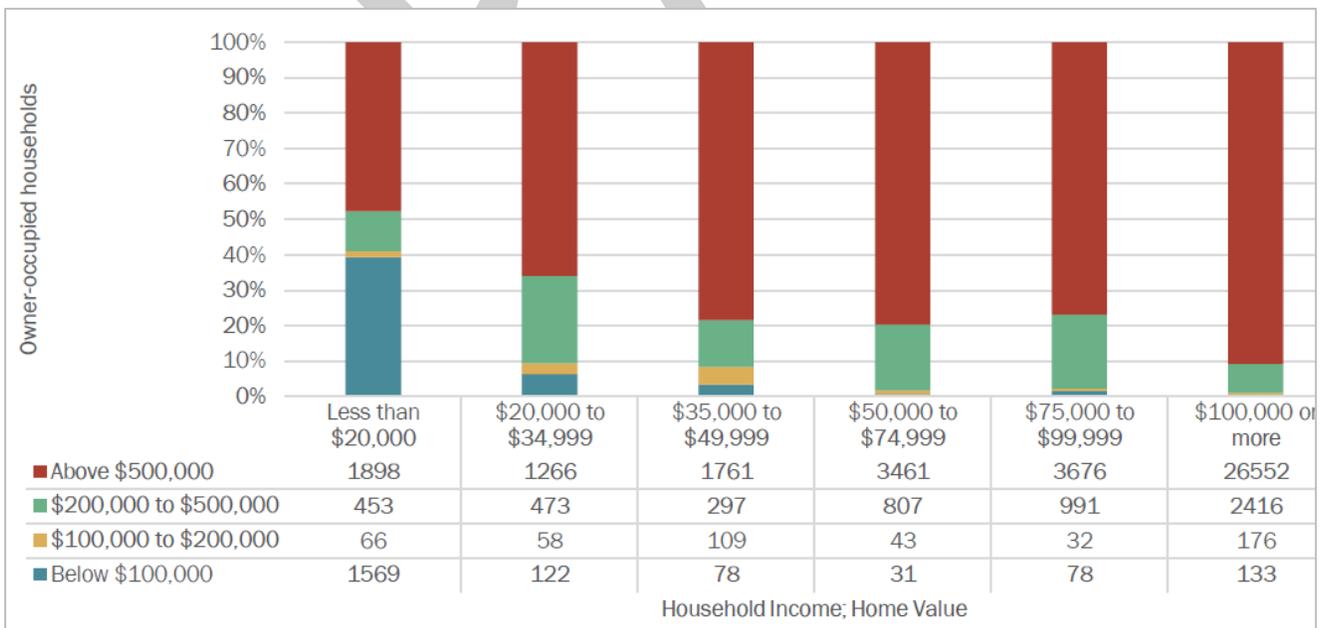


Source: ACS 2014–2018 5-Year Estimates. Provided by SCAG.

Household Income by Home Value (for Owned Units)

The relationship between housing and income can be analyzed by comparing incomes and home values in Irvine. The most common income category for homeowner households is \$100,000 or more (29,277 households), and the most common home value category is above \$500,000 (26,552 households) (Figure 2-27, Housing Income by Home Value (for Owned Units)).

Figure 2-27. Housing Income by Home Value (for Owned Units)

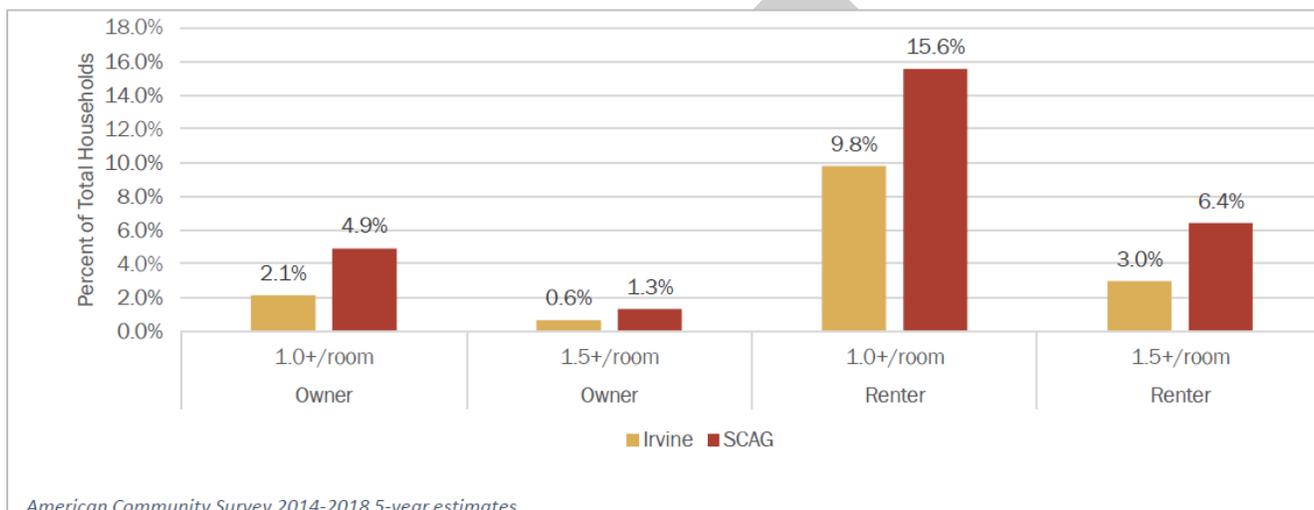


Source: ACS 2014–2018 5-Year Estimates. Provided by SCAG.

Crowding by Extent and Tenure

According to the SCAG pre-certified data, 4% of the total housing units in Irvine meet the ACS definition of “overcrowding.” More specifically, the ACS reports that 958 owner-occupied and 4,921 renter-occupied households had more than one occupant per room. Of these households, 288 owner-occupied households and 1,484 renter-occupied households had more than 1.5 occupants per room, which meets the ACS definition for “severe overcrowding.” This data indicates that overcrowding is significantly less prevalent in Irvine than in the SCAG region as a whole, as shown on Figure 2-28, Crowding by Extent and Tenure.

Figure 2-28. Crowding by Extent and Tenure



American Community Survey 2014-2018 5-year estimates.

2.6 Special Housing Needs

California Government Code, Section 65583(a), requires an assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs. Per California Government Code, Section 65583(a)(7), this section includes an analysis of any special housing needs. This section details the needs of seniors, people with disabilities (including those with developmental disabilities), large families, farmworkers, families with female heads of households, and families and individuals in need of emergency shelter in the City. Studying these groups is an important component of identifying special housing needs and meeting them through plans, programs, and projects.

These specific segments of the population may have more difficulty finding decent, affordable housing due to special needs. Special circumstances may be related to one’s employment and income, family characteristics, disability, and household characteristics, among other factors. Furthermore, many of these groups overlap. For example, many seniors have a disability, and many single mothers experience homelessness. Generally, these groups would be assisted by an increase in affordable housing, especially housing located near public transportation and services.

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2.6.1 Data Sources

The SCAG pre-certified data was used for data identifying special housing needs for the purposes of this 6th Cycle Housing Element. Additionally, the goals, resources, and services dedicated to serving special housing needs are derived from the City’s 2020–2024 Consolidated Plan, adopted in 2020.

2.6.2 Resource Challenges

Regarding resources for special needs housing, it is important to note that, in the last eight years, demand for housing in Irvine and the rising costs of land and construction have presented challenges to development of affordable housing. State housing measures over the last several years have been slow to provide an alternative revenue stream equal to the former redevelopment housing set-aside funds that were lost when local redevelopment agencies were eliminated in 2011–2012. This public policy change exacerbated already difficult local conditions and remains the most significant public policy change that has negatively impacted the development and preservation of affordable housing.

2.6.3 Seniors

Federal housing data defines a household type as a “senior family” if it consists of two people and at least one of these people is 62 years old or over. The special needs of many senior households result from their fixed incomes, higher rate of physical disabilities, and common need for assistance from others. Senior households have special housing needs primarily due to three major concerns: physical disabilities or limitations, income, and healthcare costs.

2.6.3.1 Needs Assessment

According to the HUD Comprehensive Housing Affordability Strategy for the 2012–2016 period, 16,115 households (roughly 35% of the total households) in Irvine were senior households (Figure 2-29, Senior Households by Income and Tenure, below). Of this total:

- 10,930 (or 68%) were owner households.
- 5,185 (or 32%) were renter households.
- 3,285 (or 20%) earn less than 30% of the family area median income (AMI) (compared to 24% in the SCAG region).
- 5,080 (or 32%) earn less than 50% of the family AMI (compared to 31% in the SCAG region).

Figure 2-29. Senior Households by Income and Tenure

		Owner	Renter	Total	Percent of Total Elderly Households:
Income category, relative to surrounding area:	< 30% HAMFI	1,300	1,985	3,285	20.4%
	30-50% HAMFI	1,205	590	1,795	11.1%
	50-80% HAMFI	1,805	675	2,480	15.4%
	80-100% HAMFI	1,145	415	1,560	9.7%
	> 100% HAMFI	5,475	1,520	6,995	43.4%
TOTAL		10,930	5,185	16,115	

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

As a special needs group, seniors are unique in some aspects. As shown on Figure 2-29, the majority of Irvine’s senior households are homeowners and represent 68% of all senior households. According to the 2014–2018 ACS 5-Year Estimates, 45,108 homeowner households exist, 10,930 (or 24%) of which are senior homeowner households, which is a high percentage considering that senior households represent approximately 15% of the total households in the City. Furthermore, of the total 10,930 senior homeowner households in Irvine, 5,475 (or 50%) have incomes above the 100% AMI.

While the majority of senior households in Irvine enjoy stable incomes, it is important to recognize that, within the senior renter household category, 2,575 (or 50%) of the total 5,185 fall below the 50% AMI, making very-low-income senior renters a significant demographic in the City.

Poverty thresholds, as defined by the ACS, vary by household type. For instance, in 2018, a single-person senior household was considered to be in poverty with an annual income below \$13,064 per year. Alternatively, a two-person senior household was considered to be in poverty with an annual income of \$25,465, assuming they lived with no children under the age of 18. With these figures in consideration, the 2014–2018 ACS 5-Year Estimates reported the following:

- 2,581 (or 8%) of Irvine residents with incomes below the poverty level were age 65 or older.
- 8,172 households in Irvine have a household member age 65 or older who worked, and 9% of these families live below the poverty level.

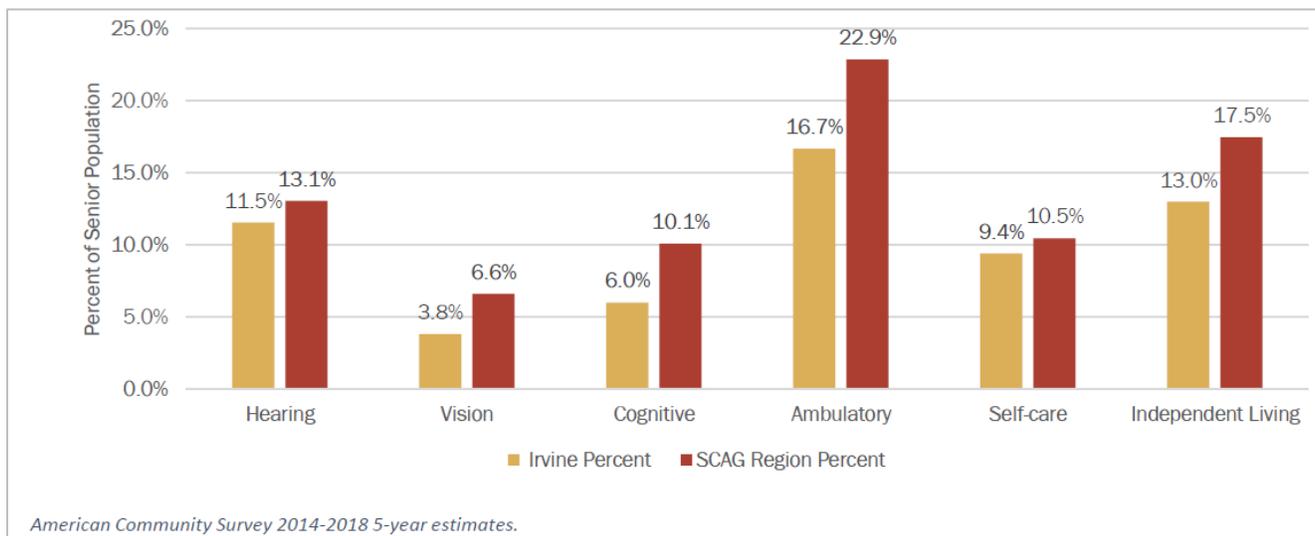
Seniors typically have additional physical and social needs. As shown on Figure 2-30, Disability by Type – Seniors (Age 65 or Older), below, the most commonly occurring disability among seniors is an ambulatory disability, which 17% of seniors in the City experience (compared to 23% of seniors in the SCAG region). Ambulatory disabilities are those that result in serious difficulty walking or climbing stairs, which requires housing that is more accessible to transportation, in-house

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assistance, and housing options with more accessible accommodations. Although the percentage of seniors experiencing an ambulatory disability in Irvine is lower than the SCAG region, the City shall take this need in consideration during the development of housing for seniors.

Figure 2-30. Disability by Type – Seniors (Age 65 or Older)



In terms of housing, seniors typically require smaller, more affordable housing options and/or assistance with accessibility and home maintenance. Seniors often require ramps, handrails, and lower cupboards and counters to allow greater access and mobility for wheelchairs or walkers. Housing options that provide proximity to transportation assistance to shopping and medical facilities are often required for seniors with mobility issues.

2.6.3.2 Resources and Services

Irvine currently has a number of existing housing programs available exclusively or primarily to seniors. These services are outlined in Table 2-5, Senior Resources, below.

Furthermore, the Consolidated Action Plan includes the following goals to address any gaps in senior housing and services:

- Increase the supply of affordable housing for low-income individuals, families, people with special needs, and people experiencing homelessness or at risk of homelessness.
- Preserve the supply of affordable housing for extremely low-, low-, and moderate-income households.
- Provide equal access to housing opportunities for families below the moderate-income level, large families, families with children, seniors, people with disabilities, people with HIV/AIDS and their families, veterans, and people designated as a protected class.
- Provide public services for low-income youth, families, and seniors.

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- Provide public services for residents with special needs, including households below the moderate-income level, people with disabilities, people experiencing chronic substance abuse, people with HIV/AIDS and their families, victims of domestic violence, victims of human trafficking, and veterans.
- Improve public facilities and infrastructure of the City’s parks and recreational facilities to serve residents with lower incomes and residents with special needs, such as childcare centers, health facilities, homeless facilities, and facilities for victims of domestic violence.
- Address material barriers to accessibility to any public facilities, such as lack of wheelchair accessibility, lack of Americans with Disabilities Act (ADA)-compliant door hardware, and ramps, among others.

The Consolidated Action Plan also contains strategies to make progress on the above goals:

- Partner with housing developers to leverage HOME Investment Partnerships (HOME) and Community Development Block Grant (CDBG) funds in support of the development or creation of affordable rental housing opportunities for households earning less than 60% of the AMI, including units for individuals, families, people with special needs, and people experiencing homelessness or at risk of homelessness.
- Provide public services for residents with special needs, including but not limited to those concerned with domestic violence, human trafficking, mental disabilities, physical disabilities, developmental disabilities, substance abuse/alcoholism, health, HIV/AIDS, and other conditions.
- Provide public services for seniors so senior residents can live as independently as possible.
- Improve public facilities and infrastructure to benefit lower-income residents or those presumed under HUD regulations to fall under this category, such as seniors and adults with disabilities. This includes facilities owned and operated by the City that are open and available to residents and facilities owned and operated by nonprofit organizations serving the public that are open to the public during normal business hours. Where possible, improvements will focus on removing material and architectural barriers to accessibility for seniors and adults with severe disabilities.
- Through the City’s Residential Rehabilitation Program and similar initiatives, design and implement programs for the preservation of the physical and functional integrity of existing housing units occupied by very-low-and low-income households.

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Table 2-5. Senior Resources

Resources	Description
Section 8 Housing Choice Voucher Program (County)	The Orange County Housing Authority administers the Section 8 Housing Choice Voucher Program, which provides rental assistance in all unincorporated areas of Orange County and in 34 participating cities, including Irvine. OCHA provides vouchers for low-income families, seniors, and disabled persons.
Senior Housing (City)	Irvine has 6 senior housing developments with a total of 1,183 units reserved exclusively for extremely low, very low, and moderate income senior households. These developments include Inn at Woodbridge, Luxaira, Solaira at Pavilion Park, The Meadows Mobile Home Park, Woodbridge Manor and Montaira.
Residential Rehabilitation Program (City)	Provides grants and loans to assist low-income seniors make health & safety repairs to their homes. Since the inception of this program in 2003, over 130 residents from these communities have been assisted through the program.
Senior Centers (City)	Irvine is home to three centers offering senior services and recreation including the Lakeview Senior Center, Rancho Senior Center, and Trabuco Center. Each of these centers serves as a place to connect seniors with resources, including but not limited to, counseling, caregiver support, support groups, meal service, and recreational activities.
TRIPS Bus Service (City)	Irvine sponsors a transportation program designed specifically for seniors and persons with disabilities. The TRIPS bus service is available to Irvine residents 18 and older who are unable to drive due to a permanent physical and/or cognitive disability. The TRIPS program provides low-cost, door to door, wheelchair accessible transportation service to travel to medical appointments, work, school, and social activities.
Irvine Seniors Services Outreach Program (City)	Provides transportation for medical appointments, work, school, social, etc.
Irvine Adult Day Health Services (City)	Irvine will provide CDBG funds to the Irvine Adult Day Health Services to provide skilled nursing care services to 85 people.
Irvine Meals on Wheels (City)	Irvine will provide CDBG funds to the Meals on Wheels program to provide meal services to 200 people. Meal on Wheels assists eligible homebound senior residents in maintaining their independence by providing nutritious, healthy, great-tasting meals delivered to their homes.
Food Commodities (Non-Profit)	Income-qualifying seniors 60 and older receive a free non-perishable box of food. Sponsored by Community Action Partnership. Self-reported income and photo ID with proof of age required.
Individual Medication Review (County)	Pharmacists will review medications for dosage strength and frequency, correct usage, and potential interactions or duplications. Bring your questions along with daily medications, over-the-counter drugs, vitamins, and supplements to your appointment. Sponsored by OCOAS. Registration required.
Legal Aid for Seniors (Non-Profit)	Brief 20-minute consultations for adults 60 and older, addressing general legal questions. Sponsored by Community Legal Aid SoCal.
Keen Family Center for Senior Resources	Provides resource referral and services for a wide range of services and programs including: healthcare, health insurance, social security, safety, finances, alternative living, transportation, homecare and care giving. The Center also offers free assistance programs such a hearing testing, notary services, income tax preparation, and health insurance counseling.

2.6.4 Large Families

Large households are identified in State housing law as a “group with special housing needs based on the generally limited availability of adequately sized, affordable housing units.” Large

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households are defined as those with five or more members. Due to the limited supply of adequately sized units to accommodate large family households, large families face an above-average level of difficulty in locating adequately sized, affordable housing. Even when larger units are available, the cost is generally higher than that of smaller units. The lack of supply, compounded with the low incomes of larger families, results in many large families living in overcrowded conditions.

2.6.4.1 Needs Assessment

According to the 2014–2018 ACS 5-Year Estimates, 95,371 households³ are in Irvine (see Figure 2-31, Households by Household Size, below). Of that total:

- 50,263 were renters, and 45,108 were homeowners.
- 7,470 (or 8%) were households with five or more members.
- 3,811 of the total 50,263 (or 8%) renter households were large family households.
- 3,659 of the total 45,108 (or 8%) homeowner households were large family households.

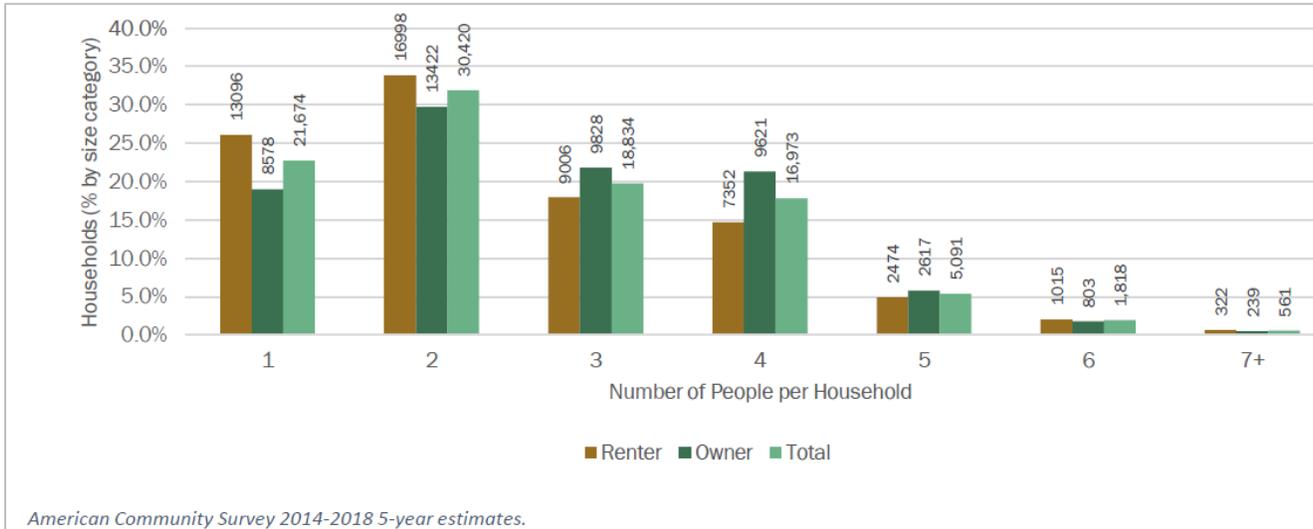
In addition, the most common household size is two people (32%), and the second most common household size is one person (23%).

Compared to the SCAG region, Irvine has the following:

- A slightly lower share of single-person households than the SCAG region overall (23% versus 24%).
- A lower share of seven+-person households than the SCAG region overall (0.6% versus 3%).

³ According to the Pre-Certified Local Housing Data for the City of Irvine (August 2020 [pre-certified by HCD for use in the Housing Element Update]), the ACS and the DOF estimates for housing units in Irvine are different. DOF estimates the number of housing units at 108,882, while the ACS indicates 95,371 households/housing units. ACS data is the required source for this purpose per SCAG and HCD.

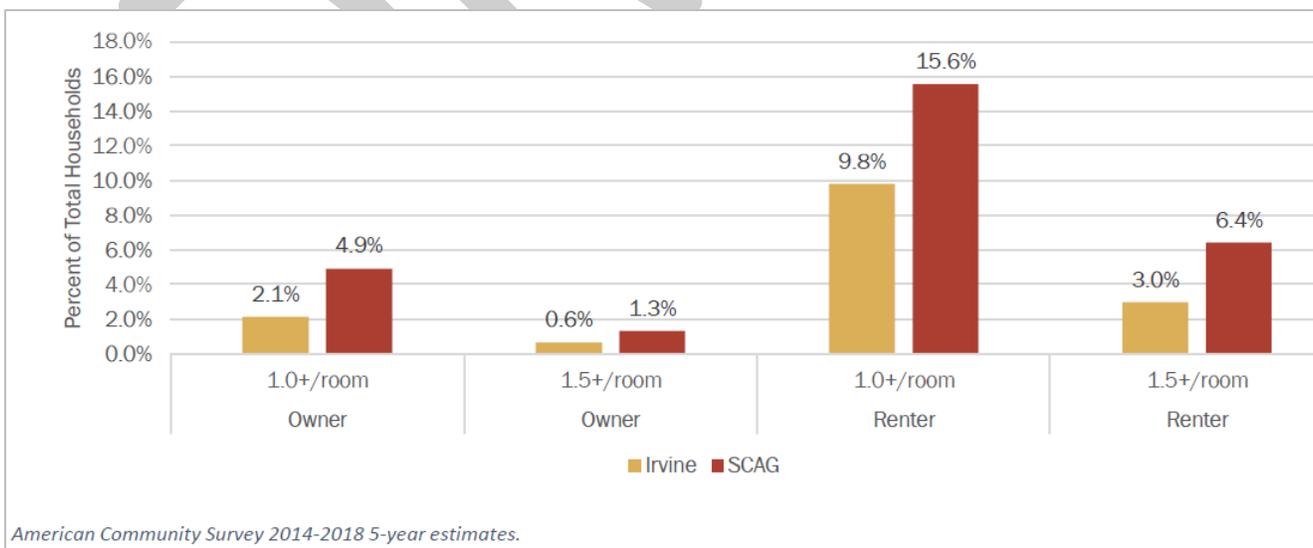
Figure 2-31. Households by Household Size



As mentioned previously, the ACS defines “overcrowding” as a unit with more than one person per room and “severe overcrowding” as a unit with more than 1.5 people per room.

As shown on Figure 2-32, Crowding by Extent and Tenure, the incidence of overcrowding in Irvine is lower than it is in the SCAG region as a whole, suggesting that the City has an adequate supply of larger homes to accommodate its households. However, nearly 84% of the total 5,879 overcrowded households are renter households, pointing to a need for larger rental units. More specifically, 4,921 of the total 50,263 (10%) renter households are overcrowded, and 1,484 (3%) are severely overcrowded. In contrast, 958 of the total 45,108 (2%) owner households are overcrowded, and 288 (or 0.6%) are severely overcrowded.

Figure 2-32. Crowding by Extent and Tenure



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2.6.4.2 Resources and Services

Orange County, the City, and Families Forward (a local nonprofit organization) provide resources and services to assist housing affordability for large families, specifically large renter households. These services are presented in Table 2-6, Resources for Large Families.

Table 2-6. Resources for Large Families

Program	Description
Section 8 Housing Choice Voucher Program (County)	The Orange County Housing Authority administers the Section 8 Housing Choice Voucher Program, which provides rental assistance in all unincorporated areas of Orange County and in 34 participating cities, including Irvine. OCHA provides vouchers for low-income families, seniors, and disabled persons.
Families Forward (Non-Profit)	Families Forward of Irvine exists to help families in need achieve and maintain self-sufficiency through housing, food, counseling, education, and other support services.
Irvine Children's Fund Before & After School Child Care Program	The Irvine Children's Fund provides before and after school child care scholarships for low income, working families. The child care programs have expanded and are now located on all 28 elementary schools in the Irvine Unified School District.

Sources: <https://www.ocgov.com/gov/occr/occs/hcd/housing/rehab/>, <https://www.occommunityservices.org/>.

In addition to these programs, several affordable housing developments are in the City that accommodate large families (Table 2-7, Affordable Housing for Large Families, below).

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Table 2-7. Affordable Housing for Large Families

Project Name	Total Units	Assisted Units/ Income Level	Unit Size
Alegre Apartments	106	38 EL, 66 VL	1, 2, 3, 4 BR
Columbus Grove Savanna	13	1 VL, 12 Low	2, 3 BR
Columbus Grove Families Forward	14	14 EL	2, 3 BR
Cornell Court	109	6 VL	1, 2, 3 BR
Cross Creek	136	17 VL	2, 3 BR
Doria Apartments Phase I	60	45 EL, 14 VL, 1 Mod	1, 2, 3 BR
Doria Apartments Phase II	74	55 EL, 19 VL	1, 2, 3 BR
Elements Phase I	700	42 VL, 28 Mod	1, 2, 3 BR
Espira	84	83 VL, 1 Mod	2, 3 BR
Families Forward - Family	7	7 VL	2, 3 BR
Granite Court	71	25 EL, 46 VL	1, 2, 3 BR
Harvard Manor	161	100 VL	1, 2, 3, 4 BR
Irvine Community Land Trust	9	9 Low	2, 3 BR
Kelvin Court	132	27 VL	0, 1, 2, 3 BR
Laguna Canyon	120	120 VL	1, 2, 3 BR
Luminaira	82	81 VL, 1 Mod	2, 3 BR
Metropolis	457	29 VL, 18 mod	0, 1, 2, 3 BR
Montecito Vista	162	161 VL	2, 3 BR
Northwood Park	168	9 VL	1, 2, 3 BR
Northwood Place	604	65 VL	1, 2, 3 BR
OC Community Housing Corporation	6	6 VL	2, 3 BR
Orchard Park	60	59 VL	2, 3, 4 BR
Parc Derian	80	9 EL, 70 VL	1, 2, 3 BR
Salerno Apartments	80	35 EL, 34 VL, 10 Low	1,2,3 BR
San Leon Villas	248	23 VL	1, 2, 3 BR
San Marco Villas	426	47 VL	1, 2, 3 BR
San Marino Villas	199	19 VL	1, 2, 3 BR
San Paulo Apartments	382	153 VL, 20 Low, 30 Mod	1, 2, 3 BR
Santa Alicia	84	34 VL, 50 Low	1, 2, 3, 4 BR
The Arbor at Woodbury	90	27 EL, 45 VL, 18 Low	1, 2, 3 BR
The Kelvin	194	12 VL, 8 Mod	0, 1, 2, 3 BR
The Parklands	121	120 VL	1, 2, 3, 4 BR
The Residences on Jamboree	381	22 VL, 1 Low, 15 Mod	0, 1, 2, 3 BR
Turtle Rock Canyon	217	22 VL, 1 Low, 15 Mod	1, 2, 3 BR
Villa Siena	1442	149 VL	0, 1, 2, 3 BR
Windrow Apartments	96	96 VL	1, 2, 3 BR
Windwood Glen	196	10 VL	1, 2, 3 BR
Windwood Knoll	248	60 VL	2, 3, 4 BR
Woodbridge Oaks	120	60 VL, 60 Low	2, 3 BR
Woodbridge Villas	258	39 VL, 21 Low	2, 3, 4 BR
Woodbridge Willows	200	10 VL	1, 2, 3 BR
Woodbury Walk	150	150 VL	1, 2, 3 BR

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The Consolidated Action Plan includes the following goals to address the availability of quality housing, including housing for large families:

- Increase the supply of affordable housing for low-income individuals, families, people with special needs, and people experiencing homelessness or at risk of homelessness.
- Preserve the supply of affordable housing for extremely low-, low-, and moderate-income households.
- Provide equal access to housing opportunities for families below the moderate-income level, large families, families with children, seniors, people with disabilities, people with HIV/AIDS and their families, veterans, and people designated as a protected class.
- Provide public services for low-income youth, families, and seniors.
- Provide public services for residents with special needs, including households below the moderate-income level, people with disabilities, people experiencing chronic substance abuse, people with HIV/AIDS and their families, victims of domestic violence, victims of human trafficking, and veterans.
- Improve public facilities and infrastructure of the City's parks and recreational facilities to serve residents with low incomes and residents with special needs, such as childcare centers, health facilities, homeless facilities, and facilities for victims of domestic violence.

The Consolidated Action Plan also contains strategies to make progress on the above goals:

- Partner with housing developers to leverage HOME and CDBG funds in support of the development or creation of affordable rental housing opportunities for households earning less than 60% of the AMI, including units for individuals, families, people with special needs, and people experiencing homelessness or at risk of homelessness.
- Through the City's Residential Rehabilitation Program and similar initiatives, design and implement programs for the preservation of the physical and functional integrity of existing housing units occupied by very-low- and low-income households.
- Provide public services designed to affirmatively further fair housing choice and to provide youth and low-income families with services including but not limited to childcare, youth educational activities, and other activities related to volunteerism, health, fitness, recreation, and risky behavior reduction.
- Improve public facilities and infrastructure to benefit lower-income residents or those presumed under HUD regulations to fall under this category, such as seniors and adults with disabilities. This includes facilities owned and operated by the City that are open and available to residents and facilities owned and operated by nonprofit organizations

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... serving the public that are open to the public during normal business hours. Where possible, improvements will focus on removing material and architectural barriers to accessibility for seniors and adults with severe disabilities.

2.6.5 People with Disabilities

The ADA defines a person with a disability as a person having a physical or mental impairment that substantially limits one or more major life activities. People with disabilities have special needs, and many earn little income, have high healthcare costs, are dependent on supportive services, and/or require special accessibility accommodations, such as access ramps or elevators.

People with disabilities face unique problems obtaining adequate housing. This specific segment of the population, which includes individuals with mental, physical, and developmental disabilities, requires affordable housing conveniently located to needed services that is specially adapted for their specific needs. Living arrangements for people with disabilities depend on the severity of the disability and can include arrangements such as living at home in an independent environment with the help of other family members, special housing design features for those with physical disabilities, income support for those unable to work, and in-home supportive services for people with medical conditions.

2.6.5.1 People with Physical and Mental Disabilities

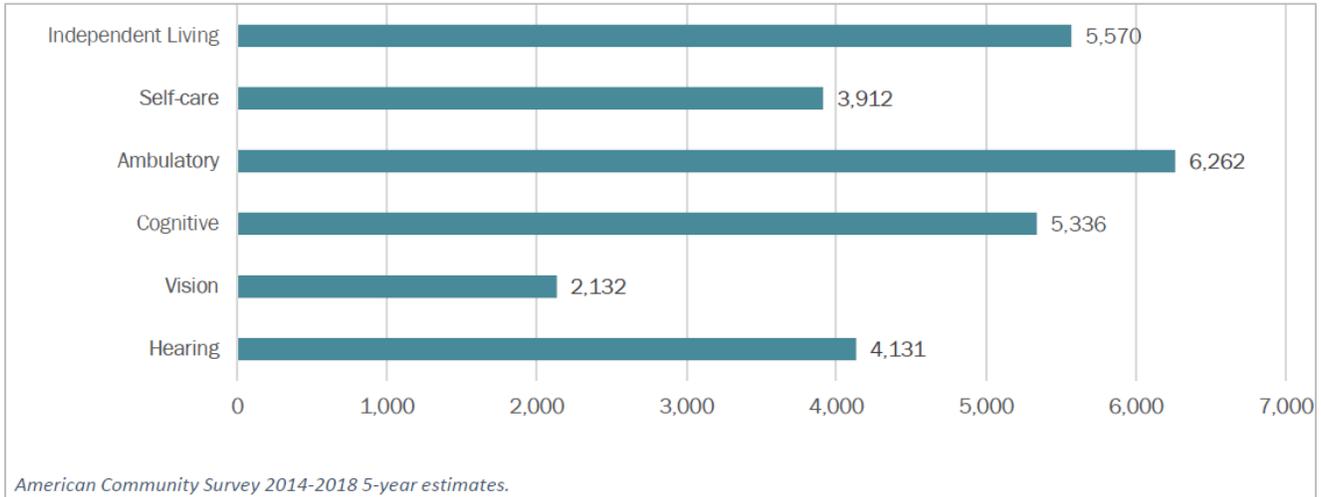
Physical and mental disabilities can hinder access to housing units of conventional design and limit the ability of the individuals with disabilities to earn an adequate income. The proportion of individuals with physical disabilities is increasing nationwide due to overall increased longevity and lower fatality rates. Individuals with mental disabilities include those disabled by a mental illness or injury, including schizophrenia, Alzheimer’s disease, and conditions related to brain trauma. Disabilities tabulated by the census include sensory, physical, and mental limitations.

Needs Assessment

According to the 2014–2018 ACS 5-Year Estimates, 27,343 Irvine residents (approximately 10% of the City’s population) were identified as having a disability. Disabilities included each of the categories tabulated by the census, with the majority of residents having a physical disability.

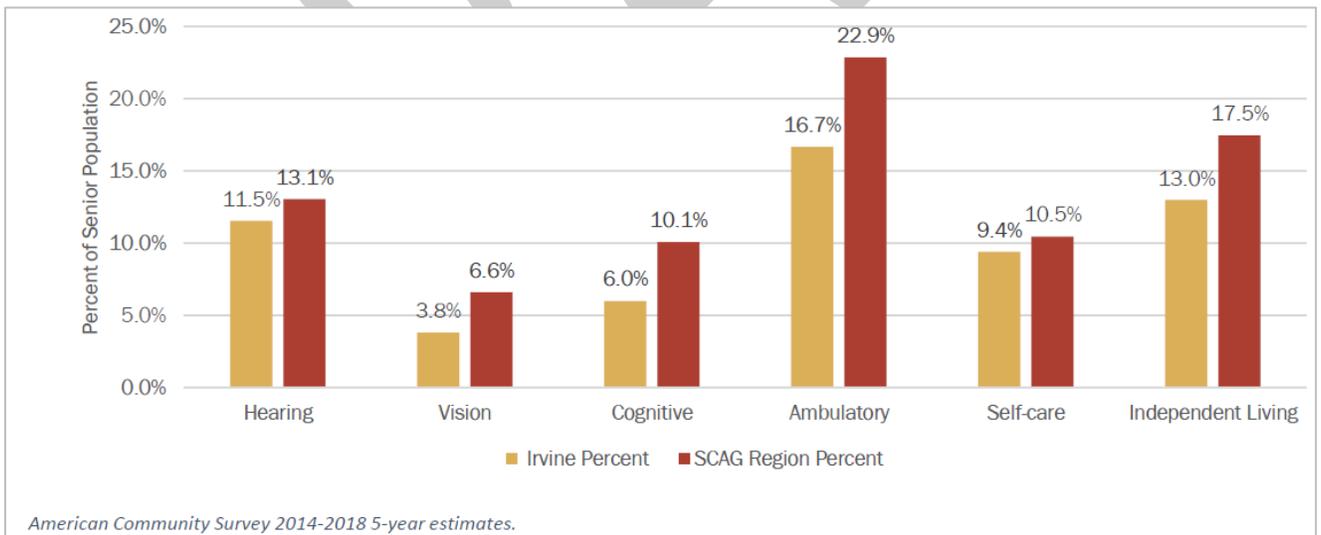
Figure 2-33, Disability by Type, below presents the number of residents in the City with a disability as reported by the 2014–2018 ACS 5-Year Estimates.

Figure 2-33. Disability by Type



Per the 2014–2018 ACS 5-Year Estimates, 26,228 seniors are in the City. Of this total, 4,380 seniors (or 17% of the senior population) live with an ambulatory disability (ambulatory disability is the most occurring among seniors age 65 or older in the City. Compared to the SCAG region, Irvine is home to a lower percentage of seniors with disabilities. However, as the general population ages, the City will remain vigilant to address the needs of senior residents who are part of the City’s population with disabilities (Figure 2-34, Disability by Type – Seniors (Age 65 or Older)).

Figure 2-34. Disability by Type – Seniors (Age 65 or Older)



Understanding the employment status of individuals with disabilities may also be an important component in evaluating specialized housing needs. In Irvine, only 42% of the population with a disability are employed compared to 69% of the population with no disability. Additionally, the unemployment rate for individuals with a disability in Irvine is higher than it is for those with no disability (8% and 3%, respectively). Although it is expected for unemployment rates to be higher

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for individuals with disabilities, it is important to consider that 50% of individuals with a disability are not in the labor force (see Figure 2-35, Disability by Employment Status). Overall, individuals with a disability are seldom employed and, thus, require more assistance with finding affordable housing options.

Figure 2-35. Disability by Employment Status

	With a Disability	Percent of Total	No Disability	Percent of Total
Employed	2,635	42%	119,249	69%
Unemployed	491	8%	5,571	3%
Not in Labor Force	3,109	50%	48,617	28%
TOTAL	6,235		173,437	

American Community Survey 2014-2018 5-year estimates.

2.6.5.2 People with Developmental Disabilities

Pursuant to California Welfare and Institutions Code, Section 4512(a), developmental disabilities are those disabilities that begin before adulthood and include intellectual disability, cerebral palsy, epilepsy, autism, and those disabling conditions that are closely related to intellectual disabilities or require treatment similar to that of those with intellectual disabilities. This definition does not include handicapping conditions that are solely physical in nature.

Using this definition as a benchmark for the purpose of this analysis, data provided by the ACS for the population of the City with cognitive difficulties was used to quantify the total number of people with developmental disabilities. The definition of a “cognitive difficulty” provided by the ACS includes those resulting “because of a physical, mental, or emotional problem, having difficulty remembering, concentrating, or making decisions.” Therefore, the ACS estimates used as the definitions provided by the ACS incorporate those noted by the California Welfare and Institutions Code.

Needs Assessment

As mentioned previously, the 2014–2018 ACS 5-Year Estimates indicate that 27,343 Irvine residents (approximately 10% of the City’s population) were identified as having a disability. Of this total:

- Approximately 5,336 (or 20%) of residents with a disability have a disabling cognitive difficulty.
- Of those 5,336 residents with a disabling cognitive difficulty, approximately 1,574 are age 65 or older (or 30% of residents with a disabling cognitive difficulty) (see Figures 2-34 and 3-35).

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The California Department of Developmental Services also provides data on developmental disabilities by age and type of residence. This information includes a breakdown of the housing types individuals with developmental disabilities reside in and a breakdown by age (minors versus adults). This data is collected at the ZIP-code level and may not perfectly match the ACS data used in this chapter. However, the data provides more context of the housing conditions of individuals with disabilities (see Table 2-8, Developmental Disabilities). As shown below, individuals with a developmental disabilities typically reside with a parent, family member, or guardian. However, many individuals reside in independent/supported living and foster homes.

Table 2-8. Developmental Disabilities

		Irvine
By Residence:	Home of Parent/Family/Guardian	1159
	Independent/Supported Living	63
	Community Care Facility	31
	Intermediate Care Facility	5
	Foster/Family Home	10
	Other	5
By Age:	0 - 17 Years	1273
	18+ Years	792
TOTAL		3338

CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019. Data available in 161/197 SCAG jurisdictions.

Developmental disabilities can result in individuals with self-care and/or independent living difficulties, thereby preventing usability of housing units of typical design and function without personal care. Due to these individuals ability to remember, concentrate, and make decisions, their housing opportunities are further hindered because of economic constraints. These factors together drive the need for facilities designed to accommodate individuals with developmental disabilities.

Resources and Services (All Disability Types)

Fair Housing Accessibility Standards and California Administrative Code, Title 24, set forth access and adaptability requirements for those with physical disabilities. These regulations apply to public buildings such as motels, employee housing, factory-built housing, and privately funded newly constructed apartment houses containing five or more dwelling units. The regulations also require that ramp ways, wider doorways, and restroom modifications be designed to enable free access. Such standards, however, are not mandatory of new single-family residential construction.

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The City’s Residential Rehabilitation Program provides simple, low-interest deferred loans for home improvements and modifications necessary to ensure that Irvine residents can continue to live in quality housing that is already affordable to the occupants. The City will continue offering low-interest loans and/or emergency grants to lower-income Irvine homeowners through this program using CDBG and HOME funds allocated in previous years. Additionally, the City plans to assist lower-income homeowners in the North El Camino Real neighborhood with residential energy efficiency improvements through the One Irvine Energy Efficiency Program, a component of the One Irvine Neighborhood Action Plan adopted in February 2020.

A full listing of available resources through the City and other agencies for people with disabilities is provided in Table 2-9, Resources for People with Disabilities, below.

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Table 2-9. Resources for People with Disabilities

Services	Description
Accommodation & Inclusion Support	Temporary accommodation services to help assist persons with disabilities. This includes temporary 1:1 inclusion support, modification of equipment or modification of other methods resulting in making the City’s services readily accessible and usable.
Recreational Classes & Activities	Programs and activities for persons with disabilities of all ages to help promote wellness, physical fitness, self-expression, independence, and socialization.
TRIPS Bus Service	Irvine sponsors a transportation program designed specifically for seniors and persons with disabilities. The TRIPS bus service is available to Irvine residents 18 and older who are unable to drive due to a permanent physical and/or cognitive disability. The TRIPS program provides low-cost, door to door, wheelchair accessible transportation service to travel to medical appointments, work, school, and social activities.
Disability Services	A number of disability resources can be found on the City of Irvine website under disability services.
Special Housing Programs	Implementing and reporting requirements for specialized HUD programs such as Homeownership, Family Self-Sufficiency, Family Unification, Shelter Plus Care, Veteran Affairs Supportive Housing, and Non-Elderly Disabled through Orange County services.
In-Home Supportive Services Program	Household and heavy cleaning, meal preparation, laundry, reasonable shopping and errands. Personal care services, such as feeding, bathing, bowel and bladder care, dressing, and other services. Assistance with transportation for medical appointments and health related services.
Medicare	Medicare is a federally funded health insurance program for people age 65 or older. This program helps with the cost of health care, but it does not cover all medical expenses or the cost of most long-term care.
Elder/Disabled Abuse	Adult Protective Services (APS) are directed at preventing or remedying neglect, abuse or exploitation of adults who are unable to protect their own interests because of age or disability.
Senior Financial Assistance	Financial relief is available for low-income or disabled Orange County seniors including Affordable Housing and Food Stamps.
Senior & Disabled Medical Assistance	Examples of services that might be covered through Medi-Cal include: comprehensive preventative care services; primary and/or specialty care medical office visits; vision and dental care; mental health services; hospitalization: and, prescription medications.
Veteran Service	Various benefit programs are available on the Orange County website for veterans.
Irvine Meals on Wheels	Irvine will provide CDBG funds to the Meals on Wheels program to provide meal services to 200 people. Meal on Wheels assists eligible homebound senior residents in maintaining their independence by providing nutritious, healthy, great-tasting meals delivered to their homes.
Regional Center of Orange County	The Regional Center of Orange County is one of 21 nonprofit organizations contracted by the State of California to coordinate lifelong services and support for individuals with developmental disabilities and their families.
Vocational Visions	Vocational Visions is a non-profit agency in Mission Viejo, which provides vocational and other life skills training and support services to adults with intellectual/developmental and other disabilities.
Section 8 Housing Choice Voucher Program	The Orange County Housing Authority administers the Section 8 Housing Choice Voucher Program, which provides rental assistance in all unincorporated areas of Orange County and in 34 participating cities, including Irvine. OCHA provides vouchers for low-income families, seniors, and disabled persons.

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The Consolidated Action Plan includes the following goals to address the availability of quality housing, including housing for individuals living with a disability:

- Increase the supply of affordable housing for lower-income individuals, families, people with special needs, and people experiencing homelessness or at risk of homelessness.
- Preserve the supply of affordable housing for lower-income households.
- Provide equal access to housing opportunities for lower-income households, large families, families with children, seniors, people with disabilities, people with HIV/AIDS and their families, veterans, and people designated as a protected class.
- Provide public services for residents with special needs, including lower-income households, people with disabilities, people experiencing chronic substance abuse, people with HIV/AIDS and their families, victims of domestic violence, victims of human trafficking, and veterans.
- Improve public facilities and infrastructure of the City's parks and recreational facilities to serve lower-income residents and residents with special needs, such as childcare centers, health facilities, homeless facilities, and facilities for victims of domestic violence.
- Address material barriers to accessibility to any public facilities, such as lack of wheelchair accessibility, lack of ADA-compliant door hardware, and ramps, among others.

The Consolidated Action Plan also contains strategies to make progress on the above goals:

- Partner with housing developers to leverage HOME and CDBG funds in support of the development or creation of affordable rental housing opportunities for households earning less than 60% of the AMI, including units for individuals, families, people with special needs, and people experiencing homelessness or at risk of homelessness.
- Through the City's Residential Rehabilitation Program and similar initiatives, design and implement programs for the preservation of the physical and functional integrity of existing housing units occupied by lower-income households.
- Provide public services for residents with special needs, including but not limited to those concerned with domestic violence, human trafficking, mental disabilities, physical disabilities, developmental disabilities, substance abuse/alcoholism, health, HIV/AIDS, and other conditions.
- Improve public facilities and infrastructure to benefit lower-income residents or those presumed under HUD regulations to fall into this category, such as seniors and adults with disabilities. This includes facilities owned and operated by the City that are open and available to residents and facilities owned and operated by nonprofit organizations

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servicing the public that are open to the public during normal business hours. Where possible, improvements will focus on removing material and architectural barriers to accessibility for seniors and adults with severe disabilities.

2.6.6 Female-Headed Household

Single-parent households require special consideration and assistance because of their greater needs for daycare, healthcare, and other facilities. According to HCD’s website, “female-headed households can have lower incomes and higher living expenses and may lack the resources needed for adequate childcare or job training services, often making the search for affordable, decent, and safe housing more difficult.”

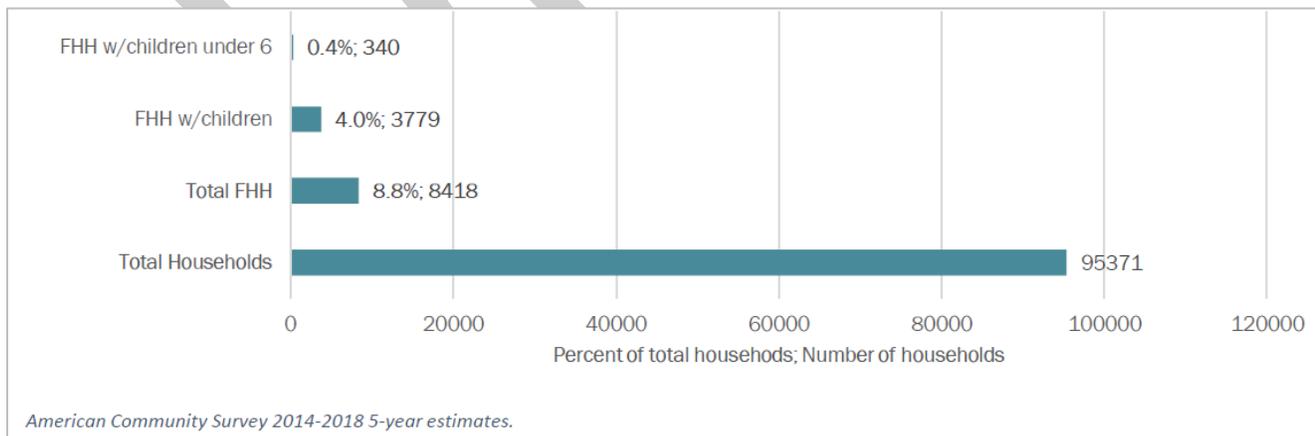
2.6.6.1 Needs Assessment

As shown on Figure 2-36, Female-Headed Households, the 2014–2018 ACS 5-Year Estimates report 8,418 female-headed households in Irvine. This number represents 9% of the 95,371 households in the City (compared to 14% of all households in the SCAG region) with the following additional characteristics:

- 3,779 (or 4% of total households) had children 18 years or younger compared to 7% in the SCAG region.
- 340 (or 0.4% of total households) had children under six years compared to 1% in the SCAG region.

Overall, Irvine has lower ratios of female-headed households than the SCAG region. Although there is slightly less demand for female-headed households services than the demand in the SCAG region, services are still needed for these families.

Figure 2-36. Female-Headed Households



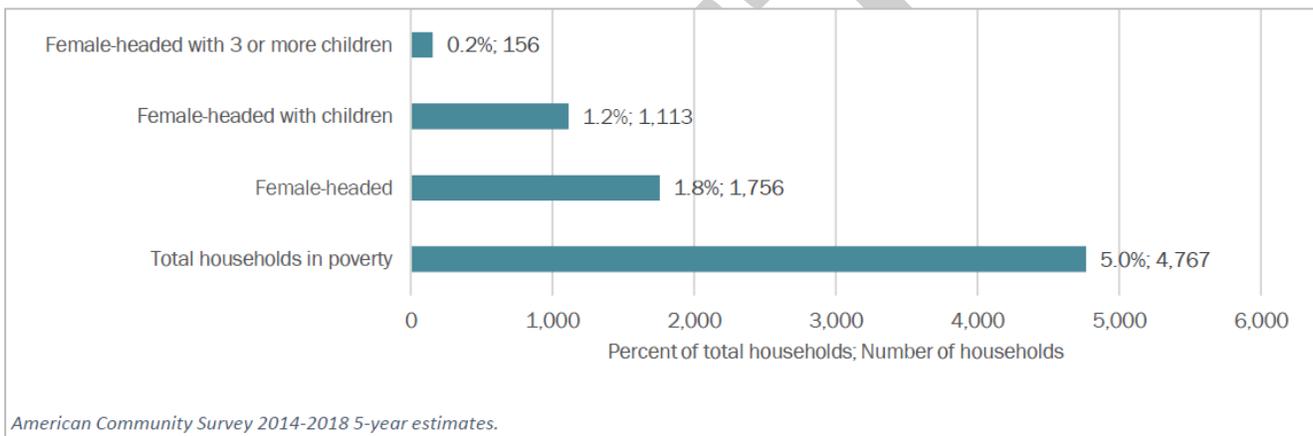
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Approximately 5% of Irvine’s households (4,767 households) are experiencing poverty compared to the 7% in the SCAG region. The distribution of this total includes the following (Figure 2-37, Households by Poverty Status):

- 1,756 (or 37% of the total households in poverty) are female-headed households.
- 1,113 (or 23% of the total households in poverty) are female-headed households with at least one child 18 years or younger.
- 156 (or 3% of the total households in poverty) are female-headed households with three or more children 18 years or younger.

Figure 2-37. Households by Poverty Status



High-quality, affordable childcare is a challenging issue that affects all family households, but especially those headed by women. This can be a significant constraint that can prevent parents from being fully employed, resulting in lower income for the household and an inability to pay market rents or mortgages.

Although female-headed households in Irvine represent a smaller special needs group than seniors and people with disabilities, the Housing Element provides for the needs of this group through policies that promote maintenance and construction of affordable housing, specifically in areas close to commercial districts and transportation corridors.

2.6.6.2 Resources and Services

Irvine currently provides funding for programs and nonprofit organizations to assist housing affordability for female-led households. These services are presented in Table 2-10, Resources for Female-Headed Households, below.

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Table 2-10. Resources for Female-Headed Households

Program	Description
Emergency Solutions Grant (State)	Provides persons experiencing homelessness with basic shelter and essential supportive services. This program also provides short-term homelessness prevention assistance to persons at imminent risk of losing their own housing due to eviction, foreclosure, or utility shutoffs.
Project Self Sufficiency (Non-Profit)	Provides security deposit assistance, emergency rental assistance, and utility payment assistance for low-income single parents to avoid homelessness.
Families Forward (Non-Profit)	Families Forward of Irvine exists to help families in need achieve and maintain self-sufficiency through housing, food, counseling, education, and other support services.

The Consolidated Action Plan includes the following goals to address the availability of quality housing, including housing for female-headed households:

- Increase the supply of affordable housing for lower-income individuals, families, people with special needs, and people experiencing homelessness or at risk of homelessness.
- Preserve the supply of affordable housing for lower-income households.
- Provide equal access to housing opportunities for lower-income households, large families, families with children, seniors, people with disabilities, people with HIV/AIDS and their families, veterans, and people designated as a protected class.
- Provide public services for lower-income youth, families, and seniors.
- Provide public services for residents with special needs, including lower-income households, people with disabilities, people experiencing chronic substance abuse, people and their families, victims of domestic violence, victims of human trafficking, and veterans.
- Improve public facilities and infrastructure of the City's parks and recreational facilities to serve lower-income residents and residents with special needs, such as childcare centers, health facilities, homeless facilities, and facilities for victims of domestic violence.

The Consolidated Action Plan also contains strategies to make progress on the above goals:

- Partner with housing developers to leverage HOME and CDBG funds in support of the development or creation of affordable rental housing opportunities for households earning less than 60% of the AMI, including units for individuals, families, people with special needs, and people experiencing homelessness or at risk of homelessness.
- Through the City's Residential Rehabilitation Program and similar initiatives, design and implement programs for the preservation of the physical and functional integrity of existing housing units occupied by lower-income households.

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- Provide public services designed to affirmatively further fair housing choice and to provide youth and lower-income families with services including but not limited to childcare, youth educational activities, and other activities related to volunteerism, health, fitness, recreation, and risky behavior reduction.
- Improve public facilities and infrastructure to benefit lower-income residents or those presumed under HUD regulations to fall into this category, such as seniors and adults with disabilities. This includes facilities owned and operated by the City that are open and available to residents and facilities owned and operated by nonprofit organizations serving the public that are open to the public during normal business hours. Where possible, improvements will focus on removing material and architectural barriers to accessibility for seniors and adults with severe disabilities.

2.6.7 Farmworkers

The special housing needs of many farmworkers stem from their low wages and the seasonal nature of their employment. Estimates of the farmworker population in the City are based on individuals who categorize their employment as Agriculture, Forestry, Fishing and Hunting, and Mining in the census. This category also includes people who work in such non-agricultural fields as boating, veterinarian services, and landscape and horticultural.

2.6.7.1 Needs Assessment

According to the 2014–2018 ACS 5-Year Estimates, 158 farmworkers by occupation and 231 individuals with employment in the agricultural industry are in the City. These individuals make up less than 1% of the SCAG region population (see Figure 2-38, Farmworkers Employment, below).

Figure 2-38. Farmworkers Employment

Farmworkers by Occupation:

Irvine	Percent of total Irvine workers:	SCAG Total	
158	0.12%	57,741	Total jobs: Farming, fishing, and forestry occupations
51	0.06%	31,521	Full-time, year-round jobs: Farming, fishing, and forestry occupations

Employment in the Agricultural Industry:

Irvine	Percent of total Irvine workers:	SCAG Total	
231	0.18%	73,778	Total in agriculture, forestry, fishing, and hunting
60	0.07%	44,979	Full-time, year-round in agriculture, forestry, fishing, and hunting

American Community Survey 2014-2018 5-year estimates using groupings of NAICS and SOC codes.

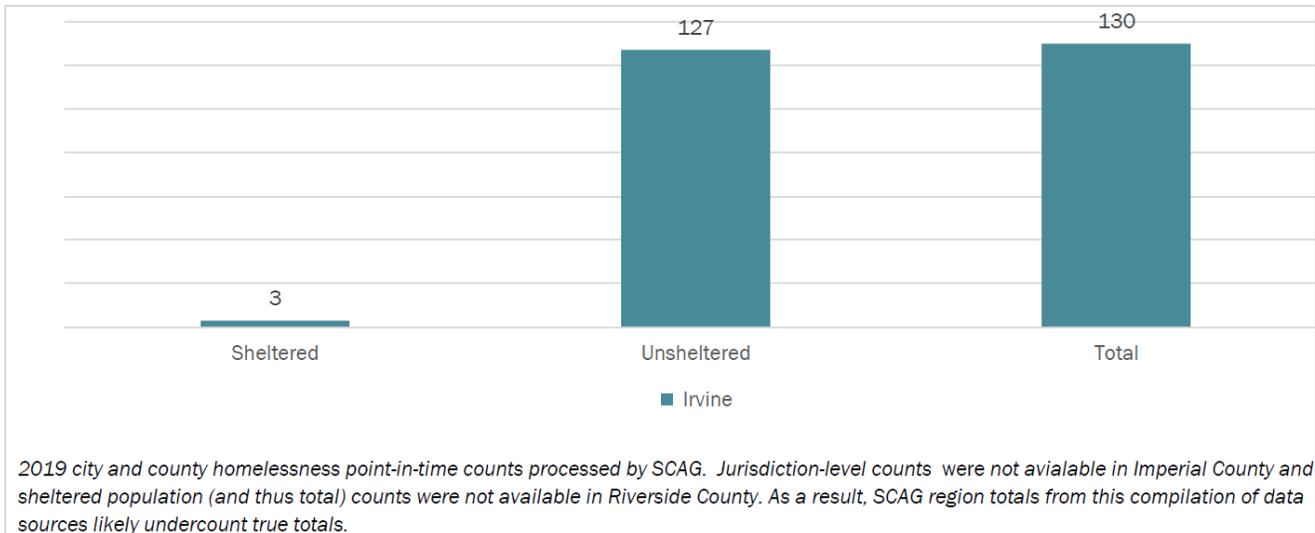
2.6.8 Homelessness, Transitional, and Emergency Shelters

Throughout Orange County, homelessness has become a substantial issue. Previous factors contributing to the rise in people experiencing homelessness included the general lack of housing affordable to lower-income people, increases in the number of people whose incomes fall below the poverty level, reductions in public subsidies, the de-institutionalization of those with mental illness, and increasing substance abuse issues. The increase in the number of layoffs and the loss of employment during the COVID-19 pandemic have likely contributed to an increase in this population because these effects resulted in the inability to afford housing. The impact of the COVID-19 on homelessness in Orange County will likely continue when eviction moratoriums are lifted, which could result in a further increase in people experiencing homelessness.

2.6.8.1 Needs Assessment

According to the SCAG pre-certified data, 130 individuals are experiencing homelessness in Irvine, with three individuals (2%) who are sheltered and 127 individuals (or 98%) who are unsheltered (Figure 2-39, People Experiencing Homelessness, below).

Figure 2-39. People Experiencing Homelessness



2.6.8.2 Resources and Services

In Orange County, homelessness is addressed regionally by the Orange County Continuum of Care (COC), an umbrella organization that brings together government agencies and community-based nonprofit organizations in a coordinated effort to meet the urgent needs of people experiencing homelessness or that are in imminent danger of experiencing homelessness. The County of Orange Health Care Agency is the collaborative applicant, and 2-1-1 OC is the Homeless Management Information System lead agency.

Both Irvine and Orange County currently has a number of existing programs to assist individuals experiencing homelessness, including shelters, provided by Orange County. These services are presented in Table 2-11, Homeless Resources and Services, below.

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Table 2-11. Homeless Resources and Services

Resources	Description
Housing Assistance Referral (County)	211 Orange County is a comprehensive information and referral system that links Orange County residents to community health and human services and support. 211 OC is the Homeless Management Information System lead agency.
Human Options (Non-Profit)	Emergency shelter, transitional housing, and counseling for victims of domestic violence.
Families Forward (Non-Profit)	Families Forward of Irvine exists to help families in need achieve and maintain self-sufficiency through housing, food, counseling, education, and other support services.
Emergency Solutions Grant (State)	Provides persons experiencing homelessness with basic shelter and essential supportive services. This program also provides short-term homelessness prevention assistance to persons at imminent risk of losing their own housing due to eviction, foreclosure, or utility shutoffs.
Second Harvest Food Bank OC (Non-Profit)	Through a network of more than 300 nonprofit partner agencies, Irvine-based Second Harvest Food Bank brings nourishment and hope to more than 250,000 hungry children, seniors, and families in Orange County every month.
South County Outreach (Non-Profit)	This nonprofit works to prevent hunger and homelessness in South Orange County. South County Outreach provides a variety of housing and support services to prevent hunger and homelessness in South Orange County.
Project Self Sufficiency (Non-Profit)	Provides security deposit assistance, emergency rental assistance, and utility payment assistance for low-income single parents to avoid homelessness.
Volunteers of America (Non-Profit)	This nonprofit provides many services including affordable housing, assistance for people with disabilities, assistance with basic needs, assistance for persons experiencing homelessness, behavioral and mental health services, children, youth and families programs, community outreach and investment programs, re-entry services, family-focused treatment, substance use services, services for the elderly, and veteran services.
Illumination Foundation (Non-Profit)	This nonprofit provides targeted, interdisciplinary services to the most vulnerable persons experiencing homelessness.
StandUp for Kids (Non-Profit)	StandUp for Kids has the overall goal of leading homeless youth to self-sufficiency and preventing at-risk youth from gang involvement, substance abuse, teen pregnancy, and dropping out of school. The organization provides for basic needs including food, hygiene, clothing and linkage to housing resources.
U.S. Department of Veteran Affairs (Federal)	The U.S. Department of Veterans Affairs offers a free “Help for Homeless Veterans” hotline at 877-424-3838.
Radiant Health Centers (Non-Profit)	Housing assistance for persons with HIV. Mental health programs, food subsidies, transportation subsidies, and case management.
Emergency Shelter (County)	The County provides emergency shelter in the form of 3,094 year-round beds and 528 vouchers or seasonal beds. This shelter is temporary and does not require occupants to sign leases or occupancy agreements.
Transitional Housing (County)	The County provides transitional housing in the form of 1,131 transitional housing beds. Transitional housing is designed to provide individuals experiencing homelessness with stability and support to successfully move to and maintain permanent housing.
Permanent Supportive Housing (County)	The County has provided 4,763 permanent supportive housing beds and is developing 194 additional beds. Permanent supportive housing is housing paired with supportive services to serve households in which at least one member has a disability.

It is anticipated that HUD and the State will provide additional grant funding opportunities over the next eight years for housing and shelter solutions for those experiencing homelessness because it is one of the State’s highest priorities.

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A number of facilities that provide emergency and short-term shelter, as well as financial, employment, family counseling, and other services, are in Irvine and Orange County. These facilities are listed in Table 2-12, Public Services.

Table 2-12. Public Services

Type	Facility	Location	Description
Public Agency	Social Services Agency - CalFresh/Medical	115 Columbia Aliso Viejo, CA	Food Service
	Social Services Agency - CalWORKs	23330 Moulton Pkwy Laguna Hills, CA 92653	Cash assistance
	Social Services Agency - General Relief	2020 West Walnut Street Santa Ana, 92703	
	Social Security Administration	26051 Acero Rd Mission Viejo, CA 92691	Benefit services
Employment Services	One-Stop Center	17891 Cartwright Road Irvine, CA 92614	Job Search Assistance
	Working Wardrobes for a New Start	17392 Daimler St, Irvine 92614	Career Resource
Community Health Clinics	Camino Health Center - Medical and Mental Health Clinic	222481 Aspan St Lake Forest, CA 92630	Medical Care
	Camino Health Center - Medical and Mental Health Clinic	30300 Camino Capistrano, 2nd floor, San Juan Capistrano, CA 92675	
	Camino Health Center - Medical and Mental Health Clinic	1031 Avenida Pico, Ste 104, San Clemente, CA 92673	
	Laguna Beach Community Clinic	362 Third Street, Laguna Beach, CA 92651	
Behavioral Health Services	OC Health Care Agency Outreach & Engagement	Phone: 800-264-2221	Health Services
	OC Health Care Agency Mental Health & Substance Use Disorder Services	5 Mareblu, Ste 250 Aliso Viejo, CA 92656	
Soup Kitchens & Food Pantries	Talega Life Church Food Pantry	1040 Calle Negocio San Clemente, CA 92673	Food Service
	Second Harvest Food Bank of Orange County	8014 Marine Way, Irvine, CA 92618	
	Family Assistance Ministries Food Pantry	1030 Calle Negocio San Clemente, CA 92673	
	Family Assistance Ministries Food Pantry	26010 Domingo Ave, Dana Point, CA 92624	
	Family Assistance Ministries Food Pantry	32203 Del Obispo St San Juan Capistrano, CA 92675	
	Families Forward Food Pantry	8 Thomas Irvine, CA 92618	
	Vineyard Community Church	27631 El Lazo, Ste A Laguna Niguel, CA 92677	
	Father Serra's Food Pantry	31520 Camino Capistrano San Jan Capistrano, CA 92675	
	Laguna Beach Food Pantry	20652 Laguna Canyon Road Laguna Beach, CA 92651	
South County Outreach Food Pantry	7 Watney, Ste B Irvine, CA 92618		
Veteran Services	OC Health Care Agency OC4Vets	1300 S Grand Ave., Bldg B, Santa Ana, CA 92705	Veteran Health Services
	OC Veteran Service Office	1300 S Grand Ave., Bldg B, 2nd Floor, Santa Ana, CA 92705	Veteran Benefit Services
	VA Community Resource and Referral Center	888 W Santa Ana Blvd., Ste 150 Santa Ana, CA 92701	Homeless Veteran Services
	Volunteers of America	2100 N Broadway, Ste 300 Santa Ana, CA 92705	
	1736 Family Crisis Center	888 W Santa Ana Blvd., Ste 200 Santa Ana, CA 92701	
Domestic Violence Resources	Women's Transitional Living Center	Phone: 877-531-5522	Emergency Services
	Human Options	Phone: 877-854-3594	
	Interval House	Phone: 714-891-8121	
	Laura's House	Phone: 866-498-1511	
Legal Services	Orange County Bar Association	Phone: 949-440-6747	Legal Services
	Legal Aid Society of Orange County	250 E. Center St., Anaheim, CA 92805	
	Public Law Center	Phone: 714-541-1010	
Emergency Shelter Individuals	Friendship Shelter	Phone: 949-494-6928	Emergency Services
	Hospitality House	818 E. Third St, Santa Ana, CA 92701	
	Courtyard Transitional Center	400 W Santa Ana Blvd. Santa Ana, CA 92701	Emergency Services For Families
	Family Assistance Ministries	Phone: 949-492-8477	
	HomeAid Family Care Center	Phone: 714-263-1449	
Family Resource Centers	15 FaCT	www.FaCToc.org	Family Services
Help & Emergency Hotlines	Adult Protective Services	Phone: 800-451-5155	Emergency Hotlines
	Alcoholics Anonymous	Phone: 714-773-4357	
	Child Abuse Registry	Phone: 800-207-4464	
	Domestic Violence - National	Phone: 800-799-7233	
	Fair Housing Foundation	Phone: 800-446-3247	
	Narcotics Anonymous	Phone: 800-333-3610, 714-590-2388	
	National Sexual Assault Hotline	Phone: 800-656-4673	
	OC Health Care Agency Crisis Assessment Team	Phone: 866-830-6011	
	OC Health Care Agency Crisis Stabilization Unit	Phone: 714-834-6900	
	OC Health Care Agency OCLINKS Behavioral Health Services Information and Referral Line	Phone: 855-625-4657	
	OC Health Care Agency Warmline	Phone: 877-910-9276	
	Suicide Prevention Hotline	Phone: 877-727-4747	
	Trevor Project: Suicide Prevention for LGBT	Phone: 866-488-7386	
2-1-1 Orange County	Phone: 211, 888-600-4357		

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Furthermore, the Consolidated Action Plan includes the following goals to address the availability of housing for people experiencing homelessness:

- Increase the supply of affordable housing for lower-income individuals, families, people with special needs, and people experiencing homelessness or at risk of homelessness.
- Provide street outreach to address homelessness. Outreach would be provided to individuals and families experiencing chronic homelessness, individuals with mental illness, people experiencing chronic substance abuse, veterans, unaccompanied youth, and emancipated foster youth.
- Provide homelessness prevention services for individuals and families experiencing chronic homelessness, individuals with mental illness, people experiencing chronic substance abuse, veterans, unaccompanied youth, and emancipated foster youth.
- Provide rapid rehousing services for individuals and families experiencing chronic homelessness, individuals with mental illness, people experiencing chronic substance abuse, veterans, unaccompanied youth, and emancipated foster youth.

The Consolidated Action Plan also contains strategies to make progress on the above goals:

- Partner with housing developers to leverage HOME and CDBG funds in support of the development or creation of affordable rental housing opportunities for households earning less than 60% of the AMI, including units for individuals, families, people with special needs, and people experiencing homelessness or at risk of homelessness.
- Provide a comprehensive set of programs designed to address literal homelessness through street outreach and rapid rehousing activities and to prevent homelessness through the implementation of homelessness prevention programs to help Irvine residents experiencing severe housing cost burdens to remain stably housed and not fall into homelessness.

3 REVIEW OF PREVIOUS HOUSING ELEMENT (2013–2021)

The City implemented various programs as part of its 5th Cycle Housing Element in an effort to maintain its existing housing stock, conserve and improve existing affordable housing, increase housing production, provide assistance to households in need, create equal opportunity to housing, and comply with State law and code amendments. Table 3-1, 5th Cycle Program Accomplishments, and Table 3-2, Progress in Achieving Quantified Objectives 2013–2021, below provide an analysis of the progress and effectiveness of each program and reviews the appropriateness of the program to determine if it should be continued, modified, or removed from the 6th Cycle Housing Element.

A number of the City’s programs addressed the housing needs of special needs populations during the 5th Cycle planning period. Special needs populations include seniors, people with disabilities (including developmental disabilities), large families, families with female heads of household, and families and individuals in need of emergency shelter. The City addressed the housing needs of special needs populations through the following programs:

- **Seniors:** The City referred income-eligible seniors to the Orange County Housing Authority (OCHA), and 3,477 seniors were issued housing choice vouchers, accounting for 44.9% of all housing choice vouchers issued to City residents.
- **Large Families:** The City has created affordable housing opportunities through various programs, such as the Inclusionary Zoning Ordinance, financial participation, housing for those experiencing homelessness/special needs populations/extremely low-income households, and assistance in development of extremely low-income housing, that resulted in the development of 338 housing units for families with lower incomes during the 5th Cycle planning period, and referred income-eligible households to the OCHA for housing choice vouchers.
- **People with Disabilities:** The City referred people with disabilities to the OCHA, and 1,952 people with disabilities were issued housing choice vouchers, accounting of 25.2% of all housing choice vouchers issued to City residents. The City’s Universal Design Program encouraged developers to offer universal design features to potential homebuyers that would make homes and associated living environments more usable by people with disabilities.
- **Female-Headed Households:** The City has created affordable housing opportunities through various programs, such as the Inclusionary Zoning Ordinance, financial participation,

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housing for people experiencing homelessness/special needs populations/extremely low-income households, and assistance in development of extremely low-income housing, that resulted in the development of 338 housing units for families with lower incomes, creating affordable housing opportunities for female-headed households.

- **Families and Individuals in Need of Emergency Shelter:** In Orange County, homelessness is addressed regionally by the Orange County CoC, an umbrella organization that brings together government agencies and community-based nonprofit organizations in a coordinated effort to meet the urgent needs of people experiencing homelessness or who are in imminent danger of experiencing homelessness. The City has helped create housing opportunities through various programs, such as the Inclusionary Zoning Ordinance, financial participation, housing for people experiencing homelessness/special needs populations/extremely low-income households, and assistance in development of extremely low-income housing, that resulted in the development of 14 housing units—10 units at the Alegre Apartments and four units at Parc Derian—for formerly homeless households.

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Table 3-1. 5th Cycle Program Accomplishments

PROGRAM NAME	PROGRAM OBJECTIVE	PROGRAM ACTION	PROGRESS AND CONTINUED APPROPRIATENESS
CONSERVE AND IMPROVE THE EXISTING HOUSING STOCK			
Housing Rehabilitation	Rehabilitate 80 owner-occupied housing units by assisting low-income homeowners with repairs related to health and safety, Building Code, and accessibility to maintain the housing stock.	Provide 3% interest deferred loans and emergency grants to low-income homeowners to rehabilitate their homes.	The City made 130 loans using CDBG and HOME funds in addition to providing two grants. Program information was available through the City's website, the Keen Center for Senior Resources at Lakeview Senior Center, through Code Enforcement and verbally through the phone on an ongoing basis. In addition to providing comprehensive repairs through the loan program, the City built a revolving loan portfolio. When loans are repaid, the proceeds are deposited into the City's revolving loan fund to assist future applicants. As of January 2021, the current value of outstanding loans in the portfolio is over \$2.6 million. Staff anticipates that within 2 more years the program will be self-sustaining with future loans made from revolving loan fund proceeds generated from loan payoffs. This program will be continued.
PRESERVATION OF AT-RISK UNITS			
Preservation of At-Risk Units	Preserve the City's publicly assisted affordable housing projects at risk of conversion to market-rate housing.	<p>Annually monitor the status of at-risk units in conjunction with the Annual Progress Report to HCD.</p> <p>Work with potential purchasers or property owners to provide technical assistance, where feasible, to public and nonprofit agencies (including the ICLT) interested in purchasing and/or managing units at risk. Work with existing property owners to explore options of preserving the at-risk units.</p>	<p>In the 5th Cycle planning period, the City maintained contact with owners of at-risk units and made use of available local incentives to preserve these units. The City monitored and worked with the IAC and other private owners to facilitate the preservation of at-risk bond financed and Section 8 HUD units. A total of 654 very-low-income IAC bond units were extended through a development agreement for an additional 30 years. Also, the following 419 IAC affordable Section 8 units renew at a different time and for 5-year period(s): Orchard Park (59 units), Parklands (120 units), Windwood Knoll (60 units), Woodbridge Oaks (120 units), and Woodbridge Villas (60 units). Harvard Manor is a privately owned project at-risk of converting to market rate in 2025.</p> <p>In July 2016, the IAC mailed letters to over 67 low-income households at Villa Sienna Apartments, alerting them to the impending expiration of the State Bond Program regulating the affordability of their units. These low-income units expired on July 28, 2017. Staff worked closely with IAC to ensure that noticing requirements were completed properly and provided other affordable housing assistance to tenants receiving a notice of their bond unit expiring. This program will be continued.</p>

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Table 3-1. 5th Cycle Program Accomplishments

PROGRAM NAME	PROGRAM OBJECTIVE	PROGRAM ACTION	PROGRESS AND CONTINUED APPROPRIATENESS
		Ensure that tenants of at-risk units opting out of low-income use restrictions are properly noticed and informed of resources available to them for assistance.	In the 5th Cycle planning period, in July 2016, the IAC mailed letters to over 67 low-income households at Villa Sienna Apartments, alerting them to the impending expiration of the State Bond Program regulating the affordability of their units. These low-income units expired on July 28, 2017. Staff worked closely with IAC to ensure that noticing requirements were completed properly and provided other affordable housing assistance to tenants receiving a notice of their bond unit expiring. This program will be continued.
HOUSING PRODUCTION			
Residential Sites Inventory	<p>Provide adequate residential and mixed-use designated sites to accommodate the City's RHNA of 12, 149 units.</p> <p>Provide information available vacant and underutilized sites to interested developers.</p>	<p>Maintain the City's GIS database and develop and implement an ongoing project-by-project list that is updated regularly and posted on the City's website.</p> <p>Produce map of vacant and underutilized sites available (subject to minimum reproduction costs) to interested developers upon request.</p>	<p>In the 5th Cycle planning period, the residential sites inventory was maintained in the City's GIS database and the City implemented an ongoing project-by-project list that is updated regularly and posted on the City's website. Staff continued to ensure that sufficient capacity was available.</p> <p>There were no requests by developers to provide maps of vacant and underutilized sites. This program will be continued.</p>
ICLT	<p>The City will coordinate with the ICLT to actively pursue land acquisition opportunities for a range of affordable housing options, including rental apartments, ownership housing, emergency shelters, transitional housing, supportive housing, and SRO housing.</p>	<p>Assist the ICLT in the development of 100 permanent affordable units, including units for extremely low-income households.</p>	<p>In the 5th Cycle planning period, the City negotiated the donation of a total of 17 acres of land via a conveyance of land from a private property owner. The City transferred the donation sites to the ICLT or other nonprofits for development of permanent affordable housing. The first donation of land consisted of approximately 3.67 acres and was conveyed by the City to the ICLT in October 2013. In 2015, the ICLT entered into an agreement with the Irvine Company for the acquisition of 4.16 acres for the development of affordable ownership housing. In late 2016, the ICLT entered into an agreement with the Irvine Company for the acquisition of 2.58 acres of land. This program will be continued.</p> <p>During the 5th Cycle planning period, the City assisted the ICLT with the development of 338 units. The ICLT assisted with the development of the following development of Doria Apartments, Alegre Apartments, Parc Derian, Salerno Apartments, and Sage Park through funding or a land lease.</p> <p>Doria Apartments – Phase II, construction commenced in late 2012, consists of 74 affordable units to families earning between 30% and 60% AMI with 10 units designated for individuals who are receiving services through the MHSA.</p>

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Chapter 3. Review of Previous Housing Element (2013–2021)

Table 3-1. 5th Cycle Program Accomplishments

PROGRAM NAME	PROGRAM OBJECTIVE	PROGRAM ACTION	PROGRESS AND CONTINUED APPROPRIATENESS
			<p>Alegre Apartments, construction commenced in early 2013, which consists of 104 affordable units to families earning between 30% and 60% AMI with 11 extremely low- and very-low-income units designated for households eligible under MHSA and an additional 10 units are subleased to Families Forward as permanent housing for formerly homeless households that graduate from their transitional housing program.</p> <p>Parc Derian, which consists of 80 affordable units to families and individuals earning between 30% and 60% AMI, with four one-bedroom units restricted at 40% AMI set aside for the developmentally disabled, eight floating units set aside for veteran preference, and four units set aside for Families Forward (transitional housing) tenants. The ICLT leased the land Parc Derian was developed on to the developer for 99 years; the land is owned by the ICLT to ensure permanent affordability of these units.</p> <p>Salerno Apartments, construction commenced in 2020, consists of 80 affordable units. The ICLT has a long-term unsubordinated ground lease with the developer.</p> <p>Sage Park (formerly Native Spring) is being constructed ICLT. Construction broke ground for the 68 for-sale condominiums in 2020. The townhomes will be set a moderate-income level, and first sales are projected for January 2022 with final sales by July 2022.</p>
Inclusionary Zoning Ordinance	Continue to implement the Inclusionary Zoning Ordinance.	<p>Continue to require 15% of all new residential development be set aside as housing for very-low-, low-, and moderate-income households. As appropriate, payment of in-lieu fees, alternative methods of meeting affordable housing requirements, or modification of affordability levels will be permitted, subject to approval by the Planning Commission.</p> <p>Monitor the impact of the Inclusionary Zoning Ordinance on housing supply and price through the Zoning Ordinance required annual land appraisal.</p>	<p>In the 5th Cycle planning period, the City continued to implement the ordinance and require all new projects to comply with the requirements set forth in the ordinance. The required annual land appraisal to monitor the variables used in in-lieu fee calculations also happened each year of the 5th Cycle planning period. As stated in the Housing Plan, the City will pursue updating the existing Inclusionary Housing Ordinance.</p>

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Table 3-1. 5th Cycle Program Accomplishments

PROGRAM NAME	PROGRAM OBJECTIVE	PROGRAM ACTION	PROGRESS AND CONTINUED APPROPRIATENESS
Mixed-Use and Transit-Oriented Development	Offer increased densities and height limits in the IBC, the Irvine Spectrum Center, and private Great Park Neighborhoods development surrounding the Orange County Great Park areas.	Continue to implement on a project-by-project submittal basis the IBC Vision Plan and Mixed Use Overlay Zoning Ordinance that was approved by the Planning Commission on April 1, 2020, and the City Council on July 13, 2010.	In the 5th Cycle planning period, City staff ensured that each individual project in the IBC complied with the Vision Plan and Mixed Use Overlay outlined in the Zoning Code. As the Great Park develops, the developer and City staff will continue to respond to development trends and revise development standards accordingly. Staff will also continue to monitor development in the IBC and Great Park areas, as well as the rest of Irvine. The residential sites inventory was maintained in the City's GIS database and staff will continue to ensure that sufficient capacity is available. This program will be continued.
Financial Participation	Assist in the development of 100 new permanent affordable units.	Provide deferred payments loans and/or grants if available to local housing developers to subsidize the cost of developing affordable housing units.	In the 5th Cycle planning period, the City was able to facilitate the development of a number of affordable housing projects using former redevelopment housing set-aside funds, HOME, CDBG, and inclusionary housing in-lieu fees. Through the ICLT, \$1.2 million in financial assistance was given in 2013 to two 100% permanently affordable projects: Doria Apartments Phase II (74 affordable units) and Alegre Apartments (104 affordable units). In 2015, the City provided \$603,858 in HOME financial assistance to the ICLT and \$1.5 million in assistance to C&C Development for an 80-unit permanently affordable rental housing project known as Parc Derian. The project has completed construction and is affordable to families earning between 30% and 60% of AMI. This property, along with Alegre Apartments, is owned by the ICLT and leased to the developer for 99 years to ensure permanent affordability. An approximately 80-unit affordable housing apartment complex called Salerno Apartments was developed in 2020 and constructed by Chelsea Investment Corporation in partnership with the ICLT to ensure 99 years of permanent affordability. For FY 2018–2019, Chelsea Investment Corporation was allocated \$676,952 in HOME funds by the City Council. This program will be continued.
Universal Design	Simplify life by making homes and associated living environments more usable by more people, including children, aging populations, and people with disabilities.	Distribute materials on universal design principle to builders and homebuyers. Evaluate incentives to encourage participation in universal design principle program annually.	In the 5th Cycle planning period, the City provided information on an ongoing basis about the program on its website and provided links with more detailed information. Program materials were also available at City Hall in the Community Development Department. Typically, Building and Safety staff took calls from developers interested in offering universal design features to potential homebuyers and evaluated incentives to encourage participation in the program. This program will be continued.

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Table 3-1. 5th Cycle Program Accomplishments

PROGRAM NAME	PROGRAM OBJECTIVE	PROGRAM ACTION	PROGRESS AND CONTINUED APPROPRIATENESS
Assist in Development of Extremely Low-Income Housing	Work cooperatively with for-profit and nonprofit affordable housing developers to apply for State and Federal monies for direct support of low-income housing construction and rehabilitation. The City shall continue to assess potential funding sources, such as, but not limited to, CDBG and HOME programs. The City shall also work cooperatively with for-profit and nonprofit affordable housing developers to seek State and Federal funding specifically targeted for the development of housing affordable to extremely low-income households, such as the LHTF program.	<p>Seek funding opportunities to assist in the development of Extremely Low-Income housing.</p> <p>Promote the program to the development community through promotional material.</p>	<p>In the 5th Cycle planning period, The ICLT obtained \$1.2 million in funding to assist two projects with the development of extremely low-income housing. Through a loan of redevelopment set-aside, CDBG, and HOME funds, the ICLT assisted JHC with the development of Doria Apartments – Phase I and Phase II, which consists of 134 units to families earning between 30% and 60% of AMI. The ICLT also secured funding to build a 104-unit apartment complex called Alegre Apartments, which serves families earning between 30% and 60% of AMI. In 2015, the 80-unit affordable rental housing project known as Parc Derian was approved and has since been constructed. Parc Derian is a multifamily residential development located on a 2.22-acre parcel at 17275 Derian Avenue and is composed of 80 one-, two-, and three-bedroom units. Nine units are rented at 30% of AMI, 16 units at 40% AMI, and 54 units at 60% AMI.</p> <p>An 80-unit affordable housing apartment complex called Salerno Apartments was constructed in 2020 by Chelsea Investment Corporation in partnership with the ICLT to ensure 99 years of permanent affordability. This project serves families between 30% and 80% of AMI with 35 units set aside for veterans, adults with developmental disabilities, and families experiencing homelessness or in jeopardy of homelessness. Leasing began in January 2021. In FY 2018–2019, Chelsea Investment Corporation was allocated \$676,952 in HOME funds by the City Council. The Housing Plan contains multiple programs to leverage available funding, collaborate with the ICLT, work with non-profit organizations and update the Zoning Ordinance.</p>
Housing for the Homeless/Special Needs Populations/Extremely Low-Income Households	Encourage the development of housing for extremely low-income households and people with special needs.	Encourage development through the following: financial assistance when available through funding sources, such as the Federal Section 811 program; reduced park fees; flexible development standards; and expedited processing.	<p>In the 5th Cycle planning period, the City offered a variety of incentives, including reduced park fees, reduced development standards, expedited processing, and affordable housing credits to aid in the development of housing for extremely low-income households and people with special needs. These incentives were promoted through the Inclusionary Housing Ordinance, Subdivision Ordinance, and the City’s website. In addition, financial assistance in the form of CDBG and HOME funds were given during the planning period to four 100% affordable projects with special needs and/or extremely low-income units: Doria Apartments Phase II, Alegre Apartments, Parc Derian, and Salerno. This program will be continued.</p> <p>In the 5th Cycle period, the City partnered with several housing developers to pursue affordable housing opportunities for special needs households. This program will be continued.</p>

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Chapter 3. Review of Previous Housing Element (2013–2021)

Table 3-1. 5th Cycle Program Accomplishments

PROGRAM NAME	PROGRAM OBJECTIVE	PROGRAM ACTION	PROGRESS AND CONTINUED APPROPRIATENESS
Housing for the Homeless/ Special Needs Populations/ Extremely Low-Income Households	Encourage the development of housing for extremely low-income households and people with special needs.	Partner when feasible with for-profit and nonprofit housing developers and other entities to pursue affordable housing opportunities for special needs households.	<p>At the Alegre Apartments, 11 extremely low- and very-low-income units are designated for households eligible under MHSA, and an additional 10 units are subleased to Families Forward as permanent housing for formerly homeless households that graduate from their transitional housing program. Additionally, two very-low-income units at Alegre are set aside for persons with developmental disabilities. Parc Derian provides four, one-bedroom units restricted at 40% AMI are set aside for the developmentally disabled, and eight floating units are set aside for veterans, allowing flexibility to help them qualify for available units. In addition, four floating units will be set aside for Families Forward (transitional housing) tenants.</p> <p>In 2015, during the entitlement process the City negotiated with the developers of Skyloft Apartments to set aside four one-bedroom apartments for people with developmental disabilities.</p> <p>Lastly, an 80-unit affordable housing apartment complex called Salerno Apartments was constructed in 2020 by Chelsea Investment Corporation in partnership with the ICLT to ensure 99 years of permanent affordability. The breakdown of unit income allocations and set-asides are as follows:</p> <ul style="list-style-type: none"> • 10 units to lower income households (80% AMI) • 34 units to low-income households (50% AMI) • 35 units to extremely low-income households (30% AMI) • One managers unit at up to moderate income (120% AMI) <p>Additionally, of the 35 units set aside to extremely low-income households, 15 will be for veterans and their families, 10 will be for adults with developmental disabilities, and 10 units will be subleased to Families Forward as housing for families experiencing homeless or are in jeopardy of becoming homeless.</p> <p>In the 5th Cycle planning period, on June 25, 2013, the Irvine City Council established a nine-member Housing Task Force with representatives from the City Council, developmentally disabled community, Planning Commission, Irvine Residents with Disabilities Advisory Board, local development community, the ICLT, and the Regional Center of Orange County to consider the concerns, policies, and programs proposed by the community and address those housing needs of the developmentally disabled. In addition to the Housing Task Force meetings, the City also conducted a Community Outreach meeting in January 2014 in order to allow the community to provide direct input regarding the needs of the developmentally disabled population.</p>

2021–2029 Housing Element

Chapter 3. Review of Previous Housing Element (2013–2021)

Table 3-1. 5th Cycle Program Accomplishments

PROGRAM NAME	PROGRAM OBJECTIVE	PROGRAM ACTION	PROGRESS AND CONTINUED APPROPRIATENESS
Housing for the Homeless/ Special Needs Populations/ Extremely Low-Income Households	Encourage the development of housing for extremely low-income households and people with special needs.	Establish a developmental disability task force to consider the concerns, policies, and programs proposed by the community and address housing needs of this special needs population.	<p>At the June 24, 2014, City Council meeting, the Housing Task Force brought forth the following recommendations for consideration:</p> <ol style="list-style-type: none"> 1. Task Force shall be converted to ad hoc status to meet a minimum of semi-annually for up to 1 year to ascertain the status of the recommended actions and allow for updates and continued public comment on the housing needs of those with developmental disabilities. 2. Housing for those with developmental disabilities should be considered among the priority needs for housing when allocating a portion of eligible resources, such as in-lieu affordable housing funds received through the Inclusionary Housing Ordinance and Federal entitlement programs, such as CDBG, HOME Investment Partnerships Act, and other eligible resources, to address housing for those with developmental disabilities, to the extent financially feasible. 3. Identify a demonstration project, working with the ICLT or other nonprofit organizations or private developers, and the Regional Center, to create or set aside units and identify service providers for affordable housing and services for those with developmental disabilities to the extent economically feasible. 4. Establish a priority for the City to work with the ICLT (for future sites received by the City for affordable housing) to create a set-aside of units for those with developmental disabilities to the extent economically feasible. 5. Recognizing that supportive services are an essential component of housing for special needs populations, the City will work with the broader community, including families, nonprofit organizations, and developers, to identify educational opportunities, advocacy, and referral to local services. In addition, and to the extent feasible, the City will strive to ensure funds and other municipal resources for services will be made available through local social services, such as Community Services and FOR Families, to those with developmental disabilities 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 those with developmental disabilities and request the ICLT, or other nonprofit organization engaged in owning permanently affordable housing, accept the property(is) for the benefit and occupancy by those with developmental disabilities.

2021–2029 Housing Element

Chapter 3. Review of Previous Housing Element (2013–2021)

Table 3-1. 5th Cycle Program Accomplishments

PROGRAM NAME	PROGRAM OBJECTIVE	PROGRAM ACTION	PROGRESS AND CONTINUED APPROPRIATENESS
Housing for the Homeless/ Special Needs Populations/ Extremely Low-Income Households	Encourage the development of housing for extremely low-income households and people with special needs.	Establish a developmental disability task force to consider the concerns, policies, and programs proposed by the community and address housing needs of this special needs population.	<p>7. Support State and Federal legislation for:</p> <ol style="list-style-type: none"> Funding development of affordable housing and ongoing services of residents with developmental disabilities. Federal and State tax incentives that could be accessed by nonprofit and for-profit agencies providing housing for those with developmental disabilities. Support amendments to fair housing law allowing special needs populations, including those with developmental disabilities, to be considered a protected class. Support development of Federal and State legislation to establish special “savings” accounts for those with developmental disabilities to create housing opportunities, including affordable ownership and rental choices. <p>Although veterans housing was not included in Program 10 and veterans are not included in the definition of special needs populations, the Irvine City Council established the Ad Hoc Veterans Affordable Housing Committee on September 9, 2014, to provide public policy recommendations regarding affordable housing opportunities and funding for qualified U.S. veterans. Task Force members represented various stakeholders in the community with an emphasis on veteran representation. On November 10, 2015, the committee recommended to the City Council the following:</p> <ul style="list-style-type: none"> The City update its Housing Strategy and Implementation Plan to include veterans in the special needs section of the plan. Housing opportunities for veterans be allowed in all areas of the community. Set 10% of units aside for veterans. Covenants be required to assure veterans housing is sustainably maintained for a minimum of 55 years or in perpetuity. Services supporting veterans be a component of veterans units in projects, if feasible. The City use reasonable efforts to prioritize funding for projects where veteran units are proposed. <p>All recommendations were adopted by the City Council, and the Affordable Housing Strategy and Implementation Plan has since been updated.</p>

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Chapter 3. Review of Previous Housing Element (2013–2021)

Table 3-1. 5th Cycle Program Accomplishments

PROGRAM NAME	PROGRAM OBJECTIVE	PROGRAM ACTION	PROGRESS AND CONTINUED APPROPRIATENESS
HOUSING ASSISTANCE			
Housing Choice Voucher (Section 8) Program	The OCHA administers the Housing Choice Voucher (Section 8) Program in Irvine. The program extends rental subsidies to extremely low- and very-low-income households, including families, seniors, and people with disabilities. The City will continue to provide referrals to households and homeowners interested in participating in this program.	Refer income-qualified households to the OCHA. Assist in publicizing the program on the City's website and at public counters.	In the 5th Cycle planning period, City staff referred people interested in obtaining a Section 8 housing choice voucher to the OCHA on an ongoing basis. The OCHA issued 7753 vouchers to households with low incomes between 2013 and January 27, 2021. Of these, 1,952 vouchers (25.2%) were issued to disabled households, 3,477 vouchers (44.8%) were issued to senior households, and 2,324 (30%) were issued to families. Of the 7,753 vouchers, 2,324 VASH vouchers went to veterans (87 family, 35 disabled, and 55 senior). In February 2012, the OCHA opened its waiting list for the first time since 2005. Applications were accepted over 2 weeks, and 48,392 applications were received. According to the OCHA, the application waiting list may open in 2022. This program will be continued.
EQUAL OPPORTUNITY			
Fair Housing	Provide fair housing and tenant-landlord mediation services through the City's contract with the FHF. Activities provided by the FHF include outreach and education, public presentation, advocacy, referral, fair housing investigations, mediation/dispute resolution, and legal representation.	Distribute fair housing materials as requested. Make materials available on the City's website, at City counters, and other community locations. Participate in the regional Analysis of Impediments to Fair Housing Choice as part of the City's update to the Consolidated Plan for Federal entitlement grants.	In the 5th Cycle period, the Fair Housing Foundation (FHF) assisted 2028 Irvine residents with tenant-landlord issues and/or fair housing discrimination complaints. Additionally, the FHF conducted 12 tenant rights workshops and 9 walk-in clinics that were accessible to all Irvine residents. The 12 fair housing workshops covered an overview of fair housing laws, leases and notices, rules and regulations, tenant and landlord obligations, guidelines and specific concerns regarding families with children, occupancy standards and discriminatory rules. The City provided \$125,988 of CDBG funds to the FHF as reimbursement for costs incurred serving Irvine residents during the 5th Cycle period. City staff continues to refer callers with legal and/or tenant-landlord issues to the FHF and provides fair housing materials when requested. In the 5th Cycle planning period, the City participated in the regional Analysis of Impediments to Fair Housing Choice as part of the City's update to the Consolidated Plan for Federal entitlement grants.

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Table 3-1. 5th Cycle Program Accomplishments

PROGRAM NAME	PROGRAM OBJECTIVE	PROGRAM ACTION	PROGRESS AND CONTINUED APPROPRIATENESS
Affordable Housing Brochure	Make an up-to-date brochure, updated every 3 to 6 months, detailing the various affordable housing resources in Irvine, including rental and homeownership opportunities available to Irvine residents.	Update Affordable Housing Brochure bi-annually and distribute at City department counters and community locations and post the brochure on the City's website.	In the 5th Cycle planning period, the City made the up-to-date brochure detailing the various affordable housing resources in Irvine, including rental opportunities and homeownership assistance programs, available to its residents. The brochure was completely revamped to provide more comprehensive information on programs, resources, and special needs housing. The brochure was updated on a regular basis and was accessible on the City's website. Additionally, citizens were able to get a brochure through the Community Services and Community Development Departments at City Hall, as well as at the Lakeview, Rancho, and Trabuco Senior Centers. In addition to the brochure, the City provided a listing of upcoming affordable housing projects that either were under construction or would soon be under construction. The listing provided project information, expected time of construction completion, and interest list information, when available. The City requires developers of new projects to set up interest lists, which allow interested people to provide contact information in order to be informed as to how and when they can apply for new affordable housing once a project is ready for lease-up. The list, which was updated regularly, is available at City Hall and the City's website. Additionally, interested parties were able to subscribe to the City's affordable housing new email list and be notified of any open interest lists.

Notes: AMI = area median income; CDBG = Community Development Block Grant; FHF = Fair Housing Foundation; FY = Fiscal Year; GIS = geographic information systems; HCD = California Department of Housing and Community Development; HOME = HOME Investment Partnerships; HUD = U.S. Department of Housing and Urban Development; IAC = Irvine Apartments Company; IBC = Irvine Business Complex; ICLT = Irvine Community Land Trust; JHC = Jamboree Housing Corporation; LHFT = Local Housing Trust Fund Program; MHSA = Mental Health Services Act; OCHA = Orange County Housing Authority; RHNA = Regional Housing Needs Assessment; SRO = single-room occupancy; VASH = Veterans Affairs Supportive Housing

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Table 3-2. Progress in Achieving Quantified Objectives 2013–2021

Program	Quantified Objective (5th Cycle)						Progress					
	Ext. Low	Very Low	Low	Mod.	Above Mod.	Total	Ext. Low	Very Low	Low	Mod.	Above Mod.	Total
Residential Sites Inventory										12,998	16,825	29,823
Irvine Community Land Trust (ICLT)							82	170	10	70		332
Housing for the Homeless/Special Needs Populations/Extremely Low-Income Households (see <i>Extremely Low units under ICLT</i>)												
Assist in Development of Extremely Low-Income Housing (under ICLT)												
Universal Design												
Inclusionary Zoning Ordinance	1,409	1,408	2,034	2,239	5,059	12,149		897	27			
Mixed-Use and Transit-Oriented Development												
Financial Participation (included under ICLT)												
Preservation of At-Risk Units ¹								654				654
Housing Rehabilitation							24	45	32			101
Housing Choice Voucher (all lower income households)								112				112
Fair Housing												0
Total	1,409	1,408	2,034	2,239	5,059	12,149	218	1,766	69	13,068	16,825	31,022

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4 AT-RISK AFFORDABLE HOUSING

Pursuant to California Government Code, Section 65583(a)(9), an analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use must be identified in the Housing Element. Irvine has a number of affordable housing developments with affordable covenants restricting their affordability for a specified term. Many of these covenants are the result of requirements for obtaining public subsidies. Housing units with covenants that expire within the next 10 years are considered “at risk” because the units could convert to market rate when the covenants expire.

4.1 At-Risk Affordable Housing

Table 4-1, Housing Projects with Expiring Covenants Over Next 8 Years, below provides a list of affordable housing developments in Irvine with affordability covenants that expire in the next 10 years. As shown in Table 4-1, 913 at-risk affordable housing units are in Irvine. The affordability of these units are currently restricted through various funding sources, including the following:

- **CDBG:** The City receives these funds from HUD on an annual basis and administers them in accordance with the following national objectives: (1) benefits people with low and moderate incomes, (2) aids in the prevention or elimination of slums and blight, and/or (3) meets other urgent community development needs (usually as a result of a natural disaster). CDBG funds generally cannot be used for new housing construction; therefore, they are primarily used for acquisition and rehabilitation projects. Thirteen at-risk units in Irvine were funded by CDBG, and 180 units were funded using CDBG in combination with other public funding sources.
- **HOME:** These funds are also awarded to the City by HUD; however, they can be used to support a wide range of affordable housing activities, including building, buying, and/or rehabilitating rental and ownership housing or providing direct rental assistance to people with low and moderate incomes. Only one at-risk unit in Irvine was funded using HOME funds.
- **Project-Based Housing Choice Voucher Program (Section 8):** Project-based Section 8 vouchers are a form of rent subsidy issued by HUD. The Section 8 vouchers are administered by the local Public Housing Agency (PHA) and provide the property owner with a subsidy equal to the difference between the affordable rent paid and the fair market rent as determined by HUD. In total, 519 at-risk units in Irvine were funded with project-based Section 8 vouchers. It is important to note that, because property owners are collecting fair market rents on these units, there is a high likelihood that the affordability will be extended to preserve the vouchers.
- **Affordable Housing Bonds:** A total of 380 at-risk units in Irvine are financed through the use of bonds, including California Statewide Communities Development Authority (CSCDA) tax-exempt bonds and mobile home park revenue bonds.

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Chapter 4. At-Risk Affordable Housing

Table 4-1. Housing Projects with Expiring Covenants over Next 8 Years

PROJECT NAME	ADDRESS	VERY LOW UNITS	LOW UNITS	MODERATE UNITS	TOTAL NUMBER OF UNITS (INCLUDING MARKET RATE?)	NUMBER OF SENIOR UNITS	TYPE OF FINANCING	EXPIRATION OF AFFORDABILITY
OCCHC	Scattered sites	0	6	0	6	0	CDBG	2020
Families Forward	Scattered sites	7	0	0	7	0	CDBG	2021
Harvard Manor	21 California Avenue	100	0	0	161	0	Project-based Section 8 vouchers	2025
Woodbridge Villas	10 Thunder Run	39	21	0	258	0	CDBG; project-based Section 8 vouchers	2022
Orchard Park	50 Tarocco	59	0	0	60	0	Project-based Section 8 vouchers	2023
San Paulo Villas ¹	100 Duranzo Aisle	153	20	30	382	0	CSCDA Bond; CDBG	2023
The Parklands	1 Monroe	120	0	0	121	0	Project-based Section 8 vouchers	2023
Windwood Knoll	2 Flagstone	60	0	0	248	0	Project-based Section 8 vouchers	2023
Woodbridge Oaks	1 Knollglen	60	60	0	120	0	CDBG; project-based Section 8 vouchers	2024
Families Forward	391 Huntington	1	0	0	1	0	HOME	2024
The Meadows	14851 Jeffrey Road	72	198	90	360	360	Mobile Home Park Revenue Bond	2028

Notes: CDBG = Community Development Block Grant; CSCDA = California Statewide Communities Development Authority; OCCHC = Orange County Community Housing Corporation

¹ Only 20 low-income units expire in 2023. Covenants on the remaining affordable units expire in 2053.

4.2 Rent Subsidy

Rent subsidies are an effective strategy to preserve at-risk affordable housing units. Rent subsidies act similarly to housing choice vouchers because the City funds the difference between the affordable rent and the fair market rent. The City could leverage a number of funding sources to provide the necessary rent subsidies to extend the affordability covenants.

This section includes an analysis of potential rent subsidies needed to preserve the City's at-risk affordable housing stock. The analysis assumes that all housing units would be occupied by very-low-income households and calculates the total monthly rent income supported by the maximum allowable housing costs at these income levels. The maximum allowable housing costs were calculated as 30% of the very-low-income households as outlined by the 2021 HCD State Income Limits for Orange County. The occupancy assumptions used for this analysis are as follows:

- A one-bedroom unit assumes a two-person household.
- A two-bedroom unit assumes a three-person household.
- A three-bedroom unit assumes a four-person household.
- A four-bedroom unit assumes a five-person household.

The rent subsidy amount was calculated by subtracting the total monthly rent income supported by the housing costs of very-low-income households from the 2021 HUD Fair Market Rents for each project and unit size.

Table 4-2, Subsidy Costs to Extend Covenants, below summarizes the analysis and estimates the total cost if rent subsidies were to be used to preserve the affordability of the various at-risk affordable housing developments in Irvine. The total annual subsidy amount would be \$10.5 to preserve all 913 at-risk units in Irvine. Therefore, the total cost to extend the affordability of all units for 20 years would be approximately \$211 million.

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Chapter 4. At-Risk Affordable Housing

Table 4-2. Subsidy Costs to Extend Covenants

Project Units	OCCHC	Families Forward	Harvard Manor	Woodbridge Villas	Orchard Park	San Paulo Villas
1 BR	-	-	25	-	-	-
2 BR	3	7	53	48	47	20
3 BR	3	-	15	6	6	-
4 BR	-	-	7	6	6	-
Total	6	7	100	60	59	20
Total Monthly Rent Income Supported by Housing Cost of Very Low Income Households	\$115,020	\$127,155	\$1,821,435	\$1,123,740	\$1,105,575	\$363,300
Total Monthly Rent Allowed by Fair Market Rents	\$200,088	\$195,804	\$2,941,920	\$1,842,552	\$1,814,580	\$559,440
Total Annual Subsidies Required	\$85,068	\$68,649	\$1,120,485	\$718,812	\$709,005	\$196,140
Average Annual Subsidy per Unit	\$14,178	\$9,807	\$11,205	\$11,980	\$12,017	\$9,807
Average Monthly Subsidy per Unit	\$1,182	\$817	\$934	\$998	\$1,001	\$817

Project Units	The Parklands	Windwood Knoll	Woodbridge Oaks	Families Forward	The Meadows	Total
1 BR	20	-	-	-	-	45
2 BR	6	48	96	1	357	686
3 BR	86	6	24	-	3	149
4 BR	8	6	-	-	-	33
Total	120	60	120	1	360	913
Total Monthly Rent Income Supported by Housing Cost of Very Low Income Households	\$2,341,200	\$1,123,740	\$2,228,040	\$18,165	\$6,545,430	16,912,800
Total Monthly Rent Allowed by Fair Market Rents	\$4,307,952	\$1,842,552	\$3,614,688	\$27,972	\$10,102,176	27,449,724
Total Annual Subsidies Required	\$1,966,752	\$718,812	\$1,386,648	\$9,807	\$3,556,746	10,536,924
Average Annual Subsidy per Unit	\$16,390	\$11,980	\$11,555	\$9,807	\$9,880	\$11,541
Average Monthly Subsidy per Unit	\$1,366	\$998	\$963	\$817	\$823	\$961.75

Sources: Department of Housing and Urban Development; California State Department of Housing and Community Development

Average subsidy per unit for each project is estimated with the following assumptions:

1. A 1-BR unit is assumed to be occupied by a 1-person household, a 2-BR unit by a 3-person household, 3-BR unit by a 4-person household, and a 4-BR unit by a 5-person household.
2. Based on 2021 Area Median Income in Orange County
3. HUD 2021 Fair Market Rents in the Orange County MSA is \$1,888 for a 1-BR, \$2,331 for a 2-BR, \$3,227 for a 3-BR, and \$3,716 for a 4-BR.

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4.3 Acquisition and Rehabilitation

At-risk affordable housing can be preserved through acquisition and rehabilitation of an existing affordable housing development or market-rate development to extend or apply new affordability covenants.

Several recent acquisition and rehabilitation projects were researched and analyzed to determine the estimated cost to acquire and rehabilitate at-risk affordable housing units. The development costs for these projects were analyzed using data from the California Tax Credit Allocation Committee (CTCAC) to derive the average per-unit development cost for acquisition and rehabilitation projects in Orange County. The average per-unit development cost for an acquisition and rehabilitation project in Orange County is approximately \$326,000, as shown in Table 4-3, Acquisition and Rehabilitation Costs. Therefore, the estimated acquisition and rehabilitation costs to preserve all 913 at-risk units would total approximately \$298 million.

Table 4-3. Acquisition and Rehabilitation Costs

Project Name	Jamboree Econo Lodge Apartments	Hermosa Vista Apartments	Huntington Pointe Apartments	Hermosa Village Phase II	Average Development Cost per Unit
CTCAC Application Year	2019	2019	2019	2020	
Address	2691 W. La Palma Avenue	15363 Goldenwest Street	18992 Florida Street	1226 W. Cerritos Avenue	
City	Anaheim	Huntington Beach	Huntington Beach	Anaheim	
Units	70	88	104	112	
Total Development Costs	24,193,312	28,809,606	33,083,615	35,131,567	
Cost per Unit	345,619	327,382	318,112	313,675	326,197

Source: California Tax Credit Allocation Committee (CTCAC)

4.4 New Construction

The final examined method for preserving at-risk affordable housing is replacement of these units through new construction and application of new affordability covenants. The cost of developing new affordable housing units varies according to the average land value in the City, type of construction, density, and variety of soft costs.

Several newly constructed affordable housing projects were examined to determine the estimated cost to replace at-risk affordable housing units. The development costs for these projects were analyzed using data from the CTCAC to derive the average per-unit development cost for new construction projects in Orange County. These development costs include land and acquisition, construction, architecture and engineering, interest and financing charges, developer fees, and other miscellaneous soft costs.

Table 4-4, New Construction Costs, below summarizes the analysis of newly constructed affordable housing projects in Orange County and calculates the average per-unit development

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Chapter 4. At-Risk Affordable Housing

cost. The average cost to develop a new affordable unit is approximately \$517,000. Therefore, the total cost to replace all 913 at-risk affordable housing units would be \$472 million.

Table 4-4. New Construction Costs

Project Name	Fountain Valley Housing	The Crossroads at Washington	Casa Paloma	The Groves	Average Development Cost per Unit
CTCAC Application Year	2020	2020	2020	2020	
Address	16790 Harbor Boulevard	1126 E. Washington Ave	15162 Jackson St	30333 Camino Capistrano	
City	Fountain Valley	Santa Ana	Midway City	San Juan Capistrano	
Units	50	86	71	75	
Total Development Costs	29,118,641	41,520,535	38,988,000	34,104,806	
Cost per Unit	582,373	482,797	549,127	454,731	

4.5 Cost Comparison

Table 4-5, Preservation/Replacement Costs, shows a comparison of preservation costs through rent subsidies and replacement costs through acquisition and rehabilitation and new construction, as outlined above.

Table 4-5. Preservation/Replacement Costs

PRESERVATION/REPLACEMENT METHOD	COST PER UNIT	TOTAL COST
Rent Subsidy	\$230,820	\$210,738,660
Acquisition and Rehabilitation	\$326,197	\$297,817,861
New Construction	\$517,257	\$472,255,641

4.6 Qualified Entities to Acquire and Manage Affordable Housing

Pursuant to California Government Code, Section 65863.11, the State maintains a list of Entities Interested in Participating in California’s First Right of Refusal Program. This list, as follows, includes 19 entities interested in properties in Orange County and several entities interested in properties in any county in the State:

- Innovative Housing Opportunities, Inc.
- Abbey Road, Inc.
- ROEM Development Corporation.
- CSI Support & Development Services.
- Coalition for Economic Survival.
- Keller & Company.
- Poker Flats, LLC.
- Orange Housing Development Corporation.
- Riverside Charitable Corporation.
- Long Beach Affordable Housing Coalition, Inc.
- Civic Center Barrio Housing Corp.
- Nexus for Affordable Housing, Inc.
- The East Los Angeles Community Union.
- Jamboree Housing Corporation.
- Housing Corporation of America.
- City of Newport Beach.
- Hart Community Homes, Inc.
- Century Housing Corporation.
- Neighborhood Housing Services of the Inland Empire, Inc.

It is important to note that, if funds are available, the ICLT would be also be a qualified entity to acquire and preserve affordable housing.

In the event that a development becomes at risk of conversion to market-rate housing, the City will maintain contact with the ICLT, local organizations, and housing providers who may have an interest in acquiring at-risk units, and will assist other organizations in applying for funding to acquire at-risk units.

4.7 Potential Funding Sources to Preserve Affordable Housing

The funding sources that can potentially be used to preserve affordable housing are listed in the section below. It is important to note that the high costs to acquire and rehabilitate units and to develop through new construction exceed the available funding sources. Financing affordable housing is a complicated endeavor involving multiple Federal, State, and local funding sources. The City is committed to coordinating with property owners of at-risk units and leveraging

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available resources to provide financial assistance when possible and available to preserve these at-risk units and to extend covenants for as long as possible.

4.7.1 Home Investment Partnerships Funds

The Federal HOME program was created as a result of the Cranston-Gonzalez National Affordable Housing Act of 1990. Local jurisdictions may use HOME funds to develop and support affordable rental housing and homeownership affordability through acquisition and to provide assistance to homebuyers. This includes new construction; reconstruction or rehabilitation of non-luxury housing with suitable amenities, including real property acquisition, site improvements, conversion, demolition, and other expenses, such as financing costs; and relocation expenses of any displaced people, families, businesses, or organizations. HOME funds may also be used to provide tenant-based rental assistance. Housing developed with HOME funds must serve low- and very-low-income households.

4.7.2 Community Development Block Grant Program

Through the Federal CDBG program, HUD provides funding for a range of community development activities. The primary objectives of the CDBG program are decent housing, suitable living environments, and expanded economic opportunities for people with low and moderate incomes (“low income” is defined as household income at 80% or less of AMI and includes the local and State definition of “very low income”). CDBG funds are awarded for housing activities, including acquisition and rehabilitation, homebuyer assistance, economic development, homelessness services, and public services. CDBG regulations require that each activity meet one of the following national objectives: (1) benefits people with low and moderate incomes, (2) aids in the prevention or elimination of slums and blight, and/or (3) meets other urgent community development needs (usually as a result of a natural disaster). CDBG funds are subject to certain restrictions and generally cannot be used for new housing construction. CDBG funds primarily benefit households with incomes not exceeding 80% of the Orange County AMI.

4.7.3 Section 108 Loan Guarantee Program

The Section 108 Loan Guarantee Program is the loan guarantee provision of the CDBG program. This provision provides communities with a source of financing for various housing and economic development activities. Rules and requirements of the CDBG program apply, and therefore, projects and activities must principally benefit people with low and moderate incomes, aid in the elimination or prevention of blight, and/or meet urgent needs of the community.

Monies received per the Section 108 Loan Guarantee Program are limited to no more than five times the applicant’s most recently approved CDBG amount, less prior Section 108 commitments. Activities eligible for these funds include economic development activities eligible under CDBG; acquisition of real property; rehabilitation of publicly owned property; housing rehabilitation eligible

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under CDBG; construction, reconstruction, or installation of public facilities; related relocation, clearance, or installation of public facilities; payment of interest on the guaranteed loan and issuance costs of public offerings; debt service reserves; and public works and site improvements.

4.7.4 Housing Choice Voucher (Section 8) Program

The Federal Housing Choice Voucher (Section 8) Program provides rental assistance to lower-income households earning up to 80% of the Orange County AMI. The Orange County Housing Authority (OCHA) oversees HUD public housing programs for participating jurisdictions, including the City. The OCHA administers the Section 8 Program, providing affordable housing for low-income households, seniors, and people with disabilities.

4.7.5 Low Income Housing Tax Credits

The CTCAC administers the Low-Income Housing Tax Credit (LIHTC) program to encourage private investment in affordable rental housing for households meeting certain income requirements. Credits are available for new construction projects or existing properties undergoing rehabilitation. Two types of Federal tax credits are available and are generally referred to as 9% and 4% credits, respectively. Each number refers to the approximate percentage that is multiplied against a project's requested "qualified basis" to determine the amount of annual Federal credits the CTCAC will award the project.

The amount of 9% credits is limited and calculated at \$2.70 per person (returning to \$2.35 per person in 2022), making California's limit \$106.7 million in annual credits for year 2018. Because project owners can take the annual credit each year for 10 years, the CTCAC effectively can award \$1.1 billion in 9% credits. Because 9% credits are so desirable and in limited supply, the CTCAC awards them through a competitive process twice per year. Projects compete on point scoring, but because most projects receive the maximum point score, the CTCAC's tiebreaker formula generally decides the outcome.

Tax credits of 4% derive from a project's use of tax-exempt bond authority allocated by the California Debt Limit Allocation Committee (CDLAC) and are limited only by the amount of bond cap available to California.

Recognizing the extremely high cost of developing housing in California, the California Legislature authorized a State LIHTC program to augment the Federal LIHTC program. Authorized by Chapter 1138, Statutes of 1987, the State LIHTC is only available for a project that has previously received or is concurrently receiving an allocation of Federal credits. Thus, the State LIHTC program does not stand alone but instead, supplements the Federal LIHTC program. In 2018, the State authorized \$98.6 million in State LIHTCs. These are one-time credits taken over four years; thus, there is no tenfold multiplier. Because State LIHTCs are also in limited supply, the CTCAC awards them competitively. In total, 85% of the State LIHTCs are integrated into 9% tax credit projects, while the remainder are reserved for 4% tax credit projects.

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It is important to note that, with the increased focus on homelessness and increased funding to address the rising annual point-in-time counts of people experiencing homelessness each year, permanent supportive housing projects have increased substantially throughout the State. These projects typically serve extremely low-income households, which make up the deepest level of affordability for housing. As a result of the increase in tax credit applications for permanent supportive housing, tax credits (9% and 4%) have become increasingly competitive. The trend observed over the last year indicates that an award of 9% tax credits is not feasible for projects that do not include some component of permanent supportive housing. Thus, projects focused on low-income units or a mix of very-low- and low-income units, are now applying for 4% tax credits, which represent significantly less funding. Overall, the demand for this significant funding source critical to the development of lower-income housing greatly outweighs the supply of funding, which makes the development of affordable housing more challenging.

4.7.6 Mobilehome Park Rehabilitation and Resident Ownership Program

The Mobilehome Park Rehabilitation and Resident Ownership Program (MPRRP) makes short- and long-term low-interest rate loans for the preservation of affordable mobile home parks for ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies. The MPRROP also makes long-term loans to individuals to ensure continued affordability. Funds are made available through a competitive process in response to a periodic Notice of Funding Availability.

4.7.7 Multifamily Housing Program

The Multifamily Housing Program (MHP) makes low-interest, long-term deferred-payment permanent loans for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households.

4.7.8 Permanent Local Housing Allocation

The Permanent Local Housing Allocation (PLHA) provides a permanent source of funding to all local governments in California to help cities and counties implement plans to increase the affordable housing stock.

4.7.9 Section 811 Project Rental Assistance Program

The Section 811 Project Rental Assistance Program offers long-term, project-based rental assistance funding from HUD through a collaborative partnership with the California Housing Finance Agency (CalHFA), California Department of Health Care Services (DHCS), HCD, California Department of Developmental Services (DDS), and CTCAC. Opportunities to apply for this project-based assistance program are through a Notice of Funding Availability published by CalHFA.

5 HOUSING CONSTRAINTS

City, State, and Federal governments can constrain development through regulatory requirements contained in the California Building Code and the California Environmental Quality Act (CEQA) and through local zoning, land use plans, and internal processes that affect project permitting complexity, timelines, and costs. Additional nongovernmental constraints take the form of market factors (e.g., land costs, construction costs, ability to obtain financing, and development feasibility of housing projects) and environmental constraints.

The City works to reasonably reduce governmental constraints to development and influence nongovernmental constraints where and when possible. This chapter includes a summary of constraints and discusses past and planned initiatives to reduce them where possible.

5.1 Nongovernmental Constraints

Nongovernmental constraints are market and environmental forces that act as impediments to building housing. The City has less control over these factors but can take actions to help mitigate burdens to housing production.

5.1.1 Land Costs

Vacant land still exists in the City but is significantly limited by existing development agreements or is dedicated as permanent open space. Opportunities to redevelop under-utilized commercial and retail properties, as well as some regionally serving retail centers since e-commerce has reduced the required building footprints for many retailers, with existing structures and improvements can be the most feasible option for higher density residential development, particularly in the IBC and Spectrum areas.

It is important to note that land costs are very high in the City because it is a major regional employment center and has one of the State's top school districts. Land values vary depending on the amount of density. Information from Loopnet, a CoreLogic commercial real estate listing site, and the Federal Housing Finance Agency indicates that current average land prices are approximately \$5.8 million per acre for Single Family Detached zoning (\$133 per square foot) and \$7.6 million per acre zoned for Multifamily Residential zoning (high density).

5.1.2 Construction Costs

Residential construction costs have increased significantly since the Great Recession. According to a report by the University of California, Berkeley, Turner Center (Turner Center) in March 2020, construction costs in California increased by 25% between 2008 and 2018. The Turner Center notes that construction costs fell immediately following the Great Recession but rose 80% between 2014 and 2018. According to Marshall & Swift Valuation Service (a CoreLogic product), the average costs

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to build typical single-family, multifamily ownership, and multifamily rental units in Orange County are \$203.25, \$220.51, and \$219.68 per square foot, respectively. Furthermore, significant increases in lumber and other construction materials, as well as increased demand due to record low mortgage interest rates, will likely further increase residential construction costs.

5.1.3 California Government Code, Section 65583(a)(6), Development Analysis

California Government Code, Section 65583(a)(6), requires an analysis of requests to develop housing at densities below those anticipated in the Sites Inventory and the length of time between receiving approval for housing development and submittal of an application for building permit. The analysis must also look at local efforts to remove nongovernmental constraints that create a gap in the jurisdiction's ability to meet the Regional Housing Needs Assessment (RHNA) by income category.

The length of time between receiving approval for housing development and approval of an application for building permit is typically four to six months under normal circumstances with a reasonably good design team, but can vary depending on project complexity and the time the developer takes to complete construction documents. Items like changes to construction costs or other development costs that affect the feasibility, financing, or negotiations with design professionals are outside the City's control and may delay projects.

This analysis is required to examine local efforts to remove nongovernmental constraints that create a gap in the jurisdiction's ability to meet the RHNA by income category. The primary nongovernmental constraint is the overall cost of affordable housing development (high land and development costs) and the lack of public funding sources to subsidize the development of these units. Data on construction costs indicates that, even with by-right density bonuses pursuant to California's Density Bonus Law, constructing affordable housing (particularly for households with low and very low incomes) is not profitable for developers and results in a loss without public funding sources. Developers requiring funding from investors and lending institutions are required to submit a pro forma analysis (i.e., an analysis showing the costs to develop and the revenues available to fund the development) demonstrating financial feasibility or costs that are less than or equal to revenues.

Therefore, public subsidies are required to develop affordable housing. The subsidy typically comes in the form of LIHTC, State grants, HOME funds, dedication of land for projects, and/or other public sources. The lack of funding options can result in affordable projects that are more concentrated in areas with lower development and land costs. It is important to note that the City can offer concessions, such as expedited permit processing; development impact fee deferrals; reduction in park dedication standards (as permitted by the Subdivision Ordinance); and financial subsidies, such as CDBG, HOME, and in-lieu fee funds, to offset the cost impacts of development and planning fees, but it cannot fill the gap in funding for affordable housing developments on its own.

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5.1.4 Availability of Financing

The availability of capital to finance new residential development is a significant factor that can affect both the cost and supply of housing. Two types of capital are involved in the housing market: (1) capital used by developers for initial site preparation and construction and (2) capital for financing the purchase of units by homeowners and investors. Interest rates substantially affect home construction, purchase, and improvement costs. A fluctuation in rates of just 2.5% can make a dramatic difference in the annual income needed to qualify for a loan. In general, financing for new residential development is available at reasonable rates. However, economic fluctuations due to the COVID-19 pandemic have caused caution among lenders and may have lasting effects through this Housing Element planning period. Despite the current low interest rates, lenders are scrutinizing applicants more than they did in the past, leading to a lower number of approved mortgages despite affordable interest rates.

It is important to note that the availability of financing for developers of market-rate housing units does not appear to be a constraint as evidenced by the large number of housing units developed in the City at the “above moderate” income levels (pursuant to the City’s 2020 Annual Progress Report). However, the availability of financing for affordable housing to lower-income households represents a governmental constraint as the lack of sufficient public subsidies required by affordable housing developers prevents more affordable units from being constructed. This topic is covered in Section 5.3, Governmental Constraints, in this chapter.

5.1.4.1 Homeownership

Home mortgage interest rates fell to historic lows in 2020 and 2021 due in part to the COVID-19 pandemic. The low interest rate environment combined with pent-up demand for housing has led to significant increases in home prices. According to Redfin.com, the median sales price for single-family residences in the City increased by 12% between 2020 and 2021. These trends could create barriers to home ownership for residents with lower incomes because wage growth has not kept up with rising home prices. For instance, median sales prices for single-family residences in the City increased 60% between 2012 and 2019 (according to Redfin.com), while median household income (reported by the U.S. Census Bureau) only increased 33% during the same period. The ACS survey data presented in Chapter 2, Community Profile and Needs, of this Housing Element shows that a higher percentage of households in Irvine rent versus own. This data also shows that approximately 16,000 housing units were constructed in the City between 2015 and 2020. Approximately 68% are estimated to be ownership units.

5.1.4.2 Rental Housing

According to the 2014–2018 ACS 5-Year Estimates, fewer households in the City are severely cost burdened (i.e., the household spends 50% or more of income on rent) than in the SCAG region as a whole. More specifically, 26% of renter households in the City spend 50% or more

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of their gross income on housing costs compared to 29% in the SCAG region. However, approximately 6,206 rental units have been constructed between 2015 and 2020, and Costar (a CoreLogic data product for the commercial real estate market) reports a 4.4% vacancy rate in Orange County. Rents across Orange County dipped slightly and/or stabilized during the COVID-19 pandemic. With the release of vaccines and the State widely opening the economy in June 2021, rents are expected to continue to increase at previous rates (i.e., 20% from 2013–2020, according to Zumper.com).

5.2 Environmental Constraints

Environmental factors can constrain residential development in a community by increasing costs and reducing the amount of land suitable for housing. Known environmental constraints in the City include hillsides, biological resources and preserve areas, cultural resources, geologic hazards, and risk from wildfires.

5.2.1 Hillsides

The City is composed of relatively flat land and hillsides along the City's northern and southern borders. The hillsides are an integral part of the community's image and identity, providing a visual backdrop, an environmental preserve, and a recreational resource. Preserving the hillsides is an important community goal. Policies relating to hillside development must balance environmental protection, property rights, and community values. In these areas, the City has developed a Hillside Overlay District to provide guidelines that allow for development with minimal impact on natural topographical features.

5.2.2 Biological Resources and Preserve Areas

Several plant and wildlife species exist in the City that would require additional review and potential permitting if impacted. Special-status plant and wildlife species found in the City include coastal California gnatcatcher (*Poliophtila californica californica*), Cooper's hawk (*Accipiter cooperii*), burrowing owl (*Athene cunicularia*), coastal cactus wren (*Campylorhynchus brunneicapillus*), least Bell's vireo (*Vireo bellii pusillus*), coast horned lizard (*Phrynosoma coronatum*), western spadefoot (*Spea hammondi*), San Diego desert woodrat (*Neotoma lepida intermedia*), San Diego fairy shrimp (*Branchinecta sandiegonensis*), many-stemmed dudleya (*Dudleya multicaulis*), San Bernardino aster (*Symphotrichum defoliatum*), southern coast live oak (*Quercus agrifolia*) riparian forest, and southern tarplant (*Centromadia parryi*). The City is also known for having prime coastal California gnatcatcher habitat, primarily around the northeastern and southern City boundaries. In addition, the City contains the San Diego Creek and San Joaquin Marsh, which are sensitive riparian and wetland communities that have been designated for preservation due to the sensitive plant and wildlife species that inhabit these areas.

The Natural Community Conservation Plan (NCCP)/Habitat Conservation Plan is a regional land use and conservation plan aimed at preserving entire biotic communities and was developed as

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a result of the Natural Community Conservation Planning Act passed by the California Legislature in 1991. It created a regional network of land reserves to protect entire communities of native plants and wildlife while allowing development to move forward in other areas.

In the mid-1990s, the City, Orange County, and various other cities and landowners entered into an agreement to place certain lands in the NCCP preserve system. The goal of this program is to bring much-needed certainty, both for the protection of California's unique natural legacy and for economic growth and use of private property. The City believes that protecting, restoring, and managing large blocks of native habitat under the NCCP is a more effective way to manage development than the project-by-project regulation used in the past. This approach also results in a better outcome for rare open spaces in the City. NCCP preserve areas have been designated throughout the City, primarily in the northeastern and southern areas, and include Shady Canyon, Bommer Canyon, Borrego Canyon, Siphon Reservoir, and Hick's Canyon.

Additionally, on June 7, 1988, in the General Municipal Election, Irvine voters overwhelmingly approved Initiative Resolution 88-1 (An Initiative Resolution of the City of Irvine Directing the Amendment of the Conservation and Open Space Element and the Land Use Element of the Irvine General Plan). The Open Space Initiative reflects the following principal objectives:

- To consolidate important conservation and open space areas into large contiguous areas that may be integrated into local and regional open space areas
- To establish a network of open space spines linking the consolidated conservation and open space areas
- To assure the preservation of conservation and open space areas through a phased dedication and compensating development opportunities program, acceptable to the City and owner of the land involved, which transfers development opportunities from conservation and open space areas and consolidates them in appropriate development areas

This phased dedication and development program was incorporated into the General Plan. It was further outlined in the Memorandum of Understanding Implementing Initiative Resolution 88-1 between the City and the Irvine Company, whereby the Irvine Company agreed to convey to the City open space lands (in the form of Preservation Areas) in exchange for development rights in other areas in Irvine. These Preservation Areas that compose the Irvine Open Space Preserve are dedicated to the City in perpetuity as protected open space. The deeds include language that restricts the use of the land solely for infrastructure, resource conservation, habitat enhancement, and passive recreation purposes, such as hiking. In other words, these lands cannot ever be sold, leased, or used for any commercial, office, industrial, or residential purposes.

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Over 8,000 acres identified in the Open Space Initiative will be transferred to the City by the Irvine Company. These include Quail Hill, Shady Canyon, Bommer Canyon, Portola Springs, and Orchard Hills.

5.2.3 Cultural Resources

The City includes many cultural, historical, and archaeological resources, which have been identified throughout the planning area. Two recorded historical and archaeological resources sites in the City have been listed on the California Register of Historical Resources and several more qualify for listing on the National Register of Historic Places. In addition, the City has established several historical and archaeological landmarks, including Lambert Reservoir, San Joaquin Marsh, Bommer Canyon Cattle Camp, and the Irvine Family Home Site and Gardens. With large areas of the City and its sphere of influence still undeveloped, opportunity exists to identify cultural resources of significance and to develop programs for their appropriate disposition. The City recognizes the importance of cultural, historical, and archaeological resources and has dedicated an element in the Irvine General Plan (Cultural Resources Element) that establishes a process for early resource identification, consideration, and where appropriate, preservation.

5.2.4 Geologic Hazards

Geological conditions of concern that present additional vulnerability to the community include flood zones, earthquake fault zones, liquefaction areas, and landslide and steeply sloped areas. The City is not along the coast of California, and coastal flooding and storms are not anticipated to impact the community. However, potential flood zones have been identified throughout the City, specifically along San Diego Creek, Peters Canyon Creek, Serrano Creek, Borrego Canyon Wash, Agua Chinon Wash, and Sand Canyon.

No known active Alquist-Priolo Fault Zones are in the City. However, numerous earthquake faults have been identified in the City. California is known for being a seismically active region and the City should take necessary precautions, including building structures in accordance with the latest California Building Code. Portions of the City are in liquefaction-prone zones, specifically along the City boundary and in the northern center of the City, primarily in low-lying zones. Landslides also have the potential to occur in the region, primarily along the northeastern boundary at the foothills of the Santa Ana Mountains and the San Joaquin Hills in the southern portion of the City.

The City has a Federal Emergency Management Agency (FEMA)-approved Local Hazard Mitigation Plan (2020), which focuses on mitigating these hazards and provides a comprehensive assessment of the threats the City faces from natural and human-caused hazard events and a coordinated strategy to reduce these threats.

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5.2.5 Risk from Wildfires

The topography of the foothills of the Santa Ana Mountains and San Joaquin Hills in the City is extremely conducive to wildfires. The community is bordered by natural, undeveloped hillsides and mountains to the northeast and open space areas to the southwest. In between these two features lie the City's most developed areas. The majority of these natural, undeveloped areas are classified as Very High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection. In the northeastern portion of the City, these zones extend throughout the Santa Ana Mountains, which extend into the County of Riverside to the east. Due to this classification, there is a high probability of these areas being at risk for wildfires in the future. The City's Local Hazard Mitigation Plan (2020) discusses this risk in the City and strategies to mitigate the wildfire potential. Historically, a significant number of wildfires have occurred in and surrounding the City. The City has seen a major wildfire within or near its borders every decade since the 1980s. The most recent wildfire that was started on October 26, 2020, the Silverado Fire, resulted in the evacuation of over one-third of the City's population.

5.3 Governmental Constraints

Housing affordability is influenced by factors in both the private and public sectors. The policies that guide residential development in the City and the processes for building or expanding housing influence the amount of housing developed and its type, form, location, and ultimate price. Land use controls, development standards, fees, and other local programs can have the unintended consequence of serving as a constraint to housing development. The following describes the various potential government constraints on housing development in Irvine.

5.3.1 State and Federal Constraints

In addition to local governmental constraints (described later in this chapter), Federal and State barriers and disincentives also exist that limit the production of housing. These constraints include national economic and job market conditions, State and Federal laws and regulations, and a significant lack of funding and subsidies needed to support housing that lower- and moderate-income families can afford.

5.3.1.1 National and State Economic and Job Market Conditions

Technology and globalization have changed the economy significantly in the last two decades. Federal laws and policies have allowed U.S. companies to move manufacturing and service jobs overseas and outsourced for much lower costs to maintain or increase profits, leading to a significant stagnation in wages for lower skilled workers, while the cost of living (including housing costs) has continued to increase. The Congressional Research Service published a study titled "Wage Inequality and the Stagnation of Earnings of Low-Wage Workers: Contributing Factors and Policy Options" (February 5, 2020) that states the following:

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Over the 1979–2018 period, real wages at the 10th percentile of the hourly wage distribution grew by 1.6%, whereas wages at the 50th percentile grew by 6.1% and wages at the 90th percentile grew by 37.6%.

The Massachusetts Institute for Technology published a study called “The Work of the Future: Shaping Technology and Institutions” (2019), which states that, with automation, technology changes, and globalization, workers lacking some form of college degree suffer stagnating wages and significantly less economic security. This study states that employment is “polarizing” in both the United States and the industrialized world for the following reason:

At the top end, high-education, high-wage occupations offer strong career prospects and rising lifetime earnings. At the other end, low-education, low-wage occupations provide little economic security and limited career earnings growth. As a result, the pathways to economically stable and secure careers for workers without college degrees are becoming narrower and more precarious. Simply put: we see no shortage of good careers for highly educated workers. And we see no shortage of jobs for less educated workers. But we do find a paucity of good careers for workers without significant post-secondary training—strong technical or vocational training, associate’s degree level certification in a credentialed field, or attainment of a traditional four-year college or graduate degree.

As documented above, and in numerous articles and studies in recent years, as automation, technology changes, and globalization of jobs and manufacturing have occurred, lower skilled and less educated workers are not experiencing wage growth that is sufficient to keep up with rising housing costs. This has exacerbated that affordable housing need and crisis currently affecting California and many other states.

The University of California, Berkeley, Labor Center also reports the following information on low-wage earners on their website (<https://laborcenter.berkeley.edu/low-wage-work-in-california/>):

- One of every three California workers earns low wages.
- 32% of California workers earned less than \$14.35 per hour in 2017.
- Nearly 5 million low-wage workers are in California.

Changes in the employment market and wage growth are experienced on a local level. In Irvine, median sales prices have increased up to 60% between 2012 and 2019 (according to Redfin.com), while median household income in Orange County (reported by the U.S. Census Bureau) only increased 33% during the same period. Limited wage growth is a significant barrier to individuals and families who are currently housed or seek housing and has created a large need for affordable housing.

5.3.1.2 Lack of Federal and State Funding and Subsidies for Affordable Housing

Due to market factors and government regulations (such as the need to employ multiple funding sources, which is a factor that delays project development, prevailing wage premiums, and sustainable development standards, which are needed but increase costs), affordable housing costs more to develop than market-rate housing. As estimated in this Housing Element, the average multifamily project has an estimated development cost of \$328,000 per unit (documented later in this chapter), while a lower-income, affordable multifamily project has an estimated cost of over \$500,000 per unit. The reason is that the private sector and market have not produced affordable housing. Affordable housing relies on a multitude of public subsidies, both State and Federal. Those funding sources are documented in Section 6.2, Financial Resources, of this Housing Element.

Neither the Federal nor the State government allocates sufficient funding to subsidize the needed affordable units pursuant to the RHNA numbers allocated to each city and county in California. Additionally, no one source of public subsidy is sufficient to properly fund affordable housing projects. Therefore, developers must apply for and leverage multiple State and Federal sources of funds, in addition to private lending, which is a time-consuming process. One multifamily development can require five to 10 funding sources to finance its construction. Developers generally layer or “stack” financing from State and Federal tax credits, State housing programs, local land donation and other local grants, Federal housing programs, and private loans from financial institutions.

Federal funding for affordable housing represents a large portion of California’s resources to support affordable housing. However, due to pressures to cut spending, Federal funding for housing has declined in recent years, while the number of severely cost-burdened (i.e., those spending 50% or more of their income on housing), low-income renter households has increased. More specifically, the CDBG and HOME funds allocated to California to produce affordable housing units declined by 51% and 66% between 2003 and 2015, respectively. As a result, with funding cuts and increased demand, the sources of affordable housing funding are stretched very thin and have become significantly competitive.

5.3.1.3 Redevelopment Dissolution

As a result of legislation in 2011, all redevelopment agencies in the State were dissolved, which has had a profound effect on the quantity and complexity of affordable housing development in the State. Redevelopment was a tax increment financing tool that allowed cities and counties to retain a higher share of the growth in property taxes in designated “blighted” areas to invest in those areas to remediate blight. Referred to as “urban renewal” before 1979, over 400 cities and counties in the State used this tool. Redevelopment projects were required to allocate 20% of

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all tax increment for affordable housing in the community. On a Statewide level, over \$2 billion generated on an annual basis for affordable housing was lost due to this State law change.

Despite State legislative efforts to replace Redevelopment with Enhanced Infrastructure Financing Districts and Community Revitalization Investment Areas (CRIAs), these financing tools generate a tiny fraction of the local funding that redevelopment did previously, which is the reason why only a few Enhanced Infrastructure Financing Districts and no CRIAs have been adopted over the last 10 years. Given these facts, it is clear that the State has never initiated policies to replace this significant permanent source of affordable housing funding.

In 2006, the City (as well as many other cities in the State with closed military bases) used this tool for the redevelopment of the El Toro Marine Corps Air Station, which was ordered closed by Federal law in the 1990s. The tax increment projections contained in the administrative record of the redevelopment project showed that \$500 million was expected to be generated just for affordable housing in the City over a 55-year period. However, State law in 2011 dissolved redevelopment, and this significant funding source has been lost. Despite State efforts to provide annual grants and other programs, these sources are not a guaranteed stream of income that is needed to build more affordable housing in the State.

5.3.1.4 State Regulations and Development Challenges

Other regulatory challenges that present barriers to development include the following:

- **Compliance with State regulations** and energy standards, GHG emissions reduction requirements, and other environmental conditions (needed to preserve the environment but add to development costs).
- **Prevailing wages** (a Federal and State legal requirement for publicly funded projects) that can add 13–25% to hard construction costs (these additional costs are added to very high construction and materials costs and can push an affordable housing project to be financial infeasible).

5.3.2 Local Constraints

The Land Use Element sets forth City policies for local land development. These policies, together with existing zoning regulations, establish the amount and distribution of land allocated for different uses.

The intent of local government regulations is to protect public health and safety and to ensure a decent quality of life for the community. However, local policies and regulations may affect positively or negatively the price and availability of housing and in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors can constrain the maintenance, development, and improvement of housing.

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State and Federal regulations also affect the availability of land for housing and the cost of producing housing. Regulations related to environmental protection, building codes, and other topics are designed to protect the public health and safety, but often, these regulations have adverse impacts on housing costs and availability. Perhaps one of the greatest constraints to the production of housing affordable to lower-income households is the chronic shortage of State and Federal financial assistance for affordable housing. While constraints exist at other levels of government, the City has little or no control over these regulations and no ability to directly mitigate their effects on housing. Therefore, the City's efforts emphasize policies and regulations that can be mitigated by the City.

The current Land Use Element was adopted in 2000 as part of a comprehensive General Plan Update and has been amended for unique areas of the City, including but not limited to the Northern Sphere (2002), Spectrum (2003), Orange County Great Park 2007–2012), and IBC Residential Mixed Use Vision Plan (2010), as well as the most recent administrative level updates from July 2015 (i.e., Supplement 9). The City is planning a General Plan Update beginning in late 2021 following the adoption of the Final Housing Element to update the Land Use Element and other Irvine General Plan elements.

5.3.2.1 Land Use Policies

The Land Use Element of the Irvine General Plan contains the primary policies that guide residential development in the City. These policies are implemented primarily through the Zoning Ordinance, which establishes the amount and distribution of different land uses in Irvine, and the Subdivision Ordinance, which regulates the division and improvement of land. The City's Land Use Element allows for significantly higher residential densities and is not considered a constraint to the development of housing in the City.

The Land Use Element establishes the following designations related to housing:

- **Estate Density (zero to one unit/acre):** This level of density is intended for the development of large, detached, single-family homes in the hillside areas of the City.
- **Low Density (zero to five units/acre):** This level of density is intended for the development of attached and conventional detached housing and other appropriate uses, such as schools and parks, compatible with single-family neighborhoods.
- **Medium Density (zero to 10 units/acre):** This level of density is intended for the development of attached and conventional detached housing and other types of residential uses that have open space characteristics similar to single-family neighborhoods.
- **Medium-High Density (zero to 25 units/acre):** This level of density is intended for the development of multifamily housing with on-site recreation areas for common use.

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- **High Density (zero to 40 units/acre):** This level of density is intended for the development of multifamily housing with on-site recreation areas for common use.
- **Multi-Use (zero to 50 units/acre):** This land use category includes uses that are high intensity and urban in character. Typical uses include medium- to high-density residential, commercial, institutional, and offices.
- **Orange County Great Park (five to 50 units/acre):** This land use category includes uses intended to provide for the development of regionally significant conservation and open space, parks and recreation, educational facilities, and other public-oriented land uses integrated with other privately developed, multi-use, residential, commercial, and industrial properties at the former El Toro Marine Corps Air Station. The Orange County Great Park allows up to 10,556 units, including 1,056 affordable/additive units.
- **Urban/Industrial (IBC):** This land use category provides for offices, industry, and support commercial mixed with high-density housing and a variety of activities. Typical uses are professional/medical offices, industrial manufacturing, research and development, support service retail, restaurants, multifamily housing, and hotels/motels. The IBC Element of the General Plan outlines the framework for future development of the IBC as a mixed-use community.

While the City has not established minimum densities in most zoning districts, the majorities of developments achieve at least the mid-range densities for ownership housing and approach maximum densities for rental housing. Furthermore, the IBC Residential Mixed Use Vision Plan establishes a minimum residential density of 30 units per acre. The correlation between Irvine General Plan land use designations and zoning districts is shown in Table 5-1, Land Use and Zoning Categories Permitting Residences, below.

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Table 5-1. Land Use and Zoning Categories Permitting Residences

GENERAL PLAN LAND USE CATEGORY	DENSITY (DU/NET AC)	ZONING CATEGORIES	TYPICAL RESIDENTIAL TYPE(S)
Estate Density (EEDR)	0–1	2.1, 2.1A	Very low density, single-family detached homes on large lots, with a custom character of development.
Low Density (LDR)	0–6.5	2.2A–2.2D	Single-family detached homes in well-defined neighborhoods.
Medium Density (MDR)	0–12.5	2.3A–2.3P	Single-family detached and attached units, apartments, townhouses, and condominiums.
Medium-High Density (MHD)	0–50	2.4A–2.4H	Single-family detached and attached units, townhomes, apartments, and condominiums.
High Density (HDR)	0–50	2.5, 2.5A	Multifamily attached housing.
Multi-Use (MTU)	0–50	3.1, 3.1A–3.1H	A complementary mix of retail stores, commercial services, restaurants, offices, residences, and civic uses.
Regional Urban Commercial (REC)	0–55	4.7, 4.7A–4.7C	Areas allowing retail and office commercial uses and conditionally permitting residential use in an urban, high-intensity setting.
Urban/Industrial (URI)	30+	5.0, 5.1	Allows a mix of commercial, retail, and residential uses and traditional light industrial/warehouse uses.
Research/Industrial (REI)	30+	5.3, 5.3A–5.3D	Ensures that previously approved but not built residential projects are not threatened by the development of non-compatible land uses (e.g., hazardous materials).
Orange County Great Park (GPK)	5–50	6.1 8.1, 8.1B	Allows for a mix of residential (attached and detached), commercial, recreational, and educational uses that promotes and supports a balanced development strategy.

Source: City of Irvine 2021.

Irvine Business Complex Residential Mixed Use Vision

The IBC Residential Mixed Use Vision Plan is a policy framework that outlines goals and design guidelines for a residential overlay district and mixed-use developments in Planning Area 36, the IBC. The planning area is divided into four districts, two of which (the Urban Neighborhood District and the Multi-Use District) encourage mixed-use with ground floor commercial, urban parks, and street landscape treatments. The Multi-Use District is composed of nearly all portions of the planning area south of Barranca Parkway. This district incorporates portions of the IBC where a more contemporary era of development exists and is characterized by a horizontal or vertical mix of land uses within a campus of multiple buildings. Opportunities for future intensification include freestanding residential or ground floor retail, offices, and restaurants, with upper floors accommodating offices or residential.

The Urban Neighborhood District incorporates, through a residential overlay, portions of the IBC appropriate for sustainable residential neighborhoods, employment, and mixed-use blocks in buildings of up to seven stories. This district is intended for residential uses to be clustered in nodes around local services. Small, scattered residential projects are discouraged within the Urban Neighborhood District. Mixed use is encouraged with ground floor uses, including residential, retail, offices, and restaurants, and upper floors accommodating offices or residential.

Orange County Great Park

The Orange County Great Park land use category is a unique urban setting intended as a zoning designation in which a variety of uses are allowed on the same site consistent with the Great Park land use category as defined in the Irvine General Plan. The Trails and Transit-Oriented Development zoning category allows for a mix of residential, commercial, institutional, industrial, and educational uses that promotes and balanced development strategy. Specific uses that serve to enhance the cultural, educational, and recreational environment are especially encouraged in this area. The maximum site coverage area of 50% for single-family detached and unlimited for attached residential and 65% for mixed use (unlimited in 8.1B zoning district) and building height of 55 to 70 feet permitted in the 8.1 zoning district allow for either vertical or horizontal housing development. The Transit-Oriented Development zoning category encourages a diverse mix of higher-intensity commercial, office, residential and institutional uses in areas with high potential for enhanced transit and pedestrian activity. The category is intended to reduce reliance on the automobile by encouraging a compact mix of uses on the same site, including the integration of complementary uses in the same building. The development shall be designed to create a safe and pleasant pedestrian environment by providing amenities that support the use of transit, bicycles, and pedestrian facilities and by providing for a safe, pleasant, and convenient walking experience.

Density Bonus

Under State law (California Government Code, Sections 65915–65918), developers are entitled to a density bonus and/or equivalent concessions or incentives for provision of affordable units to encourage the development of affordable and senior housing, including up to a 50% increase in project densities for most projects, depending on the amount of affordable housing provided, and an 80% increase in density for projects that are completely affordable.

Cities and counties are required to grant a density bonus and other incentives and concessions to projects that contain one of the following:

- 5% or more of units are restricted to very low-income residents, as defined in Section 50105 of the Health and Safety Code.
- 10% or more of units are restricted to lower-income residents, as defined in Section 50079.5 of the Health and Safety Code.
- 10% of the total dwelling units in a common interest development, as defined in Section 4100 of the Civil Code, for persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code, provided that all units in the development are offered to the public for purchase.
- 100% of all units in the development, including total units and density bonus units, but exclusive of a manager's unit or units, are for lower income households, as defined by

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Section 50079.5 of the Health and Safety Code, except that up to 20% of the units in the development, including total units and density bonus units, may be for moderate-income households, as defined in Section 50053 of the Health and Safety Code.

- 10% of units or more are for transitional foster youth, as defined in Section 66025.9 of the Education Code, disabled veterans, as defined in Section 18541, or homeless persons, as defined in the Federal McKinney-Vento Homeless Assistance Act (42 U.S.C. Sec. 11301 et seq.). The units described in this subparagraph shall be subject to a recorded affordability restriction of 55 years and shall be provided at the same affordability level as very low-income units. 20% of units or more are for lower income students who have a household income and asset level that does not exceed the level for Cal Grant A or Cal Grant B award recipients as set forth in paragraph (1) of subdivision (k) of Section 69432.7 of the Education Code and attend an accredited college full-time. Donation of at least one acre of land or of sufficient size to permit development of at least 40 units (with appropriate General Plan designation, zoning, permits, and approvals and access to the public facilities) to the City or Orange County for very-low-income units.
- Senior housing (no affordable units required).
- Mobile home park age-restricted units for seniors (no affordable units required).

The amount of the density bonus is set on a sliding scale based on the percentage of affordable units at each income level and ranges from 5% to 80%. In general, the deeper the levels of affordability of a project, the higher the density bonus.

The City requires that a minimum of 15% of all housing developments be affordable (under its Inclusionary Housing Ordinance) and allows for a minimum density bonus of 20% per State law combined with other incentives for the development of affordable housing. The City's Density Bonus Ordinance (Section 2-3-10 of the Zoning Ordinance) refers to current or updated State Government Code requirements and legal requirements.

Several laws over the last several years significantly reduce the percentage of affordable units that a developer must provide to receive a density bonus and requires one or more "incentives" or "concessions" from the local jurisdiction to assist in the construction of the project, with the number based on the percentage of affordable units in the project. Under the law, developers can receive a maximum density bonus of 50% when a project provides one of the following:

- 15% of total units for Very Low-Income households.
- 24% of total units for Low-Income households.
- 44% of total units for Moderate-Income households.

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State law also imposes Statewide-parking standards equal to 1.5 spaces for two- and three-bedroom homes. Parking requirements for projects located near accessible major transit stops have lower parking standards. State law changes no longer allow local governments to impose any parking requirements for (1) 100% affordable housing projects located within 0.5 mile from an accessible major transit stop and (2) 100% affordable senior housing projects that either offer paratransit service or are located within 0.5 mile from an accessible major transit stop. Parking requirements for projects with at least 11% very low-income or at least 20% lower-income units that are located within 0.5 mile from an accessible major transit stop are 0.5 space per unit.

5.3.3 Development Standards

Residential development standards established in the Zoning Ordinance are designed to protect and promote the health, safety, and general welfare of residents and to implement the policies of the Irvine General Plan. These standards also help preserve the character and integrity of existing neighborhoods. The development standards established by the Zoning Ordinance, as presented below and summarized in Table 5-2, Residential Development Standards, below can have an effect on the ability of property owners to construct and maintain housing. Each of the standards is examined and its impact on housing in Irvine is discussed.

5.3.3.1 Residential Density

The Zoning Ordinance allows for base residential densities ranging from less than one dwelling unit per acre to up to 50 dwelling units per acre. Certain zoning districts allow individual projects to exceed the maximum density range allowed provided that the overall density within the entire district does not exceed the maximum density allowed (e.g., 2.2D) or the maximum unit cap (e.g., 2.3D, 2.3F, 2.3G, 2.3H, 2.3I, 2.3K, and 2.3L). Residential density in the Trails and Transit-Oriented Development zoning district in the Orange County Great Park ranges from Low to High Density or from five to 50 units per net acre.

Residential densities set forth in the General Plan and the Zoning Ordinance may be exceeded on a case-by-case basis to encourage development of low- and moderate-income housing pursuant to State and local density bonus laws.

5.3.3.2 Lot Size and Area

The current Zoning Ordinance establishes minimum lot areas for single-family residentially zoned properties. The minimum lot area varies from 2,400 square feet in the Medium and High-Density Residential Districts to one (net) acre in the Estate (one-acre) District. These standards allow for a range of housing options in Irvine (Table 5-2).

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Table 5-2. Residential Development Standards

DISTRICT	MIN. LOT AREA	SETBACKS	LOT COVERAGE (%)	MAX. HEIGHT MAIN BLDG.	PARKING
2.1, Estate Density	2,400 sf or 20,000 sf (2.1A only) or 1 acre	Front: 10–50 ft. Side: 5–35 ft. Rear: 10–25 ft. Bldg to Bldg: 10 ft	25% 35% (2.1A only)	35 (2.1A only) or 50 ft.	
2.2, Low Density (LDR)	3,000 (2.2D) or 4,000 sf	Front: 10–50 ft. Side: 5–10 ft. Rear: 10 ft. Bldg to Bldg: 6 ft	50%	35 ft.	
2.3, Medium Density	2,400 sf or 3,000 sf (2.3F) or 3,300 sf (2.3P)	Front: 10–50 ft. Side: 5–10 ft. Rear: 10 ft. Bldg to Bldg: 6 ft	50% (SFD) Unlimited (applies to all other uses)	35 ft.	SFD: 1–3 bdrms: 2 spaces 4+ bdrms: 3 spaces; visitor parking also required
2.4, Medium-High Density Residential	2,400 sf (SFD only) or 0.5 acre (all other uses)	Front: 10–50 ft. Side: 5–10 ft. Rear: 10 ft.+ Bldg to Bldg: 6–10 ft	50%	35–50 ft.	visitor parking also required
2.5, High Density Residential	2,400 sf (SFD) or 0.5 acres (all other uses)	Front: 10–50 ft. Side: 5–10 ft. Rear: 10 ft. Bldg to Bldg: 6 or 10 ft	50% to 65%	35 to 50 ft.	Attached ownership: Studio: 1 space; 1 bdrm: 1.5 2 bdrm: 2 spaces; visitor parking also required
3.1, Multi-Use	2,400 sf (SFD) or 0.25 acres (all other uses)	Front: 15–45 ft. Side & Rear: TBD at time of MP or CUP review Bldg to Bldg: 6 or 10 ft	75%	35 to 70 ft.	Attached rental: Studio: 1 space; 1 bdrm: 1.4 space; 2 bdrm: 1.6 space; 3+ bdrm: 2 spaces; visitor parking required
5.0, IBC Mixed Use	0.5 acre (for residential uses)	Front: 10–40 ft Side: 10 ft Rear: N/A	75% (for residential and mixed use)	FAA Height limits	
5.1, IBC Multi-Use	30,000 sf	Front: 8–40 ft Side: 10 ft Rear: 0 ft (see Zoning Ordinance footnotes and IBC Vision Plan criteria)	50%	FAA height limits	
5.3, IBC Residential	0.5 acre	Front: 10–30 ft Side & Rear: 10–30 ft	65%	FAA height limits	
8.1, Trails and Transit-Oriented Development	2,400 sf or 0.25 acre (all other uses)	Front: 8–45 ft Side: 5 ft Rear: 10 ft Bldg to Bldg: 6 ft	50% (SFD) 65% (nonresidential and mixed use) Unlimited (attached residential)	SFD: 35 ft Residential attach & nonresidential: 70 ft	
4.7, Urban Commercial	10,000 sf	Front: 15–30 ft Side & Rear: 5–10 ft	80% (area within required setbacks)	Up to 20 stories subject to MP or CUP approval	

Source: City of Irvine 2021.

Notes: CUP = conditional use permit; FAA = Federal Aviation Administration; IBC = Irvine Business Complex; sf = square feet; SFD = single family detached

5.3.3.3 Yards and Setbacks

Front yard setback requirements range from eight to 50 feet, depending on the zone district where the lot is located and street classification. Side and rear yard setbacks range from five to 10 feet for non-street side yards. These standards are typical to master-planned communities in Orange County.

5.3.3.4 Lot Coverage

The City imposes reasonable limits on building lot coverage. Within the Multifamily zone districts (Medium, Medium-High and High Density Residential), all non-single-family detached uses, including parking structures may occupy up to 100% (i.e., “unlimited”) of the lot, which would permit sufficient square footage to facilitate construction of a range of variously sized apartment units up to the maximum allowable densities. Lot coverage requirements in Single-Family Districts allow structures to occupy 25% to 50% of the lot.

5.3.3.5 Minimum Floor Area Ratio

The City does not have minimum floor area ratio requirements for residential uses.

5.3.3.6 Parking

A minimum of two covered off-street parking spaces per unit are required for all single-family detached residential units (units with four or more bedrooms require three spaces). Accessory dwelling units (ADUs) with one or more bedrooms require an additional parking space. Parking requirements within Multifamily Districts vary by unit size and unit type (rental versus ownership), with attached rental or low- to moderate- income ownership developments being less restrictive. In Multifamily Districts, the parking requirements are as follows:

- Attached development, ownership:
 - Studio: One space per unit (one covered).
 - One bedroom: 1.5 spaces/unit (one covered).
 - Two or more bedrooms: Two spaces/unit (two covered).
 - Visitor parking: 0.7 space/unit if project has resident garages or 0.4 spaces/unit if the project has resident carports.
- Attached development, rental, and low- or moderate-income ownership:
 - Studio: One space per unit (one covered).
 - One bedroom: 1.4 spaces/unit (one covered).

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- Two bedrooms: 1.6 spaces/unit (one covered).
- Three or more bedrooms: Two spaces/unit (one covered).
- Visitor parking: 0.25 space/unit.

For projects meeting the density bonus requirements, the following State parking standards may be used, inclusive of guest and disabled parking (parking for two+ bedroom units has changed since the 5th Cycle Housing Element was adopted in 2013):

- **Studio to One Bedroom:** One parking space.
- **Two to Three Bedrooms:** 1.5 parking spaces.
- **Four or More Bedrooms:** 2.5 parking spaces.
- 100% affordable housing projects located within 0.5 mile from an accessible major transit stop and 100% affordable senior housing projects that either offer paratransit service or are located within 0.5 mile from an accessible major transit stop – no parking requirements.
- Projects with at least 11% very low-income or at least 20% lower-income units located within 0.5 mile from an accessible major transit stop – 0.5 space per unit.

The City's parking code does allow on-street parking on a development site to count toward fulfilling visitor parking requirements, whereas the State parking standards (in conjunction with a density bonus) does not. The City's parking standards are lower than those adopted by many surrounding cities, but changes to State law related to parking for density bonus projects since the 5th Cycle Housing Element have resulted in the City's existing parking standards exceeding State law. However, the City is embarking on Land Use Element and Zoning Ordinance amendments later in 2021. The City's parking standards will be updated at that time to adhere to State law requirements, as revised.

5.3.3.7 Height Limits

Land use regulations establish a height limit of 35 feet in Low-Density Residential Districts except for the Estate District, which permits structures up to 50 feet in height. In High Density Residential Districts, height limits range from 35 to 50 feet in Medium and Medium-High Density Residential, 70 feet in the Multi-Use District, and higher in other districts, such as the IBC and the Urban Commercial. As demonstrated by the City's past development trends, high-density residential developments are able to achieve close to or exceed the maximum permitted densities. Therefore, height limits in the City do not constrain housing development.

5.3.4 Housing in Coastal Zone

Approximately 250 acres of the City lie within the coastal boundaries. The majority of this area is within the San Joaquin Freshwater Marsh and a portion of the University of California natural land and water resources system. The University of California owns all of this property with the exception of an existing 36-acre research and light industrial development. Pursuant to California Public Resources Code, Section 30519, in the California Coastal Act, the City's Local Coastal Program only applies to this 36-acre industrial site. The Sites Inventory in this Housing Element identifies properties making up a portion of this 36-acre site that have redevelopment potential for residential uses.

5.3.5 Fees and Exactions

Development impact fees offset the costs of improvements serving the development. Planning and Development Services fees cover review and processing of the development by City staff. The City's fee schedule is based on typical anticipated costs associated with review and approval of proposed projects. Irvine's current planning and development fee schedule for residential projects is summarized in Table 5-3, Planning and Development Fees for Residential Projects, below.

Some fees, such as permit issuance fees, slurry seal fees, and traffic related fees, are collected at permit issuance by the Community Development Permit Processing Counter. Transit Corridor Agency fees and school fees are collected or payment verified by the City's Building Division. Water and sewer fees are collected by the Irvine Ranch Water District.

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Table 5-3. Planning and Development Fees for Residential Projects

PLANNING AND PROCESSING FEES	FEE/DEPOSIT
Development Agreement, Master Plan	Fee per hour: \$146.08 Initial deposit: \$10,000 Minimum balance: \$2,000 (effective 6/1/21)
Annexation, Concept Plan, Conditional Use Permit, Detachment, General Plan Amendment, Zone Change	Fee per hour: \$146.08 Initial deposit: \$10,000 Minimum balance: \$2,000 (effective 6/1/21)
Tentative Map, Tentative Map Extension, Park Plan	Fee per hour: \$146.08 Initial deposit: \$4,000 Minimum balance \$1,000 (effective 6/1/21)
Environmental Impact Report	Initial deposit: \$30,000 Minimum balance: \$10,000 \$146.08 per hour (effective 6/1/21)
Transportation Plan Review	Fee per hour: \$162.65 (effective 6/1/21)
Preliminary Plan Check Review	Fee per hour: \$178.20 \$89.10 Minimum plan check revisions (1/2 hour) (effective 8/1/21; approved by City Council on 5/25/21)
Building and Safety Fees:	Inspection: Single-family: \$0.374/sf; Multifamily: \$0.275/sf Model plan check: Single-Family: \$0.517/sf; Multifamily: \$0.286/sf Production dwelling plan check: Single-family: \$0.044/sf; Multifamily: \$0.024/sf (effective 8/1/21; approved by City Council on 5/25/21)
Major Thoroughfare and Bridge Fee San Joaquin Hills Transportation Corridor Zone A/Zone B	Single-family: \$6,050.17/unit for Zone A; \$4,688.80/unit for Zone B Multifamily: \$3,523.53/unit for Zone A; \$2,735.05/unit for Zone B (effective 7/1/21)
Major Thoroughfare and Bridge Fee Foothill/Eastern Trans. Corridor Zone A/Zone B	Single-Family: \$6,189.60/unit for Zone A; \$4,405.08/unit for Zone B Multifamily: \$3,665.11/unit for Zone A; \$2,568.44/unit for Zone B (effective 7/1/21)
Park Dedication In-Lieu Fee	Dedication Requirement (# of acres) x Fair Market Value (\$ per acre) (effective 5/21/21)
University Research Park Fee	\$3/sf (effective 5/21/21)
Irvine Business Transportation Mitigation Complex Fee	\$1,765/dwelling unit (effective 2/9/21; no change for FY 2021-22)
IBC Neighborhood Infrastructure Improvement Program fees	Rental with required Affordable Housing provided on-site: \$6,485/unit Rental using menu option for Affordable Housing requirement: \$8,430/unit For Sale with required Affordable Housing provided on-site: \$14,914/unit For Sale using menu option for Affordable Housing requirement: \$16,860/unit (effective 7/1/21)
IBC TDR fee	\$500 per PM DIV transferred (effective 5/21/21)
School Facilities Fee	For SFD, attached condo, and multifamily apartment: \$4.08/sf (State mandated Level 1 fees effective since June 2020 for IUSD, TUSD, SAUSD, and SVUSD)
SMIP State mandated	\$13 for each \$100,000 of valuation with a minimum fee of \$0.50 (effective 5/21/21)
Systems Development charge- Circulation	0.5% of valuation as calculated by Building Code (effective 5/21/21)
Systems development charge-Non-circulation	0.5% of valuation as calculated by Building Code (effective 5/21/21)
Permit Issuance fee (residential new construction)	\$48.40 (effective 8/1/21; approved by City Council on 5/25/21)
Automation fee	10% of all Building, Grading, Electrical, Plumbing, Mechanical plan check application and inspection permit fees (effective 5/21/21)
Slurry seal fees for road wear and tear	\$0.03/sf or \$50 maximum per unit (effective 5/21/21)
SB 1473 Administrative and State Mandated Fees	Permit Valuation: \$1–\$25,000: Fee \$1 \$25,001–\$50,000: Fee \$2 \$50,001–\$75,000: Fee \$3 \$75,001–\$100,000: Fee \$4 Every \$25,000 or fraction thereof above \$100,000: Add \$1 (effective 5/21/21)

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Table 5-3. Planning and Development Fees for Residential Projects

PLANNING AND PROCESSING FEES	FEE/DEPOSIT
Energy & Physically Disabled Access	Plan check: 65% of inspection fee
Enforcement Surcharge – State mandated (exception: parking structures)	Inspections for each 1,000 sf, or fraction thereof, up to 4,000 sf: \$48.84 Inspections for each 1,000 sf, or fraction thereof, over 4,000 sf: \$25.08 (effective 5/21/21)
IRWD Domestic Water Connection Fee	\$1,428–\$4,027/unit depending on location and density (effective 5/24/21)
IRWD Sanitary Sewer Connection Fee	\$1,520–\$7,150/unit depending on location and density (effective 5/24/21)
Water/Sewer Meter Fee	Fees are charged by outside agencies

Source: City of Irvine 2021.

Notes: DIV = Development Intensity Value; IUSD = Irvine Unified School District; IBC = Irvine Business Complex; SAUSD = Santa Ana Unified School District; sf = square foot; SFD = single-family detached; SMIP = Strong Motion Instrumentation Program; SVUSD = Saddleback Valley Unified School District; TDR = Transfer of Development Rights; TUSD = Tustin Unified School District

5.3.5.1 Irvine Business Complex Development Fee

The intent of the IBC Development Fee Program is to provide partial funding for the implementation of the area-wide circulation mitigation program identified in the Final Program Environmental Impact Report 88-ER-0087 the IBC. The area-wide circulation program ensures that all land uses, including market-rate and affordable housing, have adequate infrastructure. The program establishes variable fees per unit of development for specific land uses, which in turn correspond to the trip generation of each land use. Fair-share costs are derived by dividing the total cost of the required circulation improvements for future development into the total number of trips assumed to be generated by projects that are subject to this fee program. The cost per trip is then converted into cost per unit of development for the corresponding land use. Any development for which building permits are issued within the IBC after 1992 is subject to this fee.

As required under Zoning Ordinance, Section 9-36-4, the City must update its comprehensive traffic study for the IBC every three years following the certification of the Final Environmental Impact Report (EIR) for IBC Residential Mixed Use Vision Plan (2010) project to evaluate the implementation of the original traffic study. On February 9, 2021, the City Council approved the 2020 IBC Traffic Improvement Fee Program Update.

As a result, these fees apply to all new IBC development, including density bonus units in Table 5-4, Irvine Business Complex Transportation Mitigation Fees, and Table 5-5, Irvine Business Complex Neighborhood Infrastructure Fees, below.

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Table 5-4. Irvine Business Complex Transportation Mitigation Fees

LAND USE	FEE RATE
Residential	\$1,765/dwelling unit
Retail Mix	\$5.49/square foot
Hotel	\$2,309/room
Extended Stay Hotel	\$1,426/room
Office	\$5.49/square foot
Industrial Mix	\$1.43/square foot
Mini-Warehouse	\$0.92/square foot

Source: City of Irvine 2021.

Table 5-5. Irvine Business Complex Neighborhood Infrastructure Fees

UNIT TYPE	CURRENT FEE
Rental with required Affordable Housing provided on-site	\$ 6,485
Rental using menu option for Affordable Housing requirement	\$ 8,430
For Sale On-Site Affordable Housing with required Affordable Housing provided on-site	\$14,914
For Sale Affordable Housing Menu Option using menu option for Affordable Housing requirement	\$16,860

Source: City of Irvine 2021.

5.3.5.2 University Research Park Fee

The University Research Park (URP) fee was adopted in conjunction with The University of California Regents' approval of the University of California, Irvine, Long Range Development Plan in 1989. The fee provides for the fair sharing of costs related to transportation improvements associated with the development of the URP, which comprises all of Planning Area 25 and is located adjacent to University of California, Irvine. The fee applies to all land owned by the campus of University of California, Irvine, within the URP and is required for the development of any new building or an increase in square footage to an existing building. The current URP fee is \$3 per gross square foot and is due at the time a building permit is issued. This fee is unlikely to be applied to any residential development given that the uses in the University Park area are anticipated to remain commercial during the 6th Cycle Housing Element period.

5.3.5.3 Comparable Fees (Other Cities)

Table 5-6, Comparison of Residential Development Fee, below outlines the various planning related fees charged by Irvine, with a comparison of similar fees charged by neighboring cities. Irvine is a master-planned community; therefore, infill development opportunities have traditionally been limited. Development proposals have been a combination of large-scale and infill in recent years, but as vacant land is diminishing, infill development has increased significantly. The City's fee structure reflects the types of developments in the City and necessary costs associated with proper review and project mitigation.

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Table 5-6. Comparison of Residential Development Fee

DEVELOPMENT FEE TYPE	COSTA MESA	FOUNTAIN VALLEY	IRVINE	LAKE FOREST	TUSTIN
Development Agreement	\$20,000	\$10,745	\$10,000	\$10,000	\$2,000
Tentative Map	\$3,800–\$6,000	\$1,960–\$5,540	\$4,000	\$8,000	\$3,000
General Plan Amendment	\$12,000	\$11,595	\$10,000	\$10,000	\$2,000
Conditional Use Permit	\$7,500	\$3,465	\$10,000	\$6,500	\$3,000
Environmental Impact Report	Consultant Est. + 10%	Cost + 15%	\$30,000	\$9,500	\$4,000
Zone Change	\$10,000	\$7,110	\$10,000	\$10,000	\$950

Combining planning/processing fees and development impact fees, a developer can expect to pay approximately \$75,000 in fees per single-family unit and \$45,000 to \$82,000 in fees per multifamily unit, depending on the location of the project in the City (Table 5-7, Overall Development Cost for Typical Residential Unit).

Table 5-7. Overall Development Cost for Typical Residential Unit

DEVELOPMENT COST	SINGLE-FAMILY	MULTIFAMILY OWNERSHIP	MULTIFAMILY RENTAL
Estimated Fees per Unit	\$75,000	\$82,000	\$45,000
Estimated Cost of Development per Unit ¹	\$1,058,856	\$813,859	\$328,284
Estimated % Fee Cost to Overall Development Cost	7%	10.1%	13.7%

Notes:

¹ Assumes single-family unit is 2,840 square feet, Multifamily ownership is 1,958 square feet, and multifamily rental is 799 square feet.

To facilitate affordable housing development, the City has provided financial subsidies to offset the cost impacts of development and planning fees. Financial assistance can come in the form of CDBG, HOME, and in-lieu fee funds. In-lieu fees are collected from other projects that did not build affordable units on-site, which is a permitted option in the City’s Inclusionary Housing Ordinance. These fees are then allocated to other projects that are building affordable units on-site. For example, Granite Court, a 71-unit apartment complex for households earning 60% or less of the AMI, was loaned \$4.6 million from the City’s in-lieu fee account. Parc Derian, a rental complex with 79 affordable units, was loaned \$1,533,755 in in-lieu fees. Other financial subsidies given to facilitate development of affordable housing also include reductions in the parkland dedication standard for new affordable units. Other forms of concessions given to projects providing affordable units include priority/expedited processing for all entitlement and ministerial permits required for development of the project and a reduction in development standards such as setbacks requirements, landscaping requirements, parking requirements, and building heights.

The balance of in-lieu fees held by the City (and not committed to projects) as of June 29, 2021 is \$72,036.48.

5.3.6 Conditional Use Permit Process

New residential projects not permitted by right require a conditional use permit (CUP) to ensure the following:

- The use is appropriate in the location and circumstances in which it is proposed.
- The use is compatible with the existing and proposed on-site and proximate land uses.
- The use implements the General Plan objectives.
- Project impacts are identified and mitigated.
- Major issues associated with the development of the site have been addressed and resolved.

Division 2 of the Zoning Ordinance also outlines the application procedures, approval body, findings, and appeal process. Typical findings to be met for approval of a CUP are as follows:

- The proposed location of the conditional use is in accord with the objectives of Chapter 1-1 of the Zoning Ordinance and the purpose of the zoning district in which the site is located.
- The proposed conditional use will not be detrimental to the public health, safety, or welfare or be materially injurious to properties or improvements in the vicinity.
- The proposed conditional use is compatible with existing uses and future uses to the extent those uses are known and will comply with each of the applicable provisions of the Zoning Ordinance, except for approved variances and/or administrative relief per Chapters 2-2 and 2-37.
- If the proposed CUP affects land located within the coastal zone, the proposed CUP will comply with the provisions of the land use plan of the certified local coastal program.
- Based on information available at the time of approval, adequate utilities, access roads, drainage, and other necessary facilities exist or will be provided to serve the proposed use.

CUP processes are not considered a constraint to the development of units identified to meet the RHNA since these sites are covered under a previously approved EIR, which contemplated residential uses at all densities and number of units to be built. An approved EIR allows developers to rely on the certainty of gaining approval of a CUP since the General Plan Amendment, zone change, and environmental processes have already been completed. The CUP process only ensures that a proposed development meets development standards and is consistent with previous approvals.

As evidenced by the development of a significant number of affordable units in the IBC, the CUP process has not historically been a governmental constraint on the development of housing. Conditions of approval are standard and placed on all market-rate and affordable housing

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projects throughout the City. Granite Court, a 100% affordable project for very-low-income households in the IBC, was built ahead of schedule, despite the fact that it was a podium-style construction and all standard conditions of approval and CUP processes were applied to the project. Examples of typical conditions of approval that were placed on the CUP approving Granite Court include the following:

- Provision of evidence that a Notice of Intent was filed with the State Water Resources Control Board.
- Submittal of a Water Quality Management Plan for review and approval by the Chief Building Official.
- Submittal of a report for the suppression of fugitive dust and nuisance in accordance with the South Coast Air Quality Management District's Rules 403 and 402.
- Submittal of a final acoustical report demonstrating that the project will be sound attenuated against present and projected noise levels.
- Submittal of an electrical engineer's photometric survey that demonstrates lighting requirements set forth in the Irvine Uniform Security Code are met.
- Submittal of an occupancy disclosure form for review and approval by the Director of Community Development. The approved disclosure form, along with its attachments, shall be included as part of the rental/lease agreements.
- Submittal of a construction phasing plan demonstrating that emergency vehicle access is adequate.
- Submittal of a playground plan that includes detailed playground specifications for manufactured play equipment.

Salerno, a 100% affordable project comprised of 80-units in Cypress Village (Planning Area 40), was subject to a combined Master Plan/CUP process and all standard conditions of approval were applied to the project. All units were made affordable to lower income households and nearly half of the total units (35) are reserved for extremely low income and special needs households – 15 units for veterans, 10 units for persons with developmental disabilities, and 10 units for families at risk of homelessness. Examples of typical conditions of approval that were placed on the Master Plan approving Salerno include the following:

- Submittal of an occupancy disclosure form for review and approval by the Director of Community Development. The approved disclosure form, along with its attachments, shall be included as part of the rental/lease agreements.
- Submittal of a final acoustical report demonstrating that that project will be sound attenuated against present and projected noise levels.

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- Submittal of an electrical engineer’s photometric survey that demonstrates lighting requirements set forth in the Irvine Uniform Security Code are met.
- Submittal of an emergency access plan demonstrating emergency vehicle access is adequate.
- Submittal of a park design and subsequent playground equipment inspection.

Although the timeline for processing a CUP and the associated fees can be a constraint to housing development, the City has adopted policies and offers incentives to mitigate any undue burdens on the developer. The City offers a reduction in park dedication standards (as permitted by the Subdivision Ordinance) to encourage the construction of affordable housing. Specifically, the reduction in park dedication standards required for residential development helps lower the cost of construction of the units planned for lower-income households. To further facilitate affordable housing development, the City has provided loans and financial subsidies to offset the cost impacts of development and planning fees. Financial assistance can come in the form of CDBG or HOME funding (when requested by the applicant through the annual Notice of Funding Availability process and when considered and awarded by the City Council), as well as loans from the in-lieu fee fund (when requested by an applicant and considered and approved by the City Council). In-lieu fees are collected from other projects that did not build affordable units on-site, which is a permitted option in the City’s Inclusionary Housing Ordinance. These fees are then allocated to other projects that are building affordable units on-site. Using a mix of these funding sources, the City can assist affordable housing development with gap financing. For example, the City loaned \$1,533,755 of in-lieu fee funds to the 100% affordable Parc Derian project in the IBC. Parc Derian was also awarded a loan of \$603,858 in HOME funds.

Other concessions given to projects providing affordable units include priority/expedited processing for all entitlement and ministerial permits required for development of the project, a reduction in development standards such as setbacks requirements, landscaping requirements, parking requirements, and building heights. For example, the City granted the Salerno project reduced neighborhood park dedication acreages, reduced community park dedication in-lieu fees, density bonus parking standards, and expedited permit inspections. Additionally, the project was deemed an “additive” institutional use (consistent with specific General Plan criteria) allowing additional units beyond the Planning Area 40 maximum intensity cap.

5.3.7 Timelines for Permit Procedures

Development review and permit processing are necessary steps to ensure that residential construction proceeds in an orderly manner. It also ensures that development standards of the City, as well as outside agencies that have a vested interest in the project, are met. However, the time and cost of permit processing and review can be a constraint to housing development if they place an undue burden on the developer.

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The processing time needed to obtain development permits and required approvals is commonly cited by the development community as a prime contributor to the high cost of housing. Depending on the magnitude and complexity of the development proposal, the time that elapses from application submittal to project approval may vary considerably. Factors that can affect the length of development review on a proposed project include: completeness of the development application submittal, responsiveness of developers to staff comments and requests for information, and for projects that are not exempt from CEQA, rezoning or General Plan Amendment processing, or projects that are subject to a public hearing before the Planning Commission or City Council.

Certainty and consistency in permit processing procedures and reasonable processing times is important to ensure that the development review/approval process does not discourage developers of housing or add excessive costs (including carrying costs on property) that would make the project economically infeasible. The City is committed to maintaining comparatively short processing times. Total processing times vary by project and is highly dependent on the level of required CEQA analysis, but most residential projects are approved in four to 12 months.

Table 5-8, Permit Processing Times, below provides a detailed summary of the typical processing procedures and timelines of various types of projects in the City. Depending on the level of environmental review required, the processing time for a project may be lengthened, as the City must completely implement CEQA processes, which substantially add to processing times. Given the relatively short time periods required for processing residential development applications in Irvine, the City's discretionary processing procedures are not a significant constraint on residential development.

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Table 5-8. Permit Processing Times

PROJECT TYPE	REVIEWING BODIES	PUBLIC HEARING REQUIRED	APPEAL BODY	ESTIMATED TOTAL PROCESSING TIME (WORKING DAYS)
Single-Family Detached Units (Master Plan or CUP)	Planning Commission	Yes	City Council	Subsequent Activity under EIR: 4 months IS/ND or MND or addendum: 6–8 months EIR: 9–12 months (requires City Council certification)
Single-Family Subdivision Map	Subdivision Committee, Transportation Commission Community Services Commission Planning Commission	Yes	City Council	Subsequent Activity under EIR: 4 months IS/ND or MND or addendum: 6–8 months EIR: 9–12 months (requires City Council certification)
Multifamily (Master Plan or CUP)	Planning Commission	Yes	City Council	Subsequent Activity under EIR: 4 months IS/ND or MND or addendum: 6–8 months EIR: 9–12 months (requires City Council certification)
Multifamily (with subdivisions)	Subdivision Committee, Transportation Commission Community Services Commission Planning Commission	Yes	City Council	Subsequent Activity under EIR: 4 months IS/ND or MND or addendum: 6–8 months EIR: 9–12 months (requires City Council certification)
Mixed Use	Planning Commission, Community Services Commission	Yes	City Council	Subsequent Activity under EIR: 4 months IS/ND or MND or addendum: 6–8 months EIR: 9–12 months (requires City Council certification)

Notes: CUP = Conditional Use Permit; EIR = Environmental Impact Report; IS/ND = Initial Study/Negative Declaration; MND = Mitigated Negative Declaration

Table 5-9, Timelines for Permit Procedures, outlines the standard processing times for some of the City’s typical approvals and permits.

Table 5-9. Timelines for Permit Procedures

TYPE OF APPROVAL OR PERMIT	TYPICAL PROCESSING TIME (BASED ON WORKING DAYS)
CUP or Master Plan	16–24 weeks
Zone Change	20–24 weeks
General Plan Amendment	20–24 weeks
Environmental Impact Report	9–12 months

Source: City of Irvine 2021.

Note: CUP = Conditional Use Permit

Subdivision review is included within the time frames indicated in this table.

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Processing times in the City vary according to many factors, including the following:

- Environmental Determination: Projects that require an EIR can take an additional four to eight months to process.
- Projects that require additional screen check reviews and meetings also take additional time to process. Common issues requiring additional processing time include parking, traffic, circulation, and design.

Generally, all residential projects require one or more of the following entitlements:

- CUP
- Tentative Tract Map
- Master Plan
- General Plan Amendment
- Zone Change

Projects that require a Master Plan, Tentative Tract Map, and/or CUP take approximately 16–24 weeks to process and require final approval from the Planning Commission. Projects that require City Council approval (such as General Plan Amendments and zone changes) take approximately 20–24 weeks to process. These estimates, however, highly depend on the completeness of the submittal and responsiveness of the developer and only apply to projects that do not require preparation of an EIR. Projects requiring an EIR take approximately one year to process. Approval requirements are the same for all residential projects, regardless of whether it is a single-family or multifamily development. Table 5-10, Typical Processing Procedures by Project Type (Entitlement through Building Permit Issuance), lists the typical approval requirements and estimated total processing times for various residential projects. However, coordination with other impacted parties, such as community groups and homeowners associations, may extend the overall time frame for development.

Table 5-10. Typical Processing Procedures by Project Type (Entitlement through Building Permit Issuance)

	SINGLE-FAMILY DETACHED UNITS	ATTACHED RESIDENTIAL
Typical Approval Requirements	Master Plan/CUP Addressing Plan Grading Plan Landscape Plan Building Plan Tentative Tract Map	Master Plan/CUP Addressing Plan Grading Plan Landscape Plan Building Plan Tentative Tract/Parcel Map
Estimated Total Processing Time	No EIR: 8–14 months EIR: 13–18 months years	No EIR: 8–14 months EIR: 13–18 months

Source: City of Irvine 2021.

Notes: CUP = Conditional Use Permit; EIR = Environmental Impact Report

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- **Environmental Review:** Individual single-family homes are exempt from environmental review. Other residential projects are subject to varying levels of environmental clearance depending on potential impacts. However, the required public hearing can be held concurrently with the entitlement hearing.
- **Land Use Review:** City staff generally reviews projects permitted by right. Projects requiring a CUP, Park Plan, General Plan Amendment, zone change, variance, Master Plan, administrative relief, and/or Tract/Parcel Map require a public hearing by one or more of the following hearing bodies: Planning Commission, Community Services Commission, Transportation Commission, Subdivision Committee, City Council, and Zoning Administrator.
- **Development Review Committee (DRC):** The purpose of the City DRC is to provide City departments an opportunity to collectively identify and discuss issues related to development proposals, and work toward resolution of these issues in an informal setting. The DRC is intended to expedite the project development process and is not considered a constraint. In addition to providing written comments to the City project manager the design review process allows City transportation, engineering, and planning staff the opportunity to discuss design issues and provide other valuable input in an open forum. The DRC is not intended to be used for all cases—only those in which the project manager feels that the combined input of the DRC would be helpful in resolving project issues. Design guidelines are outlined in the Zoning Ordinance and are specific to each of the City’s different planning areas.

5.3.8 Inclusionary Zoning Ordinance

The City has been at the forefront of providing affordable housing. The provision of affordable housing has always been a priority for the City, even before it became a requirement in 2003 with the passage of the City’s Inclusionary Housing Ordinance. The City attained many of its affordable units before 2003 by working closely with the Irvine Company and other private developers. Between 2013 and 2021, approximately 1,619 affordable units (such as Montaira, Espaira, and Luminaira) have been built, and 492 affordable units have been approved as a result of the Inclusionary Housing Ordinance.

5.3.8.1 Requirements

In March 2003, the Irvine City Council approved a zone change to revise Chapter 2-3 of the Zoning Ordinance to require the provision of affordable housing in all residential development and outline the means of attaining affordability. These provisions are applicable to all residential developments of 50 or more units, regardless of zoning, within the City. Under these provisions, all residential projects are required to provide a minimum of 15% of the total units as affordable and shall be allocated in accordance with the following percentages:

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- 5% of the actual number of dwelling units shall be affordable as rental or ownership units to very-low-income households earning less than 50% of the Orange County median income as annually defined by the California State Department of Housing and Community Development. 5% of the actual number of dwelling units shall be affordable as either rental or ownership units, with the emphasis on ownership units, to low income households earning 51–80% of the Orange County median income.
- 5% of the total number of dwelling units shall be affordable as rental or ownership units (with emphasis on ownership units in projects offering ownership housing) to moderate-income households earning 81–120% of the Orange County median income.

Occasionally, developers will request a deviation from the above ratios to provide a different mix of affordability levels in a project. These deviations typically allow for a unit mix that provides a deeper level of affordability to ensure compliance with tax credit and/or State density bonus requirements. The Planning Commission has the discretion to approve ratios other than those described above. Residential developments of fewer than 50 units and projects within hillside development are exempt from providing on-site units per the Inclusionary Housing Ordinance and may choose one of the menu options listed in Chapter 2-3 of the Zoning Ordinance to meet the City's affordable housing requirements.

Affordable units must be in the planning area or on the site of the proposed project, unless the developer is qualified to use menu option alternatives. Developers are only eligible for the menu option alternatives under the following circumstances:

- An applicant proposes development in the Hillside Planning Areas 1, 2, 6, 17, 18, 22, or 27 where development of affordable housing is impacted by the increased cost of development in hillside areas.
- An applicant proposes a zone change and/or General Plan amendment to change the land use designation from High, Medium, or Medium-High Residential Density to Low or Estate Density.
- The planning area is predominately (over 75% of the entitlement) developed.
- The planning area does not have a City-approved affordable housing program.
- The undeveloped residential areas have a zoning designation of Estate, Low, and/or Medium Density.
- The undeveloped residential areas have a zoning designation of Estate, Low, and/or Medium Density.
- Financial or processing incentives are not available to bridge the gap of developing affordable housing within the planning area.

5.3.8.2 Alternatives

If a development meets any of the requirements established above, the developer is eligible to take advantage of one or more of the following menu options to satisfy the affordable housing requirement:

- Convert existing market-rate housing to affordable housing for a period of at least 30 years.
- Extend the term of affordability for affordable units for a period of at least 40 years.
- Pay in-lieu fees.
- Transfer control of units to a nonprofit housing agency.
- Transfer off-site credits for affordable units not provided on the site.
- Provide alternative housing.
- Dedicate land for affordable housing.
- Perform an alternative option acceptable to the City.

5.3.8.3 Incentives

To assist in compliance with the inclusionary housing requirement, the City offers the following incentives:

- Credits based on the unit level of affordability and number of bedrooms.
- Density bonus pursuant to State Density Bonus law.
- One or more density bonus incentives pursuant to State Density Bonus law, including regulatory concessions, and/or State parking standards.
- Marketing of for-sale inclusionary units through the Irvine Community Land Trust.
- Financial assistance if excess affordable units are provided.
- Reduction in overall inclusionary requirements if an increased number of lower-income units are provided.

Before adoption of the Inclusionary Housing Ordinance in 2003, the City's affordable housing needs were addressed through affordable (inclusionary) housing goals outlined in its 2000 General Plan. Although the previous affordable (inclusionary) housing goals did not require developers of new residential construction to provide affordable units, the City was able to secure 1,123 affordable units through partnership with the Irvine Company, a major landowner in Irvine.

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Since the adoption of the City’s Inclusionary Housing Ordinance in 2003, an additional 2,111 affordable units have been constructed, and 433 affordable units have been entitled.

It is important to note that the adoption of the Inclusionary Housing Ordinance did not slow housing production in the City. While housing prices soared during those years, that trend was primarily a result of an inflated market triggered by the abundance of creative and highly leveraged mortgage financing schemes.

In today’s market, the average subsidy required for an affordable housing unit is over \$500,000 according to the average per-unit subsidy requested on awarded Low Income Housing Tax Credits to affordable housing projects in the region. This is an increase from an average subsidy of \$180,000 per unit in 2012 at the time the City prepared and adopted the 5th Cycle Housing Element Update. Chapter 4, At-Risk Affordable Housing, of this Housing Element provides an analysis of the per-unit cost to develop affordable housing in the City.

Because prices and rents have also grown substantially with the costs of developing affordable housing, these prices and rents are typically high enough to absorb the additional costs resulting from the inclusionary requirement. Therefore, the cost of overall housing development is not impacted to the extent of making a market-rate housing project infeasible to date. As described above, the City offers a range of options and incentives to ensure the inclusionary housing policy does not unduly constrain housing development in the City.

5.3.9 Codes and Enforcement and On-/Off-Site Improvement Standards

5.3.9.1 Codes and Enforcement

In 2001, the State of California consolidated its building codes into the California Building Standards Code, which is contained in Title 24 of the California Code of Regulations. The City most recently adopted the 2019 California Building Code; Green Building Standards Code; and Electrical, Mechanical, Plumbing, Fire, Energy, Historical, and Uniform Housing Codes.

Code Enforcement has a staff of eight people. Most are inspectors with expertise in code enforcement and capable of investigating any type of complaint. Staff enforces a variety of codes, including the following:

- California Building Codes.
- Zoning Ordinance.
- Municipal Codes.
- Uniform Fire Code, Uniform Housing Code, and Building Code, including Americans with Disabilities Act (ADA) accessibility requirements.

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Code Enforcement responds to complaints concerning all types of properties in the City. However, complaints related to housing in Irvine typically involve the following:

- Hoarders.
- Short-term rentals.
- Signage.
- Life/safety issues.
- Property maintenance issues.
- Drainage.
- Illegal home occupation.
- Construction without permits.
- Inoperative vehicles.
- Noise.
- Water quality violations involving paint spills, oil spills, raw sewage, washing debris into gutters, draining pool into gutters, and storm drains.

Code Enforcement staff responds to approximately 60 new residential complaints and participates in hundreds of active investigations each month. Enforcement procedures place emphasis on voluntary compliance. On the average, Code Enforcement administers the following:

- 600 residential courtesy notices and notices of violation per year.
- 30 administrative citations per year.

5.3.9.2 On-/Off-Site Improvement Standards

The City's Standards and Design Manuals are a series of documents that include Design Standards, Engineering Standard Plans, the Landscape Manual, Landscape Standard Plans, the Park Standard Manual, and Traffic Plan Sheets. These plans are intended to ensure uniform design and provide guidance to those preparing improvement plans for the City. Irvine's Standards Plan establishes varying standards for residential streets, depending on the design and scope of the project. The Standards Plan identifies three types of residential streets—local streets, private ways, and private courts:

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- **Local Street:** These are the streets most common in a residential development. Minimum width required is 36 feet.
- **Private Way:** A low-speed roadway for general circulation in residential neighborhoods to access residential units, garages, and parking areas. Average daily traffic on a private way cannot exceed 850 trips. Minimum width required is 28 feet.
- **Private Court:** A low-speed, low-volume, dead-end traveled way in residential neighborhoods to access residential garages and parking areas. Average daily traffic on a private court cannot exceed 120 trips. Minimum width required is 22 feet.

The City has established landscape requirements that apply to all developments except single-family detached residential developments. These regulations establish a minimum percentage of a site, which must be landscaped. All landscaped areas are required to be maintained in a healthy and growing condition and must be free of weeds and debris. For attached residential units, the City requires a minimum of one 15-gallon tree for every 30 feet of interior boundary on all building sites. The trees must be located in a minimum five-foot-wide planting area. The Irvine Zoning Ordinance also requires a building setback of 10 to 25 feet from any local street.

Solid waste collection standards apply to all attached residential developments, except for residences in Planning Area 4, an area that was annexed to the City in 1994 after entitlements had previously been granted by Orange County. A minimum of one outdoor solid waste collection bin per 12 dwelling units is required by the City, 50% of which must be for recyclable materials. Each solid waste bin must have at least one recycling bin located adjacent or in close proximity to it.

As a condition of tentative map approval, the City requires a developer to dedicate land, make improvements, and/or pay fees for the purpose of developing new or rehabilitating existing park and recreational facilities. Improvements include site grading, automatic irrigation systems, adequate drainage, lawn, shrubs, trees, concrete walkways, and walkway lighting. A developer of residential subdivisions is required to dedicate parkland or pay fees in lieu at the rate of five acres per population of 1,000. To encourage the construction of low- and moderate-income housing, the City has modified the park dedication policy for developers of affordable housing to the following:

- Affordable housing developers may reduce the dedication standard to a minimum of 3.5 acres per population of 1,000.
- To qualify for this reduction developers must show that the reduction in park dedication will help lower the cost of construction of the affordable units, that the new rental units will be guaranteed for low-income households for a minimum of 30 years, and that projects for family units will be within 0.5 mile of a publicly maintained park and/or school playground.

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Other on-site improvements can be waived for affordable housing as a processing incentive and has been done in the past. Possible incentives include the following:

- Priority/expedited processing for all entitlement and ministerial permits required for development of the project.
- Adjustments in development standards, such as setbacks requirements, landscaping requirements, parking requirements, and building heights.

5.3.9.3 Constraints on Housing for People with Disabilities

State law requires that each local jurisdiction assess its local governmental constraints relating to the construction and improvement of housing for people with disabilities.

Zoning and Land Use Policies and Practices

The City has a total of 30 licensed residential care facilities, including the following:

- Six adult residential care facilities ranging in capacity from three people to six people.
- 20 residential care facilities for seniors ranging in capacity from six people to 180 people.
- One continuing care contract residential care facility for seniors with capacity of 399 people.
- Three social rehabilitation facilities, each with a capacity of six people.

Currently, housing facilities for people with disabilities are regulated in the Zoning Ordinance under Residential Care Facilities and Home Care Facilities. There is no local requirement for proximity between two special needs housing sites. The requirements of the California Health and Safety Code, Section 1520.5, are enforced by the California Department of Social Services, Health and Human Services Agency. The law requires that residential facilities be separated by a minimum of 300 feet to avoid over-concentration.

Residential care facilities often provide care to people with disabilities, including those with physical and mental disabilities. California law states that people who require supervised care are entitled to live in normal residential settings and preempts cities from imposing many regulations on residential care facilities. California Health and Safety Code, Section 1500 et seq., establishes that residential care facilities serving six or fewer people be (1) treated the same as any other residential use, (2) allowed by right in all residential zones, and (3) subject to the same development standards, fees, taxes, and permit procedures as those imposed on the same type of housing in the same zone. Consistent with State law, the City permits small residential care facilities that serve six or fewer clients in every residential zone that permits single-family units. Larger facilities would fall under the definition of boarding houses or convalescent homes.

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Boarding houses are conditionally permitted in the Estate Density, Low Density, Medium Density, Medium-High Density, High Density, and Multi-Use zones.

Definition of Family

Some local governments may illegally attempt to restrict access to housing for households failing to qualify as a “family” by the definition specified in the local government’s municipal code. Specifically, a restrictive definition of “family” that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for people with disabilities, but not for housing families that are similarly sized or situated. The City’s Zoning Ordinance does not define a “family.”

Building Codes

Building procedures within the City are also required to conform to the California Building Code, as adopted in the City’s Municipal Code. Standards within the Building Code include provisions to ensure accessibility for people with disabilities. These standards are consistent with the ADA and Title 24. No local amendments that would constrain accessibility or increase the cost of housing for people with disabilities have been adopted.

The City encourages the participation of homebuilders in the Universal Design Program, which is a voluntary program. The program encourages participating homebuilders to offer universal design features that simplify life by making homes and associated living environments more usable by more people including children, aging populations, and people with disabilities. Some of the features that are offered include grab bars in the bathroom, roll-in showers, wider interior doors, lever door hardware, visual alarms and visual doorbells, and lower countertop heights. The City describes the program on its website and provides links with more detailed information.

Reasonable Accommodation Procedures

Reasonable accommodation refers to flexibility in standards and policies to accommodate the needs of people with disabilities. The City’s zoning and building codes and its approach to code enforcement allow for special provisions that meet the needs of people with disabilities without the need for variances. Specifically, for example, parking requirements are reduced for senior housing, assisted living facilities, and congregate care facilities.

Accessory uses such as wheelchair ramps are permitted within all residential districts as incidental structures related to the residence. Most reasonable accommodation requests to increase accessibility of existing properties are handled through the building permit process.

The City has established procedures in the Building Code to provide the City’s Building Official with the administrative authority to grant an exception to regulations related to accessibility or adaptability when such regulations create a hardship and equivalent provisions are provided. As

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part of the building permit application, an applicant can request reasonable accommodation. The Building Official will act upon the request with no formal hearing process before any board being required. The City provides materials at public counters to inform residents of this service.

Review of Programs

The City has several programs and services in place to meet the needs of its population with disabilities. The City's Office of Disability Services provides information and support services to people with disabilities who live or work in the City. Programs and services offered include the following:

- Social/recreational activities.
- Resources and referral services.
- Disability awareness events.
- Informational seminars.
- Inclusion and accommodation services for City sponsored classes, programs, and activities.
- Access reporting, which forwards resident complaints regarding community accessibility to the appropriate City department for swift investigation and resolution.
- Transportation services through the TRIPS program, which provides low-cost, wheelchair-accessible transportation to Irvine seniors and adults with disabilities who are unable to drive due to a physical or cognitive disability.

In addition to the Office of Disability Services, the Irvine Residents with Disabilities Advisory Board (IRDAB) was established by the City Council in 1990 to ensure that residents with disabilities have equal access to community life in Irvine. IRDAB consists of up to 14 voluntary members, with 51% of the board required to be a person with a disability or directly related to a person with a disability. Meetings are open to the public and are held the first Tuesday of every month (with the exception of July and December) at the Sweet Shade Ability Center.

The mission of IRDAB is as follows:

- Identify and recommend programs and services that would meet the social, physical, and emotional needs of residents who have disabilities, regardless of age.
- To provide advocacy and support programs related to community needs.
- To propose recommendations to City departments.
- To work collaboratively with community organizations that have an impact on residents with disabilities.

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The City currently has two all-affordable apartment complexes for those with physical disabilities: Mariposa Villas and Villa Hermosa Apartments. Additionally, seven out of 165 affordable units in the Woodbridge Manor apartment complex are designated specifically for seniors with disabilities. The units are on the ground floor and feature wheelchair-accessible bathrooms and lower countertops in the kitchen.

The City partnered with multiple agencies to facilitate the development of Mariposa Villas, which is an accessible 40-unit apartment complex that is affordable to Very Low Income households. Mariposa Villas is currently home to over 60 people with disabilities.

The City collaborated in 2008 with AbilityFirst, a nonprofit organization serving children and adults with physical and developmental disabilities, in the development of a 24-unit apartment complex, Villa Hermosa. The complex features 14 one-bedroom and nine two-bedroom rental units built specifically for lower-income individuals with disabilities and one two-bedroom unit for a manager. Funded partly through \$900,000 in City-awarded CDBG and HOME funds, the units incorporate many accessibility features affording residents with disabilities the opportunity to live comfortably in their own homes. Total public funding for the project is estimated at \$5.2 million with combined contributions from the City, Orange County, the State of California, and the U.S. Department of Housing and Urban Development.

5.4 Provision for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of housing types for all economic segments of the population. The City's residential, mixed-use, and commercial zones allow for a wide variety of housing types. Table 5-11, Permitted Residential Uses by Zone, below summarizes the housing types permitted in the City within zoning categories that permit residential development.

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Table 5-11. Permitted Residential Uses by Zone

Residential Uses	Exclusive Agriculture	Development Preserve	Conservation/ Open Space Reserve	Preservation	Recreation	Water Bodies	Landfill Overlay	Golf Course Overlay	Orange County Great Park	Estate Density Residential	Low Density Residential	Medium Density Residential	Medium-High Density Residential	High Density Residential	Multi-Use	Neighborhood Commercial	Community Commercial	Urban Commercial Zone	Lowers Peters Canyon Regional Commercial ****	IBC Mixed Use	IBC Multi-Use	IBC Industrial	IBC Residential	General Industrial	Medical And Science	Business Park	Institutional	Trails & Transit Oriented Development
Accessory Uses (95)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P(5)	P	P	P	P	P	P	P	P	P	P	P
Boarding House	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	C	C	C	C	C	X	X	X	**	X	X	X	X	X	X	X	X	X	C (Prohibited ARDA transfer site)
Caretaker's quarters	P	P	P	P	P	P	C	P	P	N/A	N/A	N/A	N/A	N/A	X	X	X	**	P	C	C(34)	P	N/A	P	P	N/A	N/A	P (Prohibited ARDA transfer site)
Child care center	X	N/A	X	X	X	X	X	X	C	C	C	C; P (PA 4)	C	C	C	C	C(5)	**	P	C	C(29)	C	C(29)	C	C(69)	C	C	C
Convalescent home	X	X	X	X	X	X	X	X	X	X	C	C	C	C	C	C(12)	C(5)	**	C	C	C(30)	X	C(30)	X	C(71)	X	C	C (Prohibited ARDA transfer site)
Day care centers/facilities	X	X	X	X	X	X	X	X	X	X	N/A	P (PA 4 only)	P (PA 4 only)	X	P (95) (PA 4 only)	X	P (PA 4 only)	**	P (PA 4 only)	X	X	X	X	X	X	X	P (PA 4 only)	X
Emergency Shelter	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	**	X	X	P	X	X	P	P	P	P	X
Home care	X	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	**	X	P	X	X	P(36)	X	X	X	X	P (Prohibited ARDA transfer site)
Large family child care permit	X	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	**	X	P	X	X	X	X	X	X	X	N/A
Mobilehomes ("manufactured structures")	P ₉ ; C*	P ₉ ; C*	P ₉ ; C*	P ₉ ; C*	P ₉ ; C*	P ₉ ; C*	C	P ₉ ; C*	P ₉ ; C*	P ₉ ; C*	P ₉ ; C*	P ₉ ; C*	P ₉ ; C*	P ₉ ; C*	P ₉ ; C*	P ₉ ; C*	P ₉ ; C*	**	X	P ₉ ; C*								
Residential, accessory dwelling unit	X	X	X	X	X	X	X	X	X	P	P	P	P	P	P	X	X	**	X	X	X	X	X	X	X	X	X	P (Prohibited ARDA transfer site)
Residential care facility	X	X	X	X	X	X	X	X	X	X	C	C	C	C	C	X	X	**	X	C	X	X	C	X	C(71)	X	C	C (Prohibited ARDA transfer site)
Residential, cluster	X	X	X	X	X	X	X	X	X	X	N/A	P (PA 4 only)	P (PA 4 only)	N/A	C(5) (PA 4 only)	X	X	**	X	X	X	X	X	X	X	X	X	X
Residential, conventional detached	X	X	X	X	X	X	X	X	X	X	N/A	P (PA 4 only)	P (PA 4 only)	N/A	N/A	X	X	X	X	X	X	X	X	X	X	X	X	X
Residential shelter	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P	X	X	**	X	C	X	X	P(32)	X	X	X	P	C (Prohibited ARDA transfer site)
Residential, nonprofit/institutional	X	X	X	X	X	X	X	X	X	X	N/A	P (PA 4 only)	P (PA 4 only)	N/A	P (PA 4 only)	X	P (PA 4 only)	**	P (PA 4 only)	X	X	X	X	X	X	C***	P	X
Residential, attached	X	X	X	X	X	X	X	X	X	P	P	P	P	P	C(16/66)	X	X	C (PA 33 only)	X	C(93)	C(93)	X	C(33)	X	X	X	X	P (Prohibited ARDA transfer site)
Residential, planned unit developments	X	X	X	X	X	X	X	X	X	N/A	C (PA 4 only)	C (PA 4 only)	N/A	N/A	X	X	**	X	X	X	X	X	X	X	X	X	X	X
Residential, single-family detached	X	X	X	X	X	X	X	X	X	P	P	P	P	P	C(86)	X	X	X	X	X	X	X	C(33)	X	X	X	X	P (Prohibited ARDA transfer site)
Senior housing	X	N/A	X	X	X	X	X	X	X	X	C	C	C	C	C(86)	X	X	**	X	X	X	X	C(33)	X	X	X	C(46)	C (Prohibited ARDA transfer site)
Short-term rentals	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	**	X	X	X	X	X	X	X	X	X	X
Single-room occupancy	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C (PA 33 only)	P	C	X	C	X	X	C	X	X	X
Sober living facilities	X	X	X	X	X	X	X	X	X	X	X	P(65) (PA 4 only)	P(65) (PA 4 only)	P(65) (PA 4 only)	P(65) (PA 4 only)	X	X	**	X	X	X	X	P(65)	X	X	X	P(65)	C (Prohibited ARDA transfer site)
Supportive Housing (small)	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P(95)	X	X	**	X	X	X	X	P(95)	X	C***	X	C	X
Supportive Housing (large)	X	X	X	X	X	X	X	X	X	X	C	C	C	C	C	X	X	**	X	C	X	X	C	X	C***	X	C	X
Transitional Housing (small)	X	X	X	X	X	X	X	X	X	P	P	P	P	P	P(95)	X	X	**	X	X	X	X	P(95)	X	C***	P	C	X
Transitional Housing (large)	X	X	X	X	X	X	X	X	X	C	C	C	C	C	C	X	X	**	X	C	X	X	C	X	C***	C	C	X

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5.4.1 Single-Family Housing

Single-family residences are permitted in the following zones: Estate Density Residential, Low Density Residential, Medium Density Residential, Medium-High Density, High Density, and Trails and Transit-Oriented Development on non-Amended and Restated Development Agreement (ARDA) transfer sites. Single-family residences are conditionally permitted in Multi-Use and IBC Residential zones.

5.4.2 Multifamily Housing

Multifamily housing, under the residential, cluster land use is permitted in the following zones: Medium Density Residential and Medium-High Density. It is conditionally permitted in the Multi-Use zone.

Multifamily housing, under the residential, planned unit developments land use is conditionally permitted in the following zones: Medium Density Residential and Medium-High Density.

5.4.3 Mobile Homes/Mobile Home Parks

The City's Zoning Code defines a mobile homes as follows:

A structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. It does not include recreational vehicles or travel trailers. The term includes, but is not limited to, the definition of "mobile home," as set forth in regulations governing the Mobile Home Safety and Construction Standards Program, 924 CFR 3282.7(a).

Mobile homes are permitted subject to a building permit, if over two years, a CUP is required, in the following zones: Exclusive Agricultural (AE), Development Reserve, Conservation/Open Space Reserve, Preservation, Recreation, Golf Course Overlay, Orange County Great Park, Estate Density Residential, Low Density Residential, Medium-High Density, High Density, Multi-Use, Neighborhood Commercial, Community Commercial, IBC Mixed Use, IBC Multi-Use, IBC Industrial, IBC Residential, General Industrial, Medical and Science, Business Park, Institutional, and Trails and Transit-Oriented Development zone on non-ARDA transfer sites.

Mobile homes are conditionally permitted in the following zones: Landfill Overlay Zones and in the Urban Commercial Zone's Planning Area 33.

5.4.4 Farmworker and Employee Housing

5.4.5 Single-Room Occupancy

Single-room occupancies are secure residential units that include communal or individual kitchens and communal or individual bathroom facilities. They are permitted in Lowers Peters Canyon Regional Commercial.

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They are conditionally permitted in the following zones: Community Commercial, Urban Commercial Zone, IBC Mixed Use, IBC Industrial, and Medical and Science.

5.4.6 Emergency Shelters and Low-Barrier Navigation Centers

Senate Bill 2, enacted in October 2007, requires local governments to identify one or more zoning categories that allow emergency shelters (year-round shelters for people experiencing homelessness) without discretionary review. The statute permits the City to apply limited conditions to the approval of ministerial permits for emergency shelters. For instance, off-street parking requirements cannot exceed what is required for residential and commercial uses in the same zone. The current parking requirement for emergency shelters is one space per four beds, plus one space per employee, which does not exceed requirements within the current zones allowing emergency shelters.

The identified zone must have sufficient capacity to accommodate at least one year-round shelter and accommodate the City's share of the regional unsheltered homeless population. According to the 2019 point-in-time count for Irvine, 127 people experiencing unsheltered homelessness were living in the City. The City's Zoning Code allows emergency shelters by right in the following zones: IBC Multi-Use, General Industrial, Medical and Science, Business Park, and Institutional.

Adopted in 2019, AB 101 defines a Low-Barrier Navigation Center as "a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." Low-Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents' possessions.

AB 101 requires jurisdictions to permit Low-Barrier Navigation Centers that meet specified requirements by right in mixed-use zones and other nonresidential zones permitting multifamily residential development. The bill also imposes the following timelines for cities to act on an application for the development of a Low-Barrier Navigation Center:

- Within 30 days of receiving an application for a center, a city must notify the applicant whether the application is complete.
- Within 60 days of a completed application, a city must act on the application.

The provisions of AB 101 are effective until they sunset in 2026.

5.4.7 Transitional and Supportive Housing

The City's Zoning Code provides definitions for Transitional and Supportive Housing in small and large sizes. The definitions are as follows:

- **Transitional Housing – Small:** As defined by the California Health and Safety Code, Section 50675.2, as amended, as housing provided to individuals or families consisting of six or fewer people experiencing or near homelessness for an extended period that generally incorporates social services and counseling programs intended to assist in the transition to self-sufficiency through the attainment of a stable income and permanent housing. Transitional housing units may be detached, attached, or multi-unit residential structures. Boarding houses are not included in this definition.
- **Transitional Housing – Large:** As defined by the California Health and Safety Code, Section 50675.2, as amended, as housing provided to families consisting of seven or more people experiencing or near homelessness for an extended period that generally incorporates social services and counseling programs intended to assist in the transition to self-sufficiency through the attainment of a stable income and permanent housing. Transitional housing units may be detached, attached, or multi-unit residential structures. Boarding houses are not included in this definition.
- **Supportive Housing – Small:** Housing occupied by a target population of six or fewer people, with no limit on length of stay, that makes available on-site and/or off-site services such as job training, life skills training, childcare, educational programs, and healthcare services that assist the supportive housing residents in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community. Residents are made aware of any off-site services offered and may be provided transportation to such services. A target population means people with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Act (California Welfare and Institutions Code, Section 4500) and may include, among other populations, adults, emancipated youth, families, families with children, seniors, young adults aging out of the foster care system, individuals exiting institutional settings, veterans, and people experiencing homelessness.
- **Supportive Housing – Large:** Housing occupied by a target population of seven or more people, with no limit on length of stay, that makes available on-site and/or off-site services such as job training, life skills training, childcare, educational programs, and health services that assist the supportive housing residents in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community. Residents are made aware of any off-site services offered and may be provided transportation to such services. A target population means people with

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low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Act (California Welfare and Institutions Code, Section 4500) and may include, among other populations, adults, emancipated youth, families, families with children, seniors, young adults aging out of the foster care system, individuals exiting institutional settings, veterans, and people experiencing homelessness.

As shown in Table 5-11, small transitional housing is permitted in the following zones: Estate Density Residential, Low Density Residential, Medium Density Residential, Medium-High Density, Multi-Use, IBC Residential, and Business Park. Small transitional housing is conditionally permitted in the following zones: Institutional and in the Medical and Science Zone's Planning Area 17. Large transitional housing is conditionally permitted in zones Estate Density Residential, Low Density Residential, Medium Density Residential, Medium-High Density, High Density, Multi-Use, IBC Mixed Use, IBC Residential, Business Park, and Institutional; in the Urban Commercial Zone's Planning Area 33; and in the Medical and Science Zone's Planning Area 17.

Small supportive housing is permitted in the following zones: Low Density Residential, Medium Density Residential, Medium-High Density, High Density, Multi-Use, and IBC Residential. Small supportive housing is conditionally permitted in the following zones: Institutional, in the Urban Commercial Zone's Planning Area 33, and in the Medical and Science Zone's Planning Area 17. Large supportive housing is conditionally permitted in zones Low Density Residential, Medium Density Residential, Medium-High Density, High Density, Multi-Use, Mixed Use, IBC Residential, and Institutional; in the Urban Commercial Zone's Planning Area 33; and in the Medical and Science Planning Area 17.

AB 2162 also prohibits minimum parking requirements for supportive housing within 0.5 mile of public transit.

5.4.8 Accessory Dwelling Units

An ADU is an attached or detached residential unit that provides complete independent living facilities for one or more people. A junior accessory dwelling unit (JADU) is an ADU contained entirely within a single-family residence. Currently, ADUs are permitted in the following zones: Estate Density Residential, Low Density Residential, Medium Density Residential, Medium-High Density, High Density, Multi-Use, and Trails and in the Transit-Oriented development zone on non-ARDA transfer sites.

Recent State legislation, including AB 68, AB 881, AB 587, AB 671, and Senate Bill 13, modified the way local jurisdictions are allowed to regulate ADUs and JADUs. This legislation promotes the construction of new ADUs and JADUs and limits the ways cities can regulate their design.

Further, under new State law, the City must expand the zones and circumstances under which ADUs and JADUs are allowed.

5.5 Reductions to Constraints

The City intends to address the constraints identified here as described in Chapter 8, Housing Plan, of this Housing Element.

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6 HOUSING RESOURCES AND OPPORTUNITIES

This chapter provides an overview of the financial resources available to support implementation of the City’s housing policies and programs. More specifically, the various types of Federal, State, and local financial programs that are potentially available to assist the City in fulfilling its housing need, particularly the affordable housing need (as determined by the Regional Housing Needs Allocation [RHNA]), are presented below. The grants, loans, financing tools and programs represent publicly funded tools to support the development, rehabilitation, and preservation of housing.

6.1 Identification of Adequate Sites for Future Housing Needs

State law requires that jurisdictions provide an adequate number of sites to allow for and facilitate the production of their regional share of housing. To determine whether a jurisdiction has sufficient land to accommodate its share of regional housing needs for all income groups, that jurisdiction must identify “adequate sites.” Under State law (California Government Code, Section 65583(c)(1)), adequate sites are those with appropriate zoning and development standards with services and facilities already in place needed to facilitate and encourage the development of a variety of housing for all income levels.

6.1.1 Regional Housing Targets

Table 6-1, 6th Cycle Regional Housing Needs Allocation (2021–2029), shows the 6th Cycle RHNA for the City, as determined by the Southern California Association of Governments (SCAG), for the eight-year period (2021–2029).

Table 6-1. 6th Cycle Regional Housing Needs Allocation (2021–2029)

INCOME CATEGORY	DWELLING UNITS
Extremely Low/Very Low Income (0–50% AMI)	6,396
Low Income (51–80% AMI)	4,235
Moderate Income (80–120% AMI)	4,308
Above Moderate Income (Above 120% AMI)	8,671
Total	23,610

Housing Element law does not require the City to ensure that the number of dwelling units identified in the RHNA is built within the planning period. However, the law requires that the City provide an inventory of land suitably zoned and with available infrastructure and utilities to meet that need. California Government Code, Section 65583.2(c)(3)(B), specifies that a minimum density of 30 units per acre is necessary to meet the City’s low- and very-low-income housing needs.

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6.2 Financial Resources

A variety of funding sources in the form of grants or loans through the Federal government exist to support housing. They range from annual allocations of formula-entitled grants to Section 108 loan programs and vouchers. The programs and resources in this chapter represent available funding sources used by the City to date as applicable.

6.2.1 Federal Funding Sources

Current Federal funding sources available for affordable housing (including special needs populations) and homelessness solutions are presented in this chapter.

6.2.1.1 American Rescue Plan Act Funding

The American Rescue Plan Act was signed into law in March 2021 and includes significant funding toward affordable housing. More specifically, the act provides for \$5 billion in new funding specifically to reduce homelessness, more than \$21.5 billion to replenish the emergency rental assistance fund, and \$5 billion in emergency housing vouchers.

In April 2021, HUD announced the release of the \$5 billion to increase affordable housing to address homelessness. This supplemental funding will be allocated through the HOME Program, and is referred to as HOME-ARP (HOME-American Rescue Plan). The City is anticipated to receive \$3,524,291 in HOME-ARP funding, which must be spent by 2029, near the end of the 6th Cycle Housing Element Update. These HOME-ARP funds are in addition to the HOME funds described later in this chapter. HUD is expected to release guidance on the use of HOME-ARP funds in late 2021.

6.2.1.2 U.S. Department of Housing and Urban Development Entitlement Funding

In May 2020, the City prepared the 2020–2024 Consolidated Plan (Consolidated Plan) as required to receive CDBG, Emergency Solutions Grant (ESG), and HOME entitlement grant funds from HUD. The Consolidated Plan provides HUD with a comprehensive assessment of the City's housing and community development needs and outlines the City's priorities, objectives, and strategies for the investment of CDBG, ESG, and HOME funds to address these needs over the next five years, beginning July 1, 2020, and ending June 30, 2025.

The City receives CDBG, ESG, and HOME funds from HUD on a formula basis each year and, in turn, awards grants and loans to nonprofit, for-profit, or public organizations for programs and projects in furtherance of the Consolidated Plan. These programs provide for a range of eligible activities to address the needs of Irvine residents, as discussed below.

During the five-year period of the Consolidated Plan, the City anticipates investing an estimated \$16.6 million of CDBG, ESG, and HOME funds, although the final amount of funding the City will

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receive is subject to Federal appropriations and changes in the types of data used to allocate formulas to each program.

For Program Year 2020–2021, annual funding amounts received by the City are approximately \$2.3 million in CDBG, \$900,000 in HOME funds, and \$180,000 in ESG funds, barring significant changes in Federal budget priorities. As detailed below, the City used this funding to support a variety of housing projects and programs, such as the development of affordable rental housing, the preservation and rehabilitation of low- to moderate-income housing, rapid rehousing, and other housing or homelessness prevention services. HUD defines “rapid rehousing” as “an intervention, informed by a Housing First approach that is a critical part of a community’s effective homeless crisis response system. Rapid rehousing rapidly connects families and individuals experiencing homelessness to permanent housing through a tailored package of assistance that may include the use of time-limited financial assistance and targeted supportive services.” A detailed breakdown of the source and use of these Federal entitlement funds is below.

Home Investment Partnerships Funds

The Federal HOME Program was created as a result of the Cranston-Gonzalez National Housing Affordability Act of 1990. Local jurisdictions may use HOME funds to develop and support affordable rental housing and homeownership affordability through acquisition and to provide assistance to homebuyers. This includes new construction; reconstruction or rehabilitation of non-luxury housing with suitable amenities, including real property acquisition, site improvements, conversion, demolition, and other expenses, such as financing costs; and relocation expenses of any displaced people, families, businesses, or organizations. HOME funds may also be used to provide tenant-based rental assistance. Housing developed with HOME funds must serve low- and very-low-income families.

In 2020–2021, \$677,334 of HOME funds were allocated to C&C Development for the Cartwright affordable housing project that will provide 60 units affordable to very-low- and low-income households with incomes ranging from 30% to 80% of AMI. The City expects to receive an allocation of \$972,418 in 2021.

Additionally, HUD recently announced an additional round of HOME funding that would be allocated through the American Rescue Plan. The City expects to receive approximately \$3,524,291 of HOME-ARP funding in late 2021. Additional guidance from HUD on this program is expected in summer or fall 2021.

Community Development Block Grant Program

Through the Federal CDBG program, HUD provides funding for a range of community development activities. The primary objectives of the CDBG program are decent housing, suitable living environments, and expanded economic opportunities for low- and moderate-

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income people. CDBG funds are awarded for housing activities, including acquisition and rehabilitation, homebuyer assistance, economic development, homeless services, and public services. CDBG regulations require that each activity meet one of the following national objectives: benefit people with low and moderate incomes, aid in the prevention or elimination of slums and blight, and/or meet other urgent community development needs (usually as a result of a natural disaster). CDBG funds are subject to certain restrictions and generally cannot be used for new housing construction. CDBG funds primarily benefit households with incomes not exceeding 80% of the Orange County AMI.

The City is a CDBG entitlement city and receives these funds annually. For Program Year 2020–2021, the City received \$2,133,195 of CDBG funds for the housing-related activities listed in Table 6-2, 2020–2021 Community Development Block Grant Activities. The remaining funds were allocated to administration or other programs. The City expects to use its 2021 allocation of \$2,278,379 to increase the supply of affordable housing; provide public services to low- and moderate-income people, including those with special needs; address homelessness through prevention and rapid rehousing; and improve public facilities and infrastructure to provide a more suitable and accessible living environment for all residents. The exact amount of funding in future years is subject to the entitlement allocation from HUD.

Table 6-2. 2020–2021 Community Development Block Grant Activities

	FUNDING AMOUNT
Fair Housing Foundation: Fair Housing Services	\$17,119
Families Forward: Transitional Housing for Homelessness Prevention	\$34,164
Project Self-Sufficiency: Homelessness Prevention Program	\$16,800
South County Outreach: Homelessness Prevention Program	\$27,400
StandUp for Kids: Street Outreach to Homeless Youth	\$13,699
Families Forward: Condominium Acquisition for Affordable Housing	\$555,453

In March 2020, Congress passed the Coronavirus Aid, Relief, and Economic Security (CARES) Act authorizing \$2.2 trillion in a variety of stimulus measures to prevent, prepare for, and respond to the COVID-19 pandemic. The law includes \$2 billion for ESG and CDBG entitlement communities. As an entitlement city, Irvine received two separate allocations of CDBG – Coronavirus Pandemic (COVID-19) (CDBG-CV) funding under the CARES Act. The first allocation of CDBG-CV funds under the CARES Act was \$1,255,079, and the second was \$1,672,451. These funds are separate and distinct from the City’s regular CDBG funds. City Council authorized the use of CDBG-CV funds for essential food and housing programs, emergency-related activities, street outreach and prevention, food pantry operations, and hunger and homelessness prevention activities.

Emergency Solutions Grants Program

The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 amended the McKinney-Vento Homeless Assistance Act, significantly revising the former Emergency Shelter Grants Program and renamed it the ESG Program. The ESG Program

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provides funding for street outreach, emergency shelter and transitional housing, emergency shelter operations, supportive services, rapid rehousing, and homelessness prevention.

For 2020–2021, the City received \$161,837 in ESG funds, which were allocated to the housing activities listed in Table 6-3, 2020–2021 Emergency Solutions Grant Activities. The remaining funds were allocated to administration or other programs. The City expects to receive an allocation of \$181,953 in ESG funds in 2021.

Table 6-3. 2020–2021 Emergency Solutions Grant Activities

	FUNDING AMOUNT
Project Self-Sufficiency: Homelessness Prevention Program	\$20,234
South County Outreach: Homelessness Prevention and Rapid Rehousing	\$75,586
StandUp For Kids: Rapid Rehousing Program	\$47,379

The authorization of the CARES Act included two allocations to ESG entitlement communities. The City first received \$558,059 through the first allocation of Emergency Solutions Grant – Coronavirus Pandemic (COVID-19) (ESG-CV) and \$2,927,391 through the second allocation of ESG-CV. The City Council approved the use of ESG funds for the following housing-related activities to ensure vulnerable residents receive support during this critical time. Table 6-4, 2020–2021 ESG-CV Activities, excludes non-housing-related activities.

Table 6-4. 2020–2021 ESG-CV Activities

	FUNDING AMOUNT
FIRST ALLOCATION	
Families Forward: Short-Term Rent and Utility Assistance	\$251,127
South County Outreach: Short-Term Rent and Utility Assistance	\$251,127
SECOND ALLOCATION	
Affordable Housing Clearinghouse: Homelessness Prevention	\$5,378
Families Forward: Homelessness Prevention	\$347,152
Interval House: Homelessness Prevention	\$151,265
Mercy House: Homelessness Prevention	\$112,894
Orange County Asian and Pacific Islander Community Alliance: Homelessness Prevention	\$375,000
Project Self-Sufficiency	\$84,023
South County Outreach	\$572,217
Families Forward: Rapid Rehousing	\$294,703
Orange County Asian and Pacific Islander Community Alliance: Rapid Rehousing	\$125,000
South County Outreach: Rapid Rehousing	\$257,157
StandUp For Kids: Rapid Rehousing	\$257,188

Housing Opportunities for People with AIDS

Housing Opportunities for Persons with AIDS (HOPWA) provides housing assistance and related supportive services for low-income people living with HIV/AIDS and their families. HOPWA funds may be used for a range of housing, social services, program planning, and development costs, including but not limited to the acquisition, rehabilitation, or new construction of housing units; costs for facility operations; rental assistance; and short-term payments to prevent homelessness. To date, the City has not received funding from this source, as it is not eligible to receive funding. Funding for this program is designated for Anaheim: the largest entitlement district—in Orange County.

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Section 108 Loan Guarantee Program

The Section 108 Loan Guarantee Program is the loan guarantee provision of the CDBG program. This provision provides communities with a source of financing for various housing and economic development activities. Rules and requirements of the CDBG program apply, and therefore, projects and activities must principally benefit low- to moderate-income people, aid in the elimination or prevention of blight, and/or meet urgent needs of the community.

Monies received per the Section 108 Loan Guarantee Program are limited to no more than five times the applicant's most recently approved CDBG amount, less prior Section 108 commitments. Activities eligible for these funds include economic development activities eligible under CDBG; acquisition of real property; rehabilitation of publicly owned property; housing rehabilitation eligible under CDBG; construction, reconstruction, or installation of public facilities; related relocation; clearance or installation of public facilities; payment of interest on the guaranteed loan and issuance costs of public offerings; debt service reserves; and public works and site improvements.

Section 108 loans are secured and repaid by pledges of future and current CDBG funds. Additional security requirements may also be imposed on a case-by-case basis. It is important to note that, although the loan may be repaid with CDBG, the City would incur interest charges and administrative costs. If CDBG funds are reduced or eliminated in the future, the City's General Fund would need to pay loan payment in addition to whatever the City is required to pledge as collateral. To date, this loan has not been necessary to provide funding for the City's community development objectives, but this could change in future years.

Section 8 Housing Choice Voucher Program

The Federal Section 8 Housing Choice Voucher Program (Section 8) provides rental subsidies to extremely low- and very-low-income households, including families, seniors, and people with disabilities. The Orange County Department of Housing and Community Services, acting as the Orange County Housing Authority (OCHA), oversees and administers the Section 8 voucher program for participating jurisdictions, including Irvine. Currently there are no public housing developments in the City. In 2020, the OCHA administered 10,173 Section 8 vouchers to households throughout Orange County. As of January 27, 2021, the OCHA distributed 1,085 vouchers to Irvine households. Of these, 244 vouchers were issued to disabled households, 536 vouchers were issued to senior households, and 305 were issued to families. Of the 1,085 vouchers issued, 61 Veterans Affairs Supportive Housing (VASH) vouchers went to veterans (nine disabled households, 20 senior households, and 32 families). The OCHA monitors all units to ensure they are in acceptable condition and meet the Section 8 Housing Quality Standards (HQS).

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6.2.2 State Funding Sources

The funding currently and historically available through the HCD and the CTCAC is presented in this chapter.

In January 2021, the State’s FY 2021–2022 budget proposal included the following:

- \$750 million to continue the Homekey Program that focuses on converting existing hotels, motels, and similar uses into housing units.
- A one-time allocation of \$1 billion for the acquisition and building of housing specifically for people who need behavioral health treatment settings and for low-income, vulnerable seniors.
- \$500 million in the State’s Infill Infrastructure Grant Program (IIG) to fund infrastructure for infill housing or mixed-use projects.
- An additional third round of \$500 million in low-income housing tax credits (LIHTCs) to fund the development of affordable housing.

In May 2021, the State announced a \$12 billion proposal for new funding to house people and families experiencing homelessness and to “functionally end family homelessness” within five years. This funding proposal includes \$9 billion to expand on the State’s Homekey Program.

The portion of funding the City may receive from these sources is unknown because of the highly competitive process to receive an award, but the City will track and pursue all available funding sources for affordable housing during the 2021–2029 6th Cycle planning period.

The programs below are existing and historical State funding sources that are anticipated to continue during the next eight-year period.

6.2.2.1 Low-Income Housing Tax Credits (Federally Funded for Most Part/State Administered)

The CTCAC administers the Federally funded LIHTC program to encourage private investment in affordable rental housing for households meeting certain income requirements. Credits are available for new construction projects or existing properties undergoing rehabilitation. Two types of Federal tax credits administered by the State are available and are generally referred to as 9% and 4% credits, respectively. Each number refers to the approximate percentage that is multiplied against a project’s requested “qualified basis” to determine the amount of annual Federal credits CTCAC will award the project.

According to the CTCAC 2020 Annual Report, \$210.2 million in 9% annual Federal tax credits were awarded to affordable housing projects. Because 9% credits provide for a larger source of funding, this source is competitive, and awards are made twice per year. Projects compete on point scoring, but since most projects receive the maximum, the CTCAC’s tiebreaker formula

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generally decides the outcomes. This tiebreaker formula is based on the total development costs of a project and the amount of other financing sources a proposed project can secure. Generally, the lower the development costs and the higher the amount of other funding sources, the higher the tiebreaker score will be.

The 4% tax credits derive from a project's use of tax-exempt bond authority allocated by the CDLAC and are limited only by the amount of bond cap available to California. In 2020, the CTCAC awarded \$301.7 million in annual Federal tax credit. Historically, the CTCAC awards 4% tax credits non-competitively (i.e., over the counter) to all projects that meet threshold criteria, but in recent years, this source of funding has become competitive.

Recognizing the extremely high cost of developing housing in California, the State Legislature authorized a State LIHTC program to augment the Federal LIHTC program. Authorized by Chapter 1138, Statutes of 1987, the State LIHTC is only available to a project that has previously received or is concurrently receiving an allocation of Federal credits. Thus, the State LIHTC program does not stand alone but instead, supplements the Federal LIHTC program. In 2020, the State authorized \$500 million in State LIHTCs. These are one-time credits taken over four years; thus, there is no ten-fold multiplier. Because State LIHTCs are also in limited supply, the CTCAC awards them competitively. In total, 85% of the State credits are integrated into 9% tax credit projects, while the remainder of State LIHTCs are reserved for 4% tax credit projects.

It is important to note that, with the increased focus on homelessness and increased funding to address the rising annual point-in-time counts of people experiencing homelessness each year, permanent supportive housing projects have increased substantially throughout the State. These projects typically serve the deepest level of affordability for extremely low-income households earning at or below 30% of AMI. As a result of the increase in tax credit applications for permanent supportive housing, all tax credits (9% and 4%) have become increasingly competitive. The trend observed over the last year indicates that an award of 9% tax credits is not feasible for projects that do not include some component of permanent supportive housing. Thus, projects focused on low-income units or a mix of very-low- and low-income units are now applying for 4% tax credits, which represent significantly less funding. Overall, the demand for this significant funding source critical to the development of lower-income housing greatly outweighs the supply of funding, which makes the development of affordable housing more challenging.

6.2.2.2 Affordable Housing and Sustainable Communities Program

The Affordable Housing and Sustainable Communities (AHSC) Program funds land use, housing, transportation, and land preservation projects that support infill and compact development and reduce GHG emissions in disadvantaged communities. Funds are available in the form of loans and/or grants in two project areas: TOD and Integrated Connectivity (ICP). There is an annual competitive funding cycle.

6.2.2.3 CalHome Program

CalHome provides grants to local public agencies and nonprofit corporations to assist very-low- and low-income people or families to become first-time homebuyers or provides assistance to current homeowners. Eligible activities include deferred-payment loans for down payment assistance for first-time homebuyers, home rehabilitation (for existing homeowners), homebuyer counseling, self-help mortgage assistance, or technical assistance for self-help homeownership. All funds to individual homeowners are in the form of loans. Funds can also be used to assist in the development of multiple-unit ownership projects.

6.2.2.4 California Emergency Solutions and Housing Program

The California Emergency Solutions and Housing (CESH) Program provides grant funds to assist people experiencing or at risk of homelessness. Eligible activities include housing relocation and stabilization services (including rental assistance), operating subsidies for permanent housing, flexible housing subsidy funds, operating support for emergency housing interventions, and systems support for homelessness services and housing delivery systems. Eligible applicants are Administrative Entities (AEs) (local governments, nonprofit organizations, or unified funding agencies) designated by the Continuum of Care (COC) to administer CESH funds in their service area. The HCD administers the CESH Program with funding from the Building Homes and Jobs Act Trust Fund (Senate Bill 2, Chapter 364, Statutes of 2017).

6.2.2.5 Golden State Acquisition Fund

The Golden State Acquisition Fund (GSAF) was seeded with \$23 million from HCD's Affordable Housing Innovation Fund. Combined with matching funds, the GSAF makes up to five-year loans to developers for acquisition or preservation of affordable housing. Loans are a maximum of \$13,950,000, and funds are made available over the counter.

6.2.2.6 Homekey Program

The Homekey Program provides grants to local entities (including cities, counties, and other local public entities, such as housing authorities and Federally recognized tribes) to acquire and rehabilitate a variety of housing types, such as hotels, motels, vacant apartment buildings, and residential care facilities, to serve people experiencing homelessness or who are also at risk of serious illness from COVID-19. The State announced an additional round of funding for fiscal year 2021-22 of \$750 million. To date, the application for the additional funding has not been released.

6.2.2.7 Housing for a Healthy California Program

The Housing for a Healthy California (HHC) Program provides funding on a competitive basis to deliver supportive housing opportunities to developers using the Federal National Housing Trust Fund (NHTF) allocations for operating reserve grants and capital loans. The HHC Program

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creates supportive housing for individuals who are recipients of or eligible for healthcare provided through the California Department of Health Care Services' Medi-Cal Program. The goal of the HHC Program is to reduce the financial burden on local and State resources due to the overutilization of emergency departments, inpatient care, nursing home stays, and use of corrections systems and law enforcement resources as the point of healthcare provision for people who are chronically homeless or homeless and a high-cost health user.

6.2.2.8 Housing Navigators Program

Housing Navigators Program (HNP) allocates \$5 million in funding to counties for the support of housing navigators to help young adults age 18–21 years secure and maintain housing, with priority given to young adults in the foster care system.

6.2.2.9 Housing-Related Parks Program

The Housing Related Parks (HRP) Program is designed to encourage cities and counties to develop new residential housing by rewarding those jurisdictions that approve housing affordable to lower-income households and comply with State housing element law.

The HRP Program was funded through Proposition 1C, the Housing and Emergency Shelter Trust Fund Act of 2006, Health and Safety Code Section 53545, subdivision (d) and originally established pursuant to Chapter 641, Statutes of 2008 (AB 2494, Caballero), at Chapter 8 of Part 2 of Division 31 of the Health and Safety Code (commencing with Section 50700) and subsequently amended pursuant to Chapter 779, Statutes 2012 (AB 1672, Torres). The Program awards funds on a per-bedroom basis for each residential unit affordable to very low- and low-income households permitted during the designated Program year. The Program provides funds for parks and recreation projects that benefit the community and add to the quality of life.

The State Department of Housing and Community Development awarded the City HRP Program funds in the amount of \$729,850 for the 2013 and 2014 Program Years.

6.2.2.10 Infill Infrastructure Grant Program

IIG provides grant funding for infrastructure improvements for new infill housing in residential and/or mixed-use projects. Funds are made available through a competitive application process.

6.2.2.11 Local Housing Trust Fund Program

Affordable Housing Innovation's Local Housing Trust Fund (LHTF) Program lends money for construction of rental housing projects with units restricted for at least 55 years to households earning less than 60% of AMI. State funds match local housing trust funds as down payment assistance to first-time homebuyers.

6.2.2.12 Mobilehome Park Rehabilitation and Resident Ownership Program

The MPRROP makes short- and long-term low-interest rate loans for the preservation of affordable mobile home parks for ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies. The MPRROP also makes long-term loans to individuals to ensure continued affordability. Funds are made available through a competitive process in response to a periodic Notice of Funding Availability (NOFA).

6.2.2.13 Multifamily Housing Program

The Multifamily Housing Program (MHP) provides low-interest, long-term deferred-payment permanent loans for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households.

6.2.2.14 National Housing Trust Fund

The NHTF is a permanent Federal program with dedicated source(s) of funding not subject to the annual appropriations. The funds can be used to increase and preserve the supply of affordable housing, with an emphasis on rental housing for extremely low-income households earning at or below 30% of AMI. In 2021, California is receiving approximately \$10.1 million for the program. Funds will be made available through a competitive process and will be announced through a NOFA.

6.2.2.15 No Place Like Home Program

The No Place Like Home Program will have \$2 billion in bond proceeds to invest in the development of permanent supportive housing for people who are in need of mental health services and are experiencing homelessness or chronic homelessness or are at risk of chronic homelessness. It has been reported that all of this funding has been designated to date.

6.2.2.16 Pet Assistance and Support Program

Pet Assistance and Support (PAS) Program provides funds to homeless shelters for shelter, food, and basic veterinary services for pets owned by individuals experiencing homelessness.

6.2.2.17 Permanent Local Housing Allocation

Permanent Local Housing Allocation (PLHA) from SB 2 provides a permanent source of funding to all local governments in California to help cities and counties accomplish the following:

- Increase the supply of housing for households at or below 60% of AMI.
- Increase assistance to affordable owner-occupied workforce housing.

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- Assist people experiencing or at risk of homelessness.
- Facilitate housing affordability, particularly for lower- and moderate-income households.
- Promote projects and programs to meet the local government’s unmet share of the RHNA.

Eligible activities include:

- The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to extremely low-, very low-, low-, or moderate-income households, including necessary operating subsidies.
- The predevelopment, development, acquisition, rehabilitation, and preservation of Affordable rental and ownership housing, including Accessory Dwelling Units (ADUs), that meets the needs of a growing workforce earning up to 120-percent of AMI, or 150-percent of AMI in high-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days.
- Matching portions of funds placed into Local or Regional Housing Trust Funds.
- Matching portions of funds available through the Low- and Moderate-Income Housing Asset Fund pursuant to subdivision (d) of HSC Section 34176.
- Capitalized Reserves for Services connected to the preservation and creation of new permanent supportive housing.
- Assisting persons who are experiencing or at risk of homelessness, including, but not limited to, providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.
 - This activity may include subawards to administrative entities as defined in HSC Section 50490(a)(1-3) that were awarded CESH program or HEAP funds for rental assistance to continue assistance to these households.
 - Applicants must provide rapid rehousing, rental assistance, navigation centers, emergency shelter, and transitional housing activities in a manner consistent with the Housing First practices described in 25 CCR, Section 8409, subdivision (b)(1)-(6) and in compliance with WIC Section 8225(b)(8). An applicant allocated funds for the new construction, rehabilitation, and preservation of permanent supportive housing shall incorporate the core components of Housing First, as provided in WIC Section 8255, subdivision (b).

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- Accessibility modifications in lower-income owner-occupied housing.
- Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.
- Homeownership opportunities, including, but not limited to, down payment assistance.
- Fiscal incentives made by a county to a city within the county to incentivize approval of one or more affordable housing projects, or matching funds invested by a county in an affordable housing development project in a city within the county, provided that the city has made an equal or greater investment in the project. The county fiscal incentives shall be in the form of a grant or low-interest loan to an affordable housing project. Matching fund investments by both the county and the city also shall be a grant or low-interest deferred loan to the affordable housing project.

The City applied for this grant and will receive \$757,977 in 2020 (from 2019 generated funds) and projected \$4.5 million over the initial five-year plan (2020-2024). The revenue will vary year-to-year, as revenue is dependent on real estate transaction activity that may fluctuate.

The City received an award letter on February 4, 2021; staff is awaiting the standard contract from State. The Year 1 funding is committed to the Cartwright affordable housing project. Year 2 funding is planned for the ICLT's Sage Park (Native Spring) project, Phase 2. Funding received in years 3–5 funding is planned to go towards other affordable housing projects requiring funding.

6.2.2.18 Predevelopment Loan Program

The Predevelopment Loan Program (PDLP) makes short-term loans for activities and expenses necessary for the continued preservation, construction, rehabilitation, or conversion of assisted housing primarily for low-income households. Availability of funding is announced through a periodic NOFA from the State. Eligible applicants include local government agencies, nonprofit corporations, cooperative housing corporations, and limited partnerships or limited liability companies where all the general partners are nonprofit mutual or public benefit corporations.

6.2.2.19 Section 811 Project Rental Assistance Program

Section 811 Project Rental Assistance offers long-term project-based rental assistance funding from HUD through a collaborative partnership with the CalHFA, DHCS, HCD, DDS, and CTCAC. Opportunities to apply for this project-based assistance are through a NOFA published by CalHFA.

6.2.2.20 Supportive Housing Multifamily Housing Program

The Supportive Housing Multifamily Housing Program (SHMHP) provides low-interest loans to developers of permanent affordable rental housing with supportive housing units.

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6.2.2.21 Transit-Oriented Development Housing Program

The TOD program provides low-interest loans and grants for rental housing that includes affordable units located within one-quarter mile of a transit station. Eligible applicants include cities, counties, transit agencies, developers, and redevelopment agencies. Applications are accepted in response to a periodic NOFA.

6.2.2.22 Transitional Housing Program

The Transitional Housing Program allocates \$8 million in funding to counties for housing stability to help young adults age 18 to 25 years secure and maintain housing, with priority given to young adults formerly in the foster care or probation systems.

6.2.2.23 Veterans Housing and Homelessness Prevention Program

The Veterans Housing and Homelessness Prevention (VHHP) Program provides long-term loans for development or preservation of rental housing affordable to very low and low-income veterans and their families. For-profit and nonprofit developers and public agencies are eligible for these loans, which are announced annually through a NOFA released by May of each year and is administered by HCD.

6.2.3 Quasi-Government Agencies

6.2.3.1 Federal Home Loan Bank – Affordable Housing Program

The purpose of the Affordable Housing Program (AHP) is to subsidize the interest rates on advances or loans made by the Federal Home Loan Bank system to a member bank and to provide direct subsidies to these banks. The banks then pass these subsidized interest rates and direct subsidies on to housing developers to assist them with financing for the development of affordable rental housing. The subsidies must be used to finance the purchase, construction, and/or rehabilitation of rental housing, of which at least 20% of the units will be occupied by and affordable for very-low-income households for at least 15 years.

6.2.3.2 Fannie Mae/Freddie Mac – National Housing Trust Fund

The NHTF was established as part of the Housing and Economic Recovery Act of 2008 (HERA) to provide grants to states for the addition and preservation of affordable rental housing serving extremely low and very-low-income households. This funding source can also be used to assist in the provision of affordable homeownership opportunities for lower-income families and individuals. HERA requires Fannie Mae and Freddie Mac to transfer a percentage of their new business to finance the Trust Fund.

6.2.4 Local Entities/Programs/Funding Sources

6.2.4.1 Irvine Community Land Trust

In 2006, the City formed the ICLT, a separate 501(3)(C) nonprofit dedicated to developing affordable housing in perpetuity to the community. Under the ICLT homeownership model, a community land trust (CLT) owns the underlying land and sells the houses to individual homeowners at affordable prices. A CLT also leases land to for-profit or nonprofit developers for the construction of affordable rental housing and restricts rents through a ground lease. By entering into a 99-year, renewable ground lease with each homeowner, housing costs are kept affordable while giving them many of the benefits of traditional homeownership. In exchange for the benefit of a below-market-rate purchase price, ICLT homeowners acknowledge that their housing investment will appreciate at a different rate than their market-rate neighbors. The future sales price of the home is restricted by the resale formula that is described in the ground lease.

The ICLT either partners with for-profit or nonprofit developers or acts as the developer, to produce high quality affordable housing for extremely low-, very low, low-, and moderate-income households. The ICLT also facilitates the development of housing for special needs households, including people with developmentally disabilities, veterans, and people at risk of or experiencing homelessness. The ICLT's concentration is the development and preservation of both rental and ownership units, with a focus of the organization being the management of permanently affordable homeownership units.

As of 2021, the ICLT has developed 398 permanently affordable rental units and also owns and operates nine condominium affordable to low income households. These affordable rental properties were completed by 2020 and are fully occupied. The most recently completed project, the 80-unit Salerno Apartments Project, opened within the last year. The ICLT also has an ownership project underway, the 68-unit Sage Park for-sale townhomes that will be affordable to moderate-income households. This project was entitled in July 2020 and construction broke ground in December 2020. The first sales are projected for January 2022, with final sales by July 2022.

As a 501(c)(3) public nonprofit, the ICLT is eligible to receive property and funds from a variety of sources, such as the following:

- **Direct Land Donations from Developers:** To satisfy inclusionary housing requirements, developer land donations can be transferred to ICLT.
- **Inclusionary In-Lieu Fees** may be used to satisfy inclusionary housing requirements as an alternative to providing affordable units on a project site.
- **CDBG funds.**
- **HOME Investment Partnership Funds.**

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- **Tax-Advantaged Private Donations.**
- **Acquisition Loans** from the banks, community development financial institutions, and others.

6.2.4.2 Inclusionary Zoning and In-Lieu Fee

The City's Inclusionary Zoning Ordinance, adopted in 2003, requires 15% of all new units in Irvine to be affordable to very-low-, low- and moderate-income households, with 5% reserved for very-low-income households, 5% for low-income households, and 5% for moderate-income households. If a developer can demonstrate that it is infeasible to build units on-site, the inclusionary ordinance allows several options to satisfy the 15% requirement. Some options include payment of an in-lieu fee, donation of land, conversion of existing market-rate housing to affordable housing for a period of at least 30 years, extension of the term of affordability for existing affordable units for at least 40 years, or provision of alternative housing. As documented by the 2019–2020 Consolidated Annual Performance and Evaluation Report (CAPER), funding from City in-lieu fees was used in combination with other funding sources to fund Woodbury Walk, a development consisting of 150 very-low-income units. The balance of in-lieu fees not committed to projects as of June 29, 2021 is \$72,036.48.

As part of the 6th Cycle Housing Element Update, the City identifies policies to analyze and evaluate the need to update and potentially increase the inclusionary housing requirements for new development, extend the affordability covenants for affordable units, and/or update in-lieu fees that can be paid in place of the development of affordable units as part of a market-rate housing project. These fees would then be used to facilitate the development of the needed units on another site.

6.2.4.3 Orange County Housing and Finance Agency Funding

The Orange County Department of Housing and Community Services, acting as the OCHA, oversees public housing programs for participating jurisdictions, including Irvine. As a standard performing housing authority, the OCHA provides affordable housing for low-income families, seniors, and people with disabilities. The OCHA administers Section 8, which provides rental assistance in all unincorporated areas of Orange County and in 34 participating cities.

6.2.4.4 Orange County Housing Finance Trust

The Orange County Housing Finance Trust (OCHFT) originated from the 2018 County Board of Supervisors approval of a Housing Funding Strategy in response to homelessness and the lack of affordable housing in Orange County. Later that year, Assembly Bill (AB) 448 was signed into law, authorizing the creation of the OCHFT and allowing the establishment of a joint powers authority composed of Orange County cities and Orange County itself.

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The OCHFT has the ability to leverage additional State funding sources and provides additional gap funding to permanent supportive housing and affordable housing development projects serving lower-income households.

The City is not a member of the OCHFT but will evaluate joining as part of the 6th Cycle Housing Element Update (as a program following the adoption of this document) to leverage available funding sources for affordable housing for lower-income households in the community.

6.3 Opportunities for Energy Conservation

Construction of energy efficient buildings can add to the production costs of ownership and rental housing. Over time, however, housing with energy conservation features should reduce occupancy costs as the consumption of fuel and electricity is decreased. This can result in monthly housing costs that are equal to or less than what they otherwise would have been had no energy conservation devices been incorporated in the new residential buildings. This section provides an overview of opportunities for energy conservation during the 2013–2021 Housing Element planning period.

6.3.1 State Regulations

Title 24 of the California Administrative Code establishes energy conservation standards that must be applied to all new residential buildings. The regulations specify energy saving design for walls, ceilings, and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards, and the use of non-depleting energy sources, such as solar energy or wind power. Compliance with the energy standards is achieved by satisfying applicable mandatory measures and an energy budget.

Residential developers must comply with these standards in California Energy Code (Title 24, Part 6) while localities are responsible for enforcing the energy conservation regulations.

6.3.2 State and Federal Programs

The California Department of Community Services and Development in partnership with the network of local community services agencies that assist lower-income households, administers the Low Income Home Energy Assistance Program, which provides financial assistance to lower-income households to offset the costs of heating and/or cooling their residences.

6.3.3 Local Measures and Programs

The current Housing Element has programs (Program PP-A.2 and PP-A.3) to rezone certain areas of the City from exclusively commercial use to mixed-use and allowing for residential development. The areas are selected based on the redevelopment potential to allow for a mix of uses (including housing for lower-income households) located near employment, retail, services and transit. Mixed-use residential development that is both pedestrian- and transit-

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oriented conserves energy by reducing the number of vehicular trips and encourages the efficient use of land and construction materials.

6.3.4 Private Sector Programs

The following private sector energy conservation programs are available to housing developers and City residents:

- Southern California Edison (SCE) offers rebates to residents who participate in the following programs:
 - **California Alternative Rates for Energy:** Program helps reduce energy bills for eligible customers.
 - **Energy Savings Assistance Program:** Program helps income-qualified households conserve energy and reduce their electricity costs.
 - **Family Electric Rate Assistance:** Program helps reduce electric bills for qualified households.
 - **Single-Family Home Energy Efficiency Rebate Program:** Rebates and savings for single-family homeowners.
 - **Multifamily Energy Efficiency Rebate Program:** The Residential Multifamily Energy Efficiency Rebate Program offers property owners and managers incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation and window categories.
- Southern California Gas Company (SoCalGas) provides rebates to residents who participate in the following programs:
 - **Solar Water Heating Incentives.**
 - **Residential Rebates:** Program offers residential customers of Southern California Gas Company cash rebates on qualifying energy-efficiency upgrades or improvements made to single family homes, multi-family apartments, or attached residential units (maximum of four).
 - **Rebates for Property Managers and Owners:** Rebates for property managers and owners are available through mail-in rebates. Before purchasing energy efficient equipment and/or appliances, make sure they meet rebate specifications listed on application.
- Go Solar, California provides rebates to residents who participate in the following programs:
 - **Solar Installers:** Database of Solar Installers, Contractors, and Retailers in California.
 - **CSI-Thermal Program/Solar Water Heating:** Rebates are available to homeowners, landlords and business owners who install solar water heating systems.

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- **Single Family Affordable Solar Housing (SASH):** Program provides fully subsidized 1 kW systems to very low-income households, and highly subsidized systems to other low-income households.
- **Multifamily Affordable Solar Housing (MASH):** Program for affordable housing customers.
- **New Solar Homes Partnership (NSHP):** Program provides financial incentives and other support to home builders, encouraging the construction of new, energy efficient solar homes that save homeowners money on their electric bills and protect the environment.

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7 ADEQUATE SITES INVENTORY ANALYSIS AND METHODOLOGY

California Government Code, Section 65583(a)(3), requires the Housing Element to identify sites suitable for development of all housing types, with capacity to satisfy the City’s housing needs for the current 2021–2029 6th Cycle Housing Element period. The Sites Inventory is an assessment of the City’s capacity for new housing development, which must demonstrate that the Regional Housing Needs Assessment (RHNA) target of 23,610 housing units, including 10,631 lower-income (extremely low-, very-low-, and low-income) affordable units, can reasonably be achieved under the City’s current land use plans and zoning regulations, or with planned amendments thereto. Through the Sites Inventory for the 2021–2029 planning period, the City has demonstrated that it has capacity for at least 57,654 housing units, including 12,329 housing units on sites adequate for lower-income housing. Pursuant to California Government Code, Section 65583.1, the City will also credit 8,969 units, including 1,399 lower-income units toward the RHNA. The Sites Inventory was prepared for the purposes of satisfying State requirements (as detailed later in this chapter) and is a planning estimate based on a number of factors including market demand, recent development patterns, property owner interest, and other factors. However, the Sites Inventory does not approve any project or guarantee what will be built on the site. Actual housing development is implemented by the development community and will be largely dependent on market factors that are outside of the City’s control. Housing developers, market trends, and availability of funding are among the constraints that will dictate if and when housing units will be constructed.

With regard to the development of affordable housing, which requires public subsidies in order to be financially feasible, pursuant to California Government Code, Section 65583(b)(2), State law recognizes that housing needs may (and do) exceed available resources. Acknowledgment of funding limitations is extremely important—cities and counties are required to prepare Housing Elements every eight years to identify needs and actions to provide for housing at all income levels and for all populations despite a severe shortage in local, State, and Federal funding that makes many of the actions needed and planned financially infeasible. It is important to recognize that State law requires cities to plan for housing, but almost all housing is developed by the private sector.

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Chapter 7. Adequate Sites Inventory Analysis and Methodology

This capacity is achieved through the various methods in accordance with State law, including the following:

- Developable sites pursuant to California Government Code, Section 65583.2(a), were identified. These included sites with zoning that currently allow residential uses. Vacant land was prioritized in the identification of sites but is insufficient to accommodate the City's RHNA as the majority of land in the City is largely developed.
- Non-vacant sites that have a high likelihood of being redeveloped for residential uses during the 6th Cycle Housing Element planning period were identified.
- Sites to accommodate low and very low-income housing were identified and a residential development capacity analysis for all sites pursuant to California Government Code, Section 65583.2(c), was performed.
- Alternative means of meeting the RHNA, as allowed by State law, were considered to meet the RHNA, including entitled or pending units, potential for ADUs, and alternative adequate sites.
- Finally, a Residential Overlay Program is included in Chapter 8, Housing Plan, of this 6th Cycle Housing Element to allow high-density residential uses on certain sites in order to address the remaining shortfall of sites.

A complete analysis of the Sites Inventory follows. The Sites Inventory is included as Appendix D. The Sites Inventory satisfies State requirements to identify units by parcel. This identification is preliminary as parcels may be modified, further subdivided, or otherwise amended in the future.

7.1 Summary of Sites Capacity

Table 7-1, Summary of Sites Capacity, on the following page includes a summary of the detailed inventory of vacant and underutilized as contained in the City's Sites Inventory, Appendix D. Each identified site is adjacent to developed land, adjacent to another site that is adjacent to developed land, or is the subject of a proposed housing development project. Based on the review of the documentation outlined later in this chapter, each site has sufficient utility supply available and is accessible to support housing development.

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Table 7-1. Summary of Sites Capacity

CURRENT ZONING		SITE COUNT	TOTAL ACRES	CURRENT MAX DENSITY	PROPOSED MAX DENSITY	REALISTIC CAPACITY (NET UNITS)	LOWER	MODERATE	ABOVE MODERATE	NOTES
VACANT										
1.1	Exclusive Agriculture	1	30.42	0	No Change	1,063	1,063	0	0	
1.2	Development Reserve	2	26.98	no max	No Change	1,000	1,000	0	0	1
1.4	Preservation	1	13.62	0	50	475	475	0	0	2
2.4	Medium-High Density Residential	1	17.53	50	No Change	298	0	30	268	
4.7	Urban Commercial	1	6.19	55	No Change	340	340	0	0	
4.8	Irvine Center Garden Commercial	2	11.30	0	70	609	0	62	547	3
5.4	General Industrial	4	16.19	0	70	796	0	79	717	3
5.5	Medical and Science	2	39.47	0	70	1,378	281	111	986	3
8.1	Trails and Transit Oriented Development	14	255.44	50	No Change	8,933	1,915	701	6,317	
Subtotals						14,892	5,074	983	8,835	
NONVACANT										
1.3	Conservation Open Space Reserve	1	121.41	0	No Change	400	0	400	0	4
2.3	Medium Density Residential	1	0.09	12.5	No Change	2	0	1	1	
2.4	Medium-High Density Residential	4	49.32	50	No Change	1,720	465	125	1,130	
3.1	Multi-Use	3	23.55	50	No Change	823	395	43	385	
4.1	Neighborhood Commercial	2	15.12	0	70	426	0	27	399	3
4.2	Community Commercial	6	74.85	0	70	3,699	0	371	3,328	3
4.4	Commercial Recreation	1	13.80	0	70	482	0	48	434	3
4.9	LPC Regional Commercial	4	82.63	no max	No Change	1,618	350	126	1,142	5
5.1	IBC Multi-Use	33	174.87	no max	No Change	10,986	2,527	851	7,608	
5.4	General Industrial	19	405.19	0	70	19,088	0	1,911	17,177	3
6.1	Institutional	1	100.59	0	No Change	3,518	3,518	0	0	
Subtotals						42,762	7,255	3,903	31,604	
Totals						57,654	12,329	4,886	40,439	
Notes:										
¹ General Plan allows for 1,000 units to be developed on two areas with a combined size of 27-acres. These areas are represented as two separate sites in the site inventory and are currently owned by the Irvine Ranch Water District. ² Sites under this zoning are currently owned by the County. ³ Proposed density based on Residential Overlay Program included in the Housing Element. ⁴ Potential University Housing development. Unit count determined through conversations with the University. ⁵ LPC Regional Commercial Zone allows for 25 du/ac for market-rate developments and does not specify a maximum density for affordable housing developments. Unit cap for this planning area will be increased through the General Plan Update.										

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7.2 Capacity Determination

Table 7-2, Capacity Determination, summarizes the City’s determination that there is sufficient capacity to accommodate the City’s RHNA by income and lists site categories representing land suitable and available for residential development, as defined in California Government Code, Sections 65583.1 and 65583.2(a).

Table 7-2. Capacity Determination

	INCOME LEVEL				
	Very Low	Low	Moderate	Above Moderate	Total
RHNA FROM SCAG	6,396	4,235	4,308	8,671	23,610
Alternative Methods to Meet the RHNA (Credits)					
Entitled or Proposed Projects	478	44	36	3,102	3,660
Accessory Dwelling Units	20	34	24	2	80
Preservation of At-Risk Units	518	305	0	0	823
University Housing ¹	0	0	1,710	2,696	4,406
Subtotal	1,016	383	1,770	5,800	8,969
NET RHNA (after Credits are Applied)	5,380	3,852	2,538	2,871	14,641
#1 - Determination of Adequate Sites (Sites with Existing Zoning to Accommodate RHNA)					
1.2 Development Reserve	600	400	0	0	1,000
2.3 Medium Density Residential	0	0	1	1	2
2.4 Medium-High Density Residential	279	186	155	1,398	2,018
3.1 Multi-Use	237	158	43	385	823
4.7 Urban Commercial	204	136	0	0	340
4.9 LPC Regional Commercial	210	140	126	1,142	1,618
5.1 IBC Multi-Use	1,517	1,010	851	7,608	10,986
8.1 Trails and Transit Oriented Development	1,148	767	701	6,317	8,933
Subtotal	4,195	2,797	1,877	16,851	25,720
RHNA Surplus/(Shortfall) After Step #1	(1,185)	(1,055)	(661)	13,980	11,079
#2 - Adequate Sites Program (Sites Requiring Rezoning to Accommodate RHNA)					
1.1 Exclusive Agriculture	638	425	0	0	1,063
1.3 Conservation Open Space Reserve	0	0	400	0	400
1.4 Preservation	285	190	0	0	475
4.1 Neighborhood Commercial	0	0	27	399	426
4.2 Community Commercial	0	0	371	3,328	3,699
4.4 Commercial Recreation	0	0	48	434	482
4.8 Irvine Center Garden Commercial	0	0	62	547	609
5.4 General Industrial	0	0	1,990	17,894	19,884
5.5 Medical and Science	169	112	111	986	1,378
6.1 Institutional	2,111	1,407	0	0	3,518
Subtotal	3,203	2,134	3,009	23,588	31,934
Total Units from Steps #1 & #2	7,398	4,931	4,886	40,439	57,654
Net Surplus/(Shortfall) (Net RHNA - Total Units from Steps #1 & #2)	2,018	1,079			
No Net Loss Buffer per HCD (15%-30%)²	32%	25%			

¹ Includes 2,696 graduate and family housing and 1,710 University Hills units

² HCD recommends buffer for lower-income (very low and low) sites only to account for no net loss provision

7.3 Identification of Developable Sites and Potential Capacity Methodologies

State law requires that each jurisdiction demonstrate sufficient zoned housing capacity to meet each Housing Element Cycle's RHNA target. The City determines its housing capacity through a review of planned development and of vacant and non-vacant developable land throughout the City that may reasonably develop within the Housing Element planning period. This approach (as recommended by HCD) is utilized because many factors will affect housing development, including feasibility, trends, and developer and property owner choices within the City. Additionally, mandating housing development on private property or property owned by other government agencies is not within the City's authority or powers.

To prepare the Sites Inventory, the City utilized multiple data sources, including building permit and entitlement applications via Eden, the City's interactive GIS portal (which incorporates data from the City's General Plan, zoning and land use designations), Centralized Database (City's development tracking database) and location data identified by the City's GIS Services Division. The process of evaluating potential sites involved applying specified criteria to identify sites where planned/zoned residential capacity can be realistically achieved. Per California Government Code, Section 65583.2(a), the City identified the following types of sites as land suitable for residential development:

- Vacant sites zoned for residential use.
- Vacant sites zoned for nonresidential use that allows residential development.
- Residentially zoned sites that are capable of being developed at a higher density than current zoning allows, including sites owned by the City.
- Sites zoned for nonresidential use that can be redeveloped for residential use and for which the Housing Element includes a program to rezone the site to permit residential use.

Specifically, the City considered and included commercial zones as potential sites for rezoning to allow high-density development. The City incorporated this step in recognition of changing demands for commercial development to adapt to changes in retail land uses (with the increasing popularity of e-commerce) and to plan for lower-income, multifamily residential development to be located throughout the City, particularly in proximity to resources such as parks, schools, public services, and employment centers. The City compiled, organized, and mapped the Sites Inventory data into a separate GIS map, shown as Figure 7-1, Sites Inventory Map, below.

As stated above, through its Sites Inventory, the City identified 102 sites adequate for development of housing and that have housing capacity that is reasonably developable within the planning period or will have such capacity with planned zoning and land use changes. These sites have capacity for at least 57,654 net housing units under the sites' existing zoning (or with

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a proposed zone change in certain circumstances). Each identified site is adjacent to developed land, adjacent to another site that is adjacent to developed land, or is the subject of a proposed housing development project. Based on the review of the documentation outlined later in this chapter, each site has sufficient utility supply available and is accessible to support housing development. Environmental constraints are factored into the Sites Inventory; however, most sites are not impacted by any environmental constraints.

Sites identified for lower-income capacity, in accordance with State law, generally have a parcel size of at least 0.5 acre and less than 10 acres and have a zoning designation that permits development density of 30 or more dwelling units per acre, which is the City’s default lower-income density pursuant to California Government Code, Section 65583.2. The exceptions (i.e., sites identified for lower-income capacity that do not meet the above criteria) are listed in Section 4.15, Assembly Bill 1397 Requirements, with explanations providing evidence that the sites can be developed as lower-income housing, in accordance with California Government Code, Section 65583.2.

7.4 Housing Capacity and Past Housing Production by Community

For the purposes of assessing future development likelihood, the City reviewed recent development by Planning Area. This review illuminates housing development interest and viability for different areas of the City.

7.4.1 5th Cycle Housing Production Density by Community

During the 5th Cycle Housing Element Planning Period, the City issued building permits for approximately 31,000 residential units. Approximately 14,000 units are affordable with 8.1% at the very low-income level, 0.2% at the low-income level, and 91.6% at the moderate-income level. The City issued building permits for 22 very low-income units in 2020. Table 7-3, 2014–2020 Housing Units with Issued Permits by Affordability, summarizes total residential building permits issued by the City during the 5th Cycle Housing Element Planning Period by income level.

Table 7-3. 2014–2020 Housing Units with Issued Permits by Affordability

PERMITTED UNITS ISSUED BY AFFORDABILITY								
Income Levels	2014	2015	2016	2017	2018	2019	2020	Total Units
Very Low	137	22	724	24	-	220	22	1,149
Low	-	1	2	-	-	34	-	37
Moderate	1,702	4,531	4,582	2,158	-	25	-	12,998
Above Moderate	1,654	1,645	2,987	2,396	3,455	2,725	1,963	16,825
Total Units	3,493	6,199	8,295	4,578	3,455	3,004	1,985	31,009

Source: City of Irvine – 2020 Housing Element Annual Progress Report.

There have been a significant number of high-density developments in the City in recent years, mainly in Planning Areas 33 and 36. For instance, recent developments in Planning Area 33 have a median density of 53 dwelling units per acre and recent developments in Planning Area 36 have a median density of 70 dwelling units per acre.

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This trend is likely to continue in the City as programs are implemented as part of the 6th Cycle Housing Element Update to encourage high-density residential development. Planning Area 32, for example, will likely see similarly high densities in the future, as it is located adjacent to Planning Area 33 and features the Irvine Station. Table 7-4, 2013–2021 High Density Residential Developments (5th Cycle), provides a list of high-density residential projects in the City that are completed, under construction, or approved.

Table 7-4. 2013–2021 High Density Residential Developments (5th Cycle)

PLANNING AREA 33		
SITE NAME	STATUS	DENSITY
The Village Apartments	Existing	50
The Park Apartments	Existing	51
Westview Apartments	Existing	54
CenterPoint Apartments	Existing	55
Median		53
PLANNING AREA 36		
SITE NAME	STATUS	DENSITY
Watermarke Condominiums	Existing	49
Main Street Village Apartments	Existing	50
Avenue One	Existing	51
Metropolis	Existing	52
Camden Apartments	Existing	56
Granite Court Apartments	Existing	58
Axis 2300	Existing	60
Kelvin Court	Existing	61
Avalon Irvine, Phase III	Existing	62
Blue Bay Condominiums	Approved	62
Toscana Apartments	Existing	63
Villa Siena Apartments	Existing	64
Avenue One	Existing	64
Avalon Irvine, Phase II	Existing	64
Volar	Under Construction	67
Volar	Approved	67
Elements I	Existing	70
Elements II	Under Construction	70
Park Place Apartments	Existing	71
360 Fusion Apartment Homes	Existing	77
The Residences on Jamboree	Existing	78
Pistoia Apartments	Under Construction	78
Milani Apartments 18831 Von Karman	Under Construction	79
Skyloft (formerly Main & Jamboree Apartments)	Existing	80
2055 Main	Approved	80
Avalon Irvine	Existing	87
Equity Residential Apartments I at 16931 Millikan Ave	Existing	87
Equity Residential Apartments II at 2501 Alton Pkwy	Existing	88
Irvine Inn	Existing	89
15 Degrees South	Under Construction	89
2525 Main	Approved	92
Vireo at Park Place	Existing	98
Marquee at Park Place	Existing	100
	Median	70

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For comparison, the City analyzed the sites in the 6th Cycle Housing Element Site Inventory by Planning Area, summarized in Table 7-5, Total Units by Planning Area (6th Cycle). Similar to recent development, the Sites Inventory anticipates the greatest number of units to be developed in Planning Areas 32, 36, and 51.

Table 7-5. Total Units by Planning Area (6th Cycle)

PLANNING AREA	TOTAL UNITS	VERY LOW	LOW	MODERATE	MARKET
4	1,618	210	140	126	1,142
6	400	-	-	400	-
8	899	-	-	90	809
12	50	-	-	5	45
15	2	-	-	1	1
19	2,202	279	186	173	1,564
20	152	-	-	-	152
23	1,000	600	400	-	-
24	823	237	158	43	385
31	1,097	-	-	111	986
32	17,740	-	-	1,776	15,964
33	949	204	136	62	547
34	85	-	-	9	76
35	5,083	-	-	508	4,575
36	10,986	1,517	1,010	791	7,668
39	298	-	-	30	268
40	281	169	112	-	-
51	13,989	4,182	2,789	701	6,317
Total	57,654	7,398	4,931	4,826	40,499

7.5 Housing Potential Assumptions – General

In general, the reasonable residential development potential of vacant and non-vacant sites is assumed at 70% of maximum permitted density of the applicable zone in order to provide a realistic development assumption. Where current zoning does not specify a maximum density, recent development trends were analyzed to determine an appropriate density. The City’s commitment to increasing residential development opportunities, in combination with developers’ desire to maximize the return on their developments, results in increasingly efficient development at higher densities than was typical in past decades. The City expects that future housing development project applications will match the current trend of proposed residential densities near the maximum density allowed or will seek density bonuses as allowed by State law.

The City’s Zoning Code provides residential and mixed-use land use designations with maximum densities in dwelling units per acre. Table 7-6, Allowable Densities for Residential Zones in the City, below outlines the max densities allowed under each residential zoning designation included in the Sites Inventory.

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Table 7-6. Allowable Densities for Residential Zones in the City

ZONING DESIGNATION	MAX DENSITY (DU/AC)
1.2 Development Reserve ¹	No Max
2.4 Medium-High Density Residential	50
2.5 High Density Residential	50
3.1 Multi-Use	50
4.7 Urban Commercial	55
4.9 LPC Regional Commercial ²	No Max
5.1 IBC Multi-Use	No Max
8.1 Trails and Transit Oriented Development	50

Notes:

¹ General Plan allows for 1,000 units to be developed on 2 areas with a combined size of 27 acres.

² LPC Regional Commercial allows for unlimited density for affordable housing projects and 25 du/ac for market-rate projects.

Recent development trends in the City were analyzed in order to determine a realistic density for sites where current zoning does not specify a maximum density. Table 7-4 summarizes the analysis of recent high-density developments in the City. Based on these development trends, the following densities were assumed for sites where current zoning allows for unlimited density:

- **4.9 – LPC Regional Commercial:** The current zoning allows for 25 dwelling units per acre for market-rate development with unlimited density available for affordable housing developments. The Sites Inventory assumes 70 dwelling units per acre for site 1 due to proximity to the freeway. Site 1 is assumed to be feasible for lower income developments with a developable acreage of 10 acres. Sites 2, 3 and 4 assume a density of 25 dwelling units per acre, as they are presumed to be feasible for market-rate units.
- **5.1 – IBC Multi-Use:** 70 dwelling units per acre based on the median density of recent developments in the area as shown in Table 7-4.

7.6 Housing Potential Methodology – Sites with Commercial Zoning

As identified in the Sites Inventory (Appendix D), a portion of the City’s reasonably developable housing capacity is attributable to sites with existing zoning for nonresidential uses (i.e., zoning that does not currently permit housing). It is important to note that all sites that are not currently zoned to allow for housing will be rezoned through the General Plan Update (including Land Use Element and Zoning Ordinance updates) which will include establishing residential overlays in non-residential areas (as described in Programs PP–A.2 and PP-A.3 in the Housing Plan). These actions will be completed within the time period as prescribed by California Government Code, Section 65583 (c)(1)(A).

The zoning designations that currently do not allow for housing include the following:

- 4.1 – Neighborhood Commercial.
- 4.2 – Community Commercial.
- 4.4 – Commercial Recreation.

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- 4.8 – Irvine Center Garden Commercial.
- 5.4 – General Industrial.
- 5.5 – Medical and Science.

The total number and percentage of sites in the inventory that have these non-residential zoning designation and the number of units assigned to these sites are shown in Table 7-7, Nonresidential Sites and Net Potential Units. More specifically, sites currently zoned for nonresidential uses represent approximately 55% of potential units at all income levels and approximately 43% of potential lower-income units in the Sites Inventory. Again, it is important to emphasize that all sites zoned for nonresidential uses in the Sites Inventory will be rezoned to permit residential development (at default densities for lower income units) as part of the General Plan Update described previously and referenced in Programs PP-A.2 and PP-A.3 in the Housing Plan of this Housing Element.

Table 7-7. Nonresidential Sites and Net Potential Units

SITES/ UNITS	TOTALS (ALL ZONES)	TOTAL LOWER INCOME	NONRES ZONED SITES	PERCENT OF TOTAL	NONRES- LOWER INCOME	PERCENT OF TOTAL LOWER INCOME
Sites	102	27	39	38%	3	11%
Net Potential Units	57,654	12,329	31,934	55%	5,337	43%

The City has utilized the following methodology to calculate realistic residential development potential on the nonresidential-zoned sites:

- **Densities** – The City’s program to apply a residential overlay to nonresidential-zoned sites will allow densities of up to 70 dwelling units per acre. The exception would be for site numbers 85 and 100 (publicly owned sites) that will be part of the City’s program to collaborate with public agencies to leverage other publicly owned land for the development of affordable housing projects through master planning and disposition efforts (Program PP-F.3 in the Housing Plan). A density of 50 dwelling units per acre is assumed on these sites.
- A discount factor is applied to the residential capacity of the nonresidential sites to account for the anticipated reduction in residential development due to various factors including the inclusion of commercial uses. The Sites Inventory assumes 70% of the maximum density is realistic for existing non-residentially zoned sites that will be rezoned to accommodate the RHNA. The exceptions are:
 - Sites in Planning Areas 32, 33 and 36 where the total units for each site were calculated at 90% of the assumed density of 70 units per acre. A higher percentage was applied to sites in Planning Areas 32, 33 and 36 due to the actual densities of

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recently developed projects near those areas. Table 7-4 provides an analysis of recent high-density developments in the City.

7.7 Vacant Sites

The Sites Inventory identifies vacant developable residential sites throughout the City that can develop within the current RHNA cycle. Vacant sites currently zoned for residential uses or planned for rezoning to allow residential uses total 27 (27% of total sites) and facilitate the development of 14,892 future housing units (26% of total net potential units). Vacant sites accommodate 48% of the City's lower income RHNA. The City is largely developed, and the acreage representing existing ownership residential is substantial and limits the available sites.

7.8 Non-Vacant Sites

The Sites Inventory identifies 75 sites that are not vacant, as defined by California Government Code. Non-vacant sites have various existing uses including retail, office, industrial and hotels. The City anticipates that these sites have a high likelihood of redeveloping into residential uses during the 6th Cycle Housing Element planning period due to changing demands for commercial development according to commercial market data. Details of each use type is provided below.

7.8.1 Retail

Changes in consumer preferences and a shift from traditional brick-and-mortar to e-commerce present opportunities to repurpose existing retail uses for new mixed-use residential developments. This trend has already occurred in the County as evidenced by Huntington Beach's Bella Terra and Anaheim's Platinum Triangle, both successful examples of retail to residential mixed-use conversions. Furthermore, according to the Orange County Business Council's (OCBC) 2019-20 Workforce Housing Scorecard, commercial and retail land has more than five times the infill and refill potential of other land-use types. This potential combined with the availability of aging retail centers create multiple opportunities for redevelopment of existing retail for residential uses in the City. For instance, Sites 1-4 in the Sites Inventory are portion of the Irvine Marketplace, a retail center originally developed in the 1990s with big-box spaces and large parking fields that lacks the walkable, place-making attributes of today's successful retail centers. The existing layout of this retail center, which is adjacent to the 5 Freeway and close to employment, makes these properties underdeveloped.

The COVID-19 Pandemic accelerated the evolution of the retail commercial real estate market away from the large traditional brick-and-mortar footprints. According to a Retail Market Report produced by CoStar (a leading commercial real estate analytics database) in February 2021, more retail square footage was vacated than occupied (i.e., the net absorption) in Orange County in 2020. More specifically, 858,000 more square feet of retail space was vacated vs. occupied and rent growth declined by 2.1% in 2020. This market data clearly indicates a lack of demand for retail space in the County and that there is an oversupply of space given demand. CoStar

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also shows that vacancy rates in the County have increased from a five-year low of about 3.5% in the middle of 2018 to over 4.5% in the middle of 2020. CoStar forecasts that vacancy rates will increase to over 5.0% by 2024.

7.8.2 Office

7.8.2.1 Irvine Business Complex (IBC)

The significant residential development that has occurred in the IBC is the strongest evidence that the existing non-residentially zoned sites (as contained in the Site Inventory) will be redeveloped with residential uses following the update of the Land Use Element and Zoning Ordinance, including the addition of residential overlays in commercial areas (as detailed in Chapter 8 of this Housing Element). A residential overlay (similar to the overlay proposed as part of the Zoning Ordinance amendment in the Housing Plan) was established via the IBC Vision and Overlay Zoning Code adopted in 2010. Since that time, 7,384 housing units have been developed in this Planning Area.

7.8.2.2 Market Data

The County's once solid office market has struggled, as the COVID-19 pandemic became a catalyst for remote working. This has led to a rise in vacancy and availability of sublet space along with declines in rents for the first time since 2011. According to an Orange County Office Market Report produced by CoStar in February 2021, office vacancies reached 11.8% in 2020 with negative net absorption (i.e., more office space was vacated than occupied) of 3.4 million square feet during the calendar year. Rent growth declined by 1.7% in 2020. Costar also predicts office rents will decline through 2024.

Current data indicates that the impacts of the COVID-19 pandemic on the office market are not expected to be temporary. According to a survey by the OCTA from August 13, 2020, nearly two-thirds of employees who live in Orange County prefer to maintain their current remote working situations after the pandemic recedes. Companies are further incentivized to prolong work from home activities as they save on costs associated with office leases. A Cushman and Wakefield report, *Global Office Impact Study & Recovery Timing*, from September 2020 anticipates office demand to be 15.8% lower over the 2022–2030 period as a result of work from home trends.

These trends present an opportunity to redevelop a number of sites in the City with existing office space to residential uses. For instance, Planning Areas 32 and 36 include regional office centers with sites contained in the Sites Inventory. According to CoStar, the Irvine Spectrum submarket (largely contained in Planning Area 32) has an office vacancy rate of 11.0% while the South Santa Ana submarket, largely contained in Planning Area 36, has a vacancy rate of 18.6%.

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These market conditions and trends provide factual support that non-vacant sites in these areas have a strong likelihood of being redeveloped for residential uses.

7.8.3 Hotels

Travel restrictions and an increase in remote working caused by the COVID-19 pandemic negatively affected the hotel industry. According to a CoStar article from March 2021, interest in redeveloping hotels to other uses grew over the course of the pandemic due to the financial strain it caused hotel owners. According to a report by Atlas Hospitality Group from August 2020, there were 23 hotels with commercial mortgage-backed securities debt in Los Angeles and Orange Counties that were delinquent on their loan payments as of July 30, 2020. The State has also encouraged the conversion of hotels to residential uses through the creation of Project Homekey to help local governments acquire hotels, motels and vacant apartments to house the homeless during the pandemic. Therefore, the City believes sites 23, 76 and 82, currently used as hotels, are candidates for redevelopment as a result of these recent trends.

7.9 Entitlements and Pending Applications

As of July 1, 2021, the City has 3,660 pending or entitled housing units that can be constructed during the 6th cycle planning period. The City will credit these units toward its RHNA requirement pursuant to California Government Code, Section 65583.1. On May 11, 2021, the City approved 382 units in Planning Area 6. The City assumes that all of these units will be in the above moderate income category as no affordability restrictions are recorded on these units. The remaining entitled units are located in Planning Area 51, also known as the Orange County Great Park and more specifically the Great Park Neighborhoods. The entitlements include 373 units in District 1 and 1,335 in Districts 5 and 6, and 347 units that are required to be restricted for lower income housing pursuant to a development agreement. The City is currently considering five pending residential development applications for a total of 1,187 units with 131 units in the very low-income category and 44 in the low-income category as proposed by the applicants. Table 7-8, Entitled and Pending Development Applications, below summarizes the pending and entitled units including a status for each project.

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Table 7-8. Entitled and Pending Development Applications

Planning Area	Status	APNs	Total Units	Very Low	Low	Moderate	Above Moderate	Notes
1	Pending	104-118-04 104-118-98	520	0	0	0	520	Hearing in August 2021
6	Entitled	591-501-08 591-503-03 591-503-02 591-503-01 591-503-01 591-501-04 591-501-04 591-501-03	382	0	0	0	382	
6	Entitled	580-481-01	36	0	0	36	0	
22	Pending	481-143-39 481-162-17 481-171-15 481-181-09 481-181-14	5	0	0	0	5	5 vacant lots zoned for single-family residential development
39	Pending	588-291-08	330	0	0	0	330	Public hearing in Spring 2022
40	Pending	104-584-51	157	0	0	0	157	Hearing in Summer 2022
40	Pending	104-584-52	175	131	44	0	0	Hearing in Summer 2022
51	Entitled	580-765-23 580-765-24 580-765-25 580-765-26 580-765-27 580-765-29 580-765-28	373	0	0	0	373	
51	Entitled	591-131-61 591-131-08 591-131-09 591-131-10 580-766-39 591-131-62 591-131-62 591-131-41	1,335	0	0	0	1,335	
51	Entitled	580-491-30	22	22	0	0	0	
51	Entitled	591-563-04	144	144	0	0	0	
51	Entitled	None	181	181	0	0	0	

7.10 University Housing

The City will credit 4,406 units of existing University of California, Irvine (“UCI”) housing toward the RHNA. These units were not counted toward the City’s RHNA requirement in prior planning periods, but the City has learned that both the University of California, Santa Cruz and the University of California, Santa Barbara have historically counted faculty and graduate school housing towards their RHNA which has set a precedent. City staff has had discussions with HCD staff about this disparity and methods for cities and counties to consistently count housing developed for universities. Given the precedent that has been set in the communities where two other University of California campuses are located, it appears clear that this credit should be applied toward the Housing Element planning period RHNA requirement. Of the 4,406 units at

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UCI, 1,710 units are in the moderate-income category based on the current rents and/or sale prices for existing units.

The Sites Inventory also includes a potential UCI faculty and graduate school housing development shown as site 102. The site is currently zoned as Conservation Open Space Reserve; however, the City and UCI have discussed the potential for a 400-unit development on the site. All 400 units are counted toward the moderate-income category due to rents and/or sale prices typically charged for similar housing types in the City.

7.11 Accessory Dwelling Units

Pursuant to California Government Code, Section 65583.1, the City will credit a total of 80 units during the 6th Cycle period toward its RHNA requirement through the potential development of accessory dwelling units (ADUs). The production of ADUs has increased in the City in recent years due to new State laws passed in an effort to spur the development of such units. For example, in 2018 only two ADUs were permitted whereas the City permitted 11 and 10 ADUs in 2019 and 2020, respectively. Furthermore, the Housing Plan of this Housing Element contains a program to encourage and incentivize the development of ADUs. Therefore, the City anticipates ADU production to remain at these higher levels during the 6th Cycle Housing Element Period.

The City allocated the 80 ADUs to the various income categories in accordance with the SCAG Regional Accessory Dwelling Unit Affordability Analysis that has been reviewed by HCD as of August 27, 2020. Table 7-9, Potential ADU Production by Income Level, provides a summary of the 80 ADUs by income level.

Table 7-9. Potential ADU Production by Income Level

INCOME LEVEL	VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL
Total Units	20	34	24	2	80

7.12 Assembly Bill 1486 City-Owned Land

AB 1486, signed into State law in 2019, expands surplus property requirements for State and local government agencies. The bill includes amendments to State Law pertaining to Housing Elements to require that jurisdictions include government-owned sites that are zoned for residential use (both vacant and non-vacant) in the Sites Inventory.

In compliance with this requirement, the Sites Inventory includes three City owned sites, all of which are located in Planning Area 51 (i.e., the Great Park). In addition, the City has included two sites owned by the Irvine Ranch Water District, two sites owned by the County of Orange, and one site owned by the State. The City considers these eight publicly owned sites to be a significant potential source of lower-income housing development. While six of the sites are currently more than 10 acres in size, the Housing Element includes a program to collaborate

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with public agencies to leverage these sites for the development of affordable housing projects through master planning and disposition efforts (Program PP.F3).

For the purposes of this Sites Inventory (and consistent with the provisions of AB 1486), the following types of City-owned sites are not included in the inventory:

- Sites that are needed for existing or planned City use, including stormwater drainage, water storage, and delivery.
- Sites that have not been identified as potentially surplus and suitable for sale.
- Sites that have been acquired by the City in relation to a legal claim.
- Sites that are subject to a right-of-way easement that would need to be vacated by action of the City Council prior to potential housing permitting and development.

7.13 Suitability of Sites for Moderate-Income Housing

The California Government Code does not specify a minimum zoning requirement for moderate-income housing. Therefore, both moderate income and above-moderate income housing can be developed in all zones allowing residential development. As stated in Section 4.3, Identification of Developable Sites and Potential Capacity Methodologies, the City has identified sites generally suitable for housing development for both moderate-income and above-moderate-income housing, including sites in the following zones:

- **2.4:** Medium-High Density Residential.
- **4.7:** Urban Commercial.
- **8.1:** Trails and Transit Oriented Development.

The Sites Inventory contains 73 sites that accommodate 4,826 moderate-income units. Of these sites, 34 are currently zoned for commercial uses but amendments to the City's Zoning Ordinance are proposed as part of the Housing Plan in this Housing Element to allow for residential units in commercial areas (including adding a residential overlay as described earlier in this chapter). The City will also credit the following moderate units toward the RHNA:

- **Entitled and Pending Projects:** 36 units.
- **Potential ADUs:** 24 units.
- **University Housing:** 1,710.

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7.14 Suitability of Sites for Lower-Income Housing

The Sites Inventory identifies 7,255 total potential housing units on 27 sites that are suitable for lower-income housing development, based on the criteria established by Housing Element law and the HCD, with special considerations described below. These units are attributed to sites that:

- Have a minimum zoned and/or designated residential density of 30 dwelling units per acre or for which the City has a program to allow such development on the sites, with several exceptions identified and explained below.
- Have a minimum parcel size of 0.5 acre.
- Have a maximum parcel size of 9.99 acres, with several exceptions identified and explained below.
- If currently zoned for nonresidential use, a program is included in the Housing Element to rezone the site to permit residential use.

Table 7-10, Identified Sites Suitable for Lower-Income Housing, quantifies the lower income sites with special considerations: commercial sites that the City will rezone and large (10+ acres) sites.

Table 7-10. Identified Sites Suitable for Lower-Income Housing

	TOTAL (ALL INCOME LEVELS)	TOTAL LOWER INCOME	COMMERCIAL SITES		LARGE SITES	
			NUMBER	PERCENT OF TOTAL LOWER INCOME	NUMBER	PERCENT OF TOTAL LOWER INCOME
VACANT						
Sites	27	11	0	0%	4	15%
Net Potential Units	14,892	4,690	0	0%	2,481	22%
NON-VACANT						
Sites	75	16	2	7%	2	7%
Net Potential Units	42,762	6,745	745	7%	2,383	21%

Six sites in Table 7-10 are considered large sites, as they are greater than 10 acres. The following provides further details on these sites.

- **Site 1** – the parcel associated with site 1 is slightly larger than the 10-acre threshold at 12.73 acres. The City reduced the developable acreage of the parcel to 10 acres, as shown in the Sites Inventory (Appendix D), to provide a more realistic development capacity for a lower-income development. Additionally, the site is adjacent to sites 2, 3, and 4, which all currently exist as part of a large underutilized retail development. Pursuant to the market data provided earlier in this chapter, the City anticipates that these four sites would likely be redeveloped as a master planned and/or mixed-use development featuring units at various income levels. Furthermore, the site is currently zoned to allow unlimited density for affordable housing development. Therefore, it is realistic to assume that this site can be developed with lower income units.

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- **Site 86** – the site is currently owned by the City. The Housing Plan of this Housing Element includes Program PP-F.1 to leverage city-owned land for the development of lower income housing projects.
- **Sites 15, 16, 100 and 101** – these sites are owned by the Irvine Ranch Water District and the County. The Housing Plan includes Program PP-F.3 to collaborate with public agencies to leverage other publicly owned land for the development of affordable housing projects through master planning and disposition efforts. Through this program, the City intends to work with the Irvine Ranch Water District and the County on master planning and disposition efforts for these sites.

7.15 Assembly Bill 1397 Requirements

Adopted in 2017, AB 1397 implemented new requirements for the Sites Inventory regarding non-vacant sites that were identified in one previous Housing Element and vacant sites that were identified in two previous Housing Elements. In order to be eligible to be counted toward the City's lower-income housing capacity, these sites must meet both of the following criteria:

- Zoned to allow a maximum residential density consistent with the City's default lower-income residential density of 30 dwelling units per acre.
- Allow residential use by right for housing developments in which at least 20% of the units are affordable to households with lower incomes.

Of the sites in the City's current Sites Inventory, no non-vacant sites were identified in the prior 5th Cycle Housing Element Sites Inventory and no vacant sites were identified in the 4th and 5th Cycle Housing Element Sites Inventory.

AB 1397 requires that sites deemed adequate for lower-income housing should be more than 0.5 acre and less than 10 acres in size. The City's Sites Inventory includes six sites that include lower-income housing, but are over 10 acres in size. However, all of these sites are publicly owned by either the City, the County or the Irvine Ranch Water District. The Housing Element includes a program to collaborate with public agencies to leverage these sites for the development of affordable housing projects through master planning and disposition efforts.

7.16 Sites Used in Previous Planning Periods' Housing Elements

Two vacant sites listed in the Sites Inventory were previously included in the 5th Cycle Housing Element Sites Inventory. However, none of the sites in the Sites Inventory were included in the 4th Cycle Housing Element Sites Inventory. No non-vacant sites included in the current Sites Inventory were included in the previous Housing Element Sites Inventory. Therefore, none of the sites in the Sites Inventory are subject to the requirements applicable to sites used in previous periods' Housing Elements.

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Chapter 7. Adequate Sites Inventory Analysis and Methodology

7.17 Senate Bill 330 Requirements

Adopted in 2019, Senate Bill (SB) 330 implements new requirements applicable to the Sites Inventory to conserve existing affordable housing units and units that are occupied by households with lower incomes. Pursuant to SB 330, sites with existing residential units cannot be counted toward the City’s lower-income capacity unless the City has adopted a mechanism to preserve or require replacement of existing units that are, or within the last five years were, affordable to households with low or very-low incomes or occupied by households with low or very-low incomes (referred to by SB 330 as “Protected Units”).

The City intends to preserve 823 at-risk affordable housing units during the Housing Element planning period including 518 very low-income units and 305 low-income units. The Housing Plan includes Program PP-D.1 to provide financial resources (such as American Rescue Plan Act funding) and in-kind services to preserve affordable housing units with income restrictions that are scheduled to expire during the 6th Cycle time period.

7.18 Senate Bill 1333 Requirements – “No Net Loss”

Recent modifications to Housing Element law adopted through SB 1333, known as the “No Net Loss” provision, require that the City maintain adequate capacity to accommodate the remaining unmet portion of its RHNA target for each of the income categories throughout the eight-year Housing Element planning period. The City must also monitor housing production as the planning period progresses and ensure that the City does not reduce the housing capacity below what is needed to meet its RHNA target by income level through either of the following methods:

- Adoption of reductions in allowable residential densities for sites identified in the Sites Inventory through community plan update/amendment or rezone.
- Approval of development or building permits for sites identified in the inventory that authorize the construction or development of fewer units (by income level) than identified as possible in the inventory.

In order to address the “No Net Loss” provisions, the City completed the following steps in preparing the Sites Inventory:

- Evaluated the need to reduce the estimates of site housing capacity based on topography, environmental features, expectations for mixed-use development, and expectations for partial large-site development; where deemed appropriate, the City applied such reductions.
- Further reduced estimated site housing capacity to ensure estimates are conservative (ranging between 70% and 90% of the net potential housing units, based on site-specific circumstances).

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- Identified enough sites with housing capacity to provide a reasonable capacity buffer (34% for the lower-income levels) above its RHNA targets to ensure that the City maintains adequate capacity to meet its targets.

The Housing Plan includes Program PP-A.12 to maintain and update the Sites Inventory on an annual basis in connection with the preparation of the Annual Progress Report to ensure that the City maintains sufficient housing capacity. Finally, the City intends to prepare a General Plan Update (including an updated Land Use Element and Zoning Ordinance) to increase housing capacity in a manner consistent with the 6th Cycle Housing Element and the updated General Plan as a whole.

7.19 Development Site Access to Water, Sewer, and Dry Utilities

7.19.1 Water and Sewer

The City of Irvine receives water and wastewater services from Irvine Ranch Water District (IRWD). IRWD is a multi-service agency responsible for providing domestic water service, sewage collection and treatment, water recycling, and urban runoff natural treatment in Central Orange County, California. IRWD provides water service to approximately 380,000 residents. IRWD encompasses approximately 181-square miles extending from the Pacific Coast to the foothills of the Santa Ana Mountains, covering elevations ranging from sea level to 1,700 feet. IRWD services the City of Irvine and portions of Costa Mesa, Lake Forest, Newport Beach, Orange, Tustin, Santa Ana and unincorporated areas of Orange County.

IRWD is the largest retail member agency of the Municipal Water District of Orange County (MWDOC) in terms of service area and overall water use. MWDOC is a wholesale importer of water from the Metropolitan Water District of Southern California (MWD). MWDOC serves all of Orange County except for the cities of Anaheim, Fullerton and Santa Ana.

As stated in the 2016 Urban Water Master Plan (UWMP), IRWD has adequate water supplies to meet demands during average, single dry, and multiple dry years throughout the 25-year planning period. IRWD will continue aggressive water conservation efforts, increased use of recycled water to offset potable water demand, development of groundwater sources within the district, and participation in new water supply projects with MWD and MWDOC to ensure supplies continue to meet current and projected demands. Table 7-11, Irvine Ranch Water District Supply and Demand Forecast (AF/yr), summarizes water supply and demand projections out to 2035 for IRWD as stated in the UWMP.

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Chapter 7. Adequate Sites Inventory Analysis and Methodology

Table 7-11. Irvine Ranch Water District Supply and Demand Forecast (AF/yr)

	2015	2020	2025	2030	2035
DEMAND					
Potable and Raw Water	64,154	71,086	77,700	80,645	81,966
Recycled Water Demand	26,249	25,359	28,261	28,786	29,311
Total Water Demand	90,403	96,445	105,961	109,431	111,277
SUPPLY					
Purchased or Imported Water	41,929	41,929	41,929	41,929	41,929
Groundwater – Potable	53,171	65,523	65,523	65,523	65,523
Purchased or Imported Water-Untreated	17,826	17,826	17,826	17,826	17,826
Recycle Water	28,757	28,757	28,757	28,757	28,757
Groundwater – Non-potable	3,514	3,514	3,514	3,514	3,514
Total Water Supply	145,197	157,549	157,549	157,549	157,549
Excess/Shortage	54,794	61,104	51,588	48,118	46,272

IRWD is in the process of updating their Sewage Treatment Master Plan (STMP) (a draft copy was provided for review), which is expected to be completed in late 2021. The City of Irvine’s wastewater conveyance and treatment is provided by IRWD. IRWD conveys all of sewage from the City of Irvine to their Michelson Water Recycle Plant (MWRP) and Los Alisos Water Recycle Plant except for the small area known as the Irvine Business Complex, which is conveyed to Orange County Sanitary District. The Irvine Business Complex is roughly bounded by San Diego Creek to the east, CA-78 to the south, Warner Ave. the north, and the City of Irvine’s boundary to the west. IRWD is actively planning, through the STMP, to address conveyance and treatment issues over the planning period and has laid out a progressive and comprehensive plan.

IRWD has stated it will provide service to any developer up to 400 services without a review of water availability. New water mains and sewer lines in previously undeveloped and under-developed areas are installed by developers/property owners as part of the construction project. The UWMP states:

4.4 Water Use of Lower Income Households

In accordance with Water Code Section 10631.1(a), IRWD’s water use projections include projected water use for single-family and multifamily residential housing needed for lower income households, as defined in Section 50079.5 of the Health and Safety Code.

7.19.2 Dry Utilities

Within the City of Irvine, electrical service is provided by Southern California Edison and natural gas service is provided by Southern California Gas Company. No other information was available regarding gas and electric services in Irvine. Additional dry utilities include telecommunications providers, cable providers, and solid waste collection (Waste Management).

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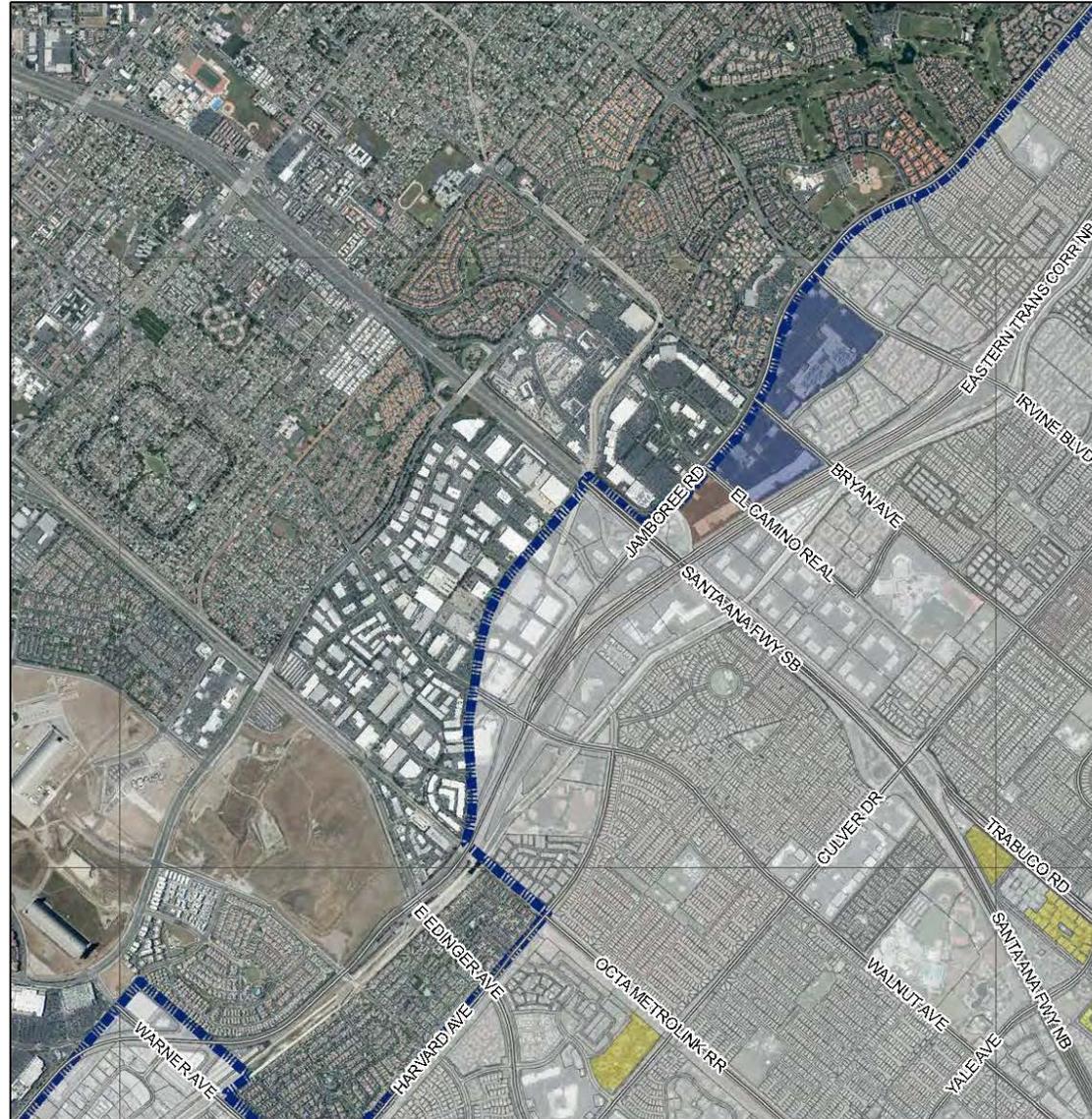
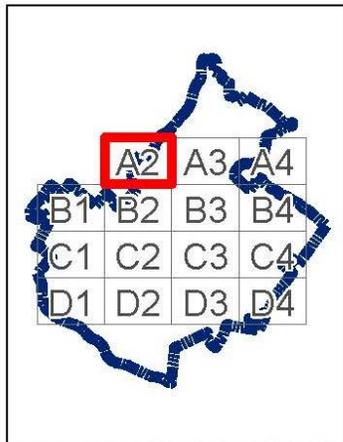
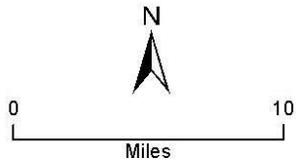
Chapter 7. Adequate Sites Inventory Analysis and Methodology

Figure 7-1. Sites Inventory Map

Housing Element Update A2

Project Type

- Affordable Sites
- Publicly Owned Sites
- North Irvine Staff Housing
- Entitled and Pending Projects
- At-Risk Affordable Housing
- University Housing
- No Project Type Designation



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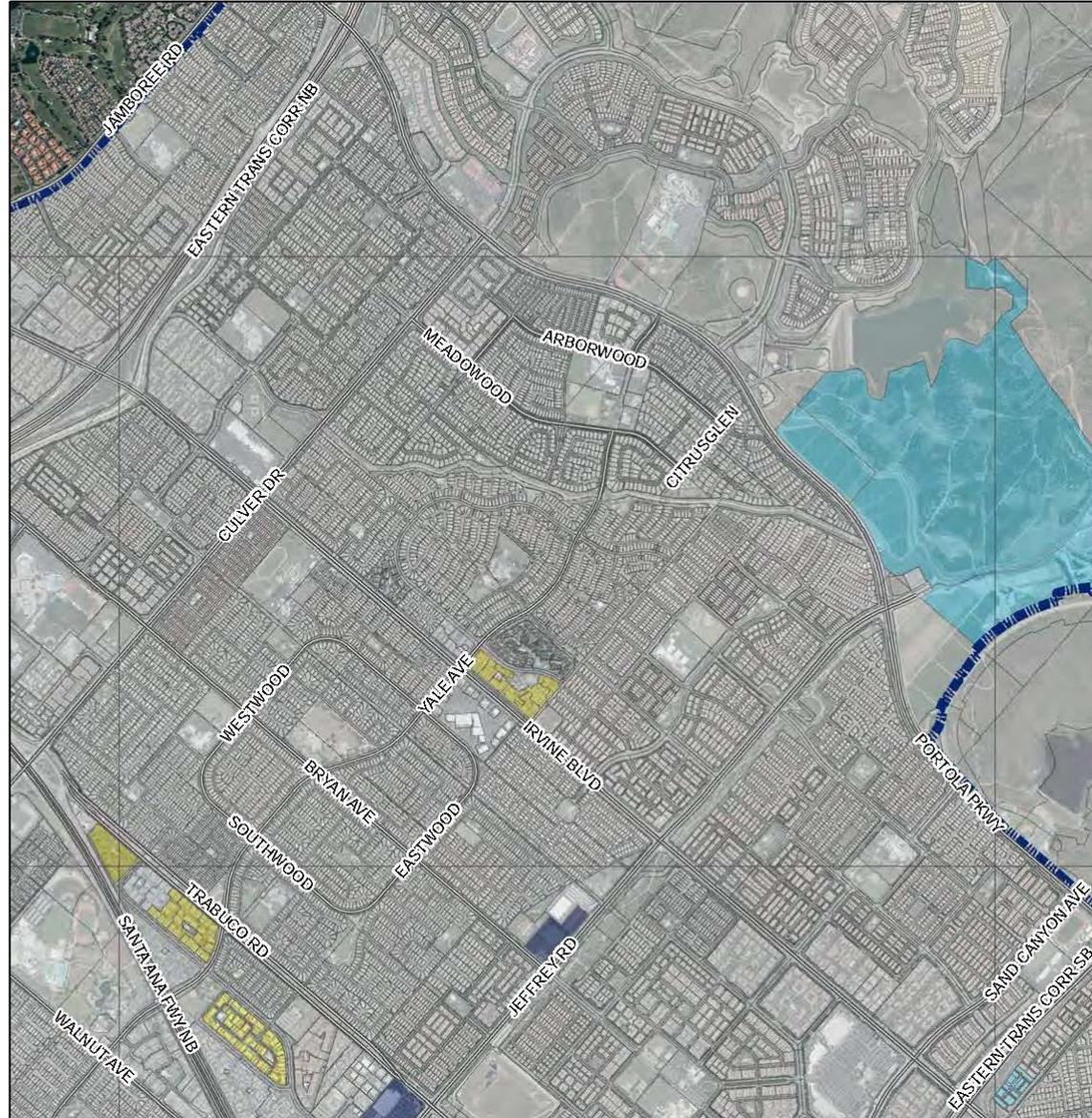
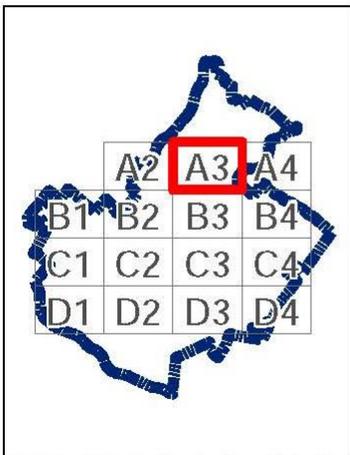
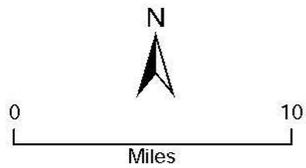
2021–2029 Housing Element

Chapter 7. Adequate Sites Inventory Analysis and Methodology

Housing Element Update A3

Project Type

- Affordable Sites
- Publicly Owned Sites
- North Irvine Staff Housing
- Entitled and Pending Projects
- At-Risk Affordable Housing
- University Housing
- No Project Type Designation



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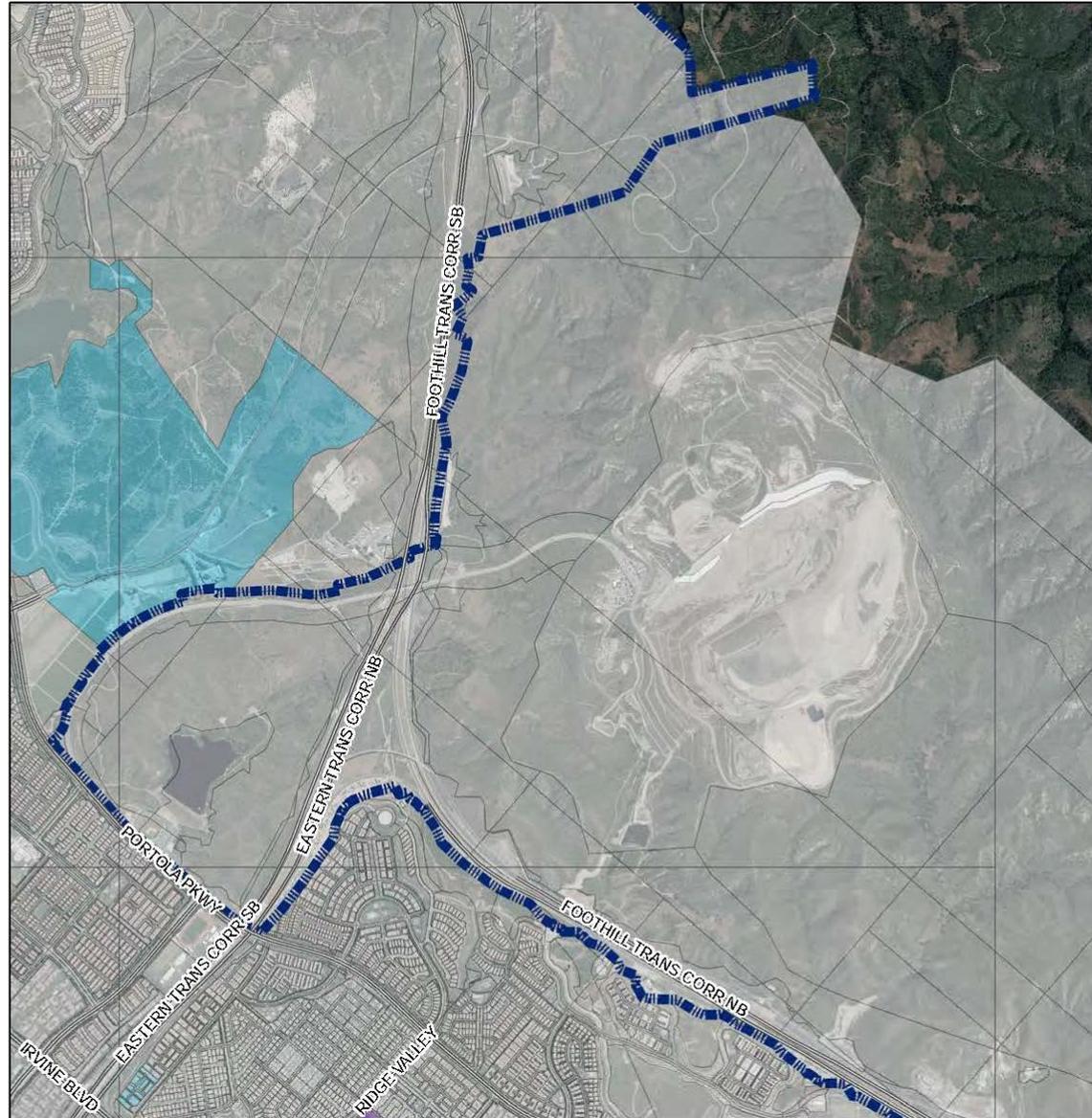
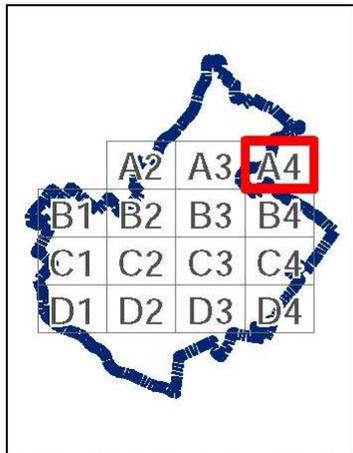
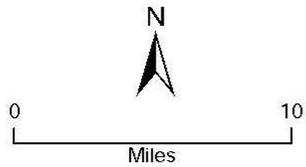
2021–2029 Housing Element

Chapter 7. Adequate Sites Inventory Analysis and Methodology

Housing Element Update A4

Project Type

- Affordable Sites
- Publicly Owned Sites
- North Irvine Staff Housing
- Entitled and Pending Projects
- At-Risk Affordable Housing
- University Housing
- No Project Type Designation



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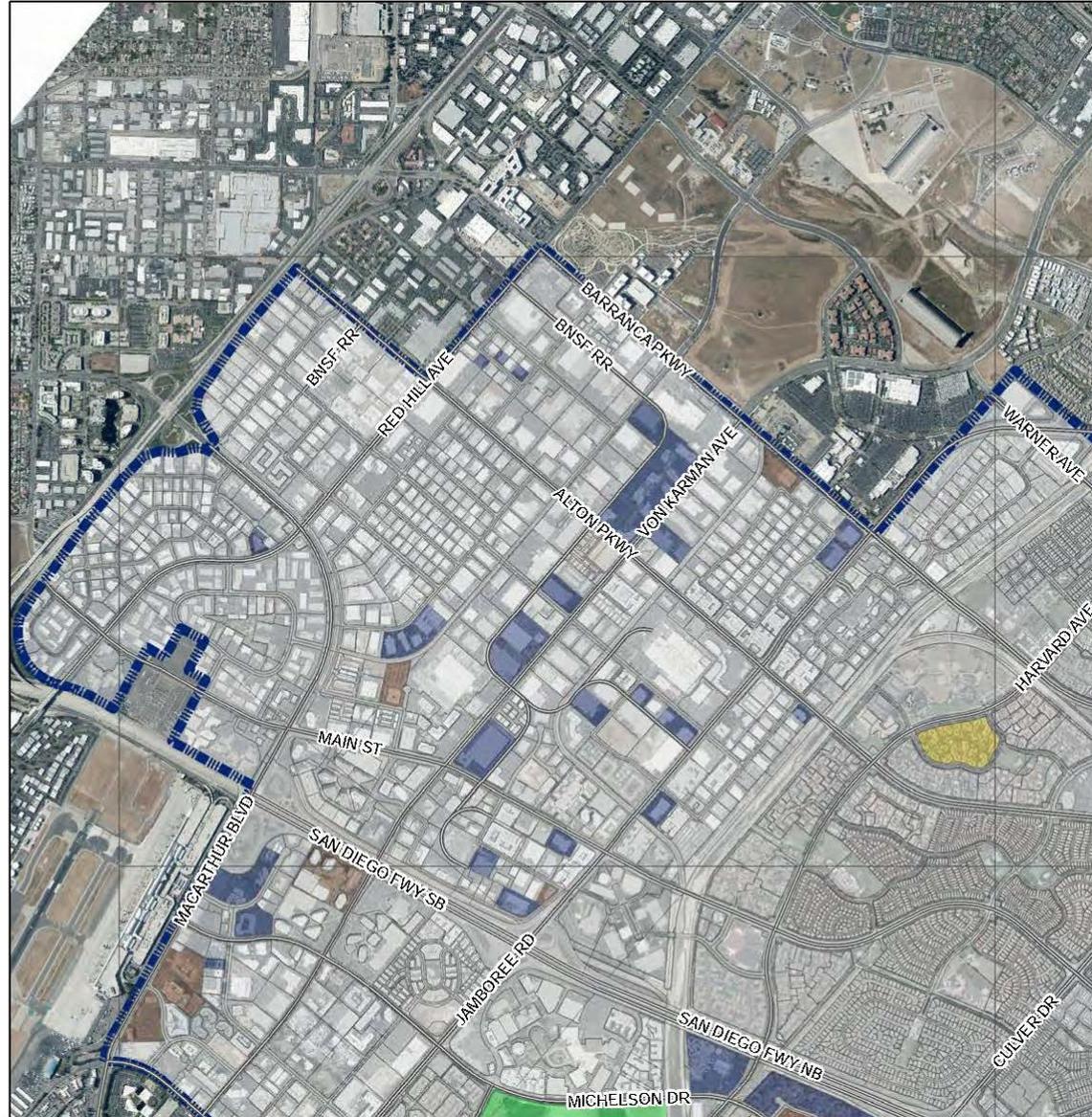
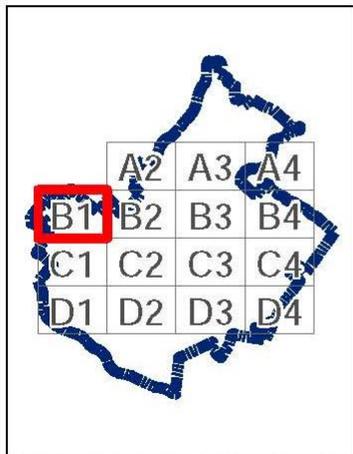
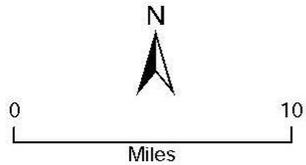
2021-2029 Housing Element

Chapter 7. Adequate Sites Inventory Analysis and Methodology

Housing Element Update B1

Project Type

- Affordable Sites
- Publicly Owned Sites
- North Irvine Staff Housing
- Entitled and Pending Projects
- At-Risk Affordable Housing
- University Housing
- No Project Type Designation



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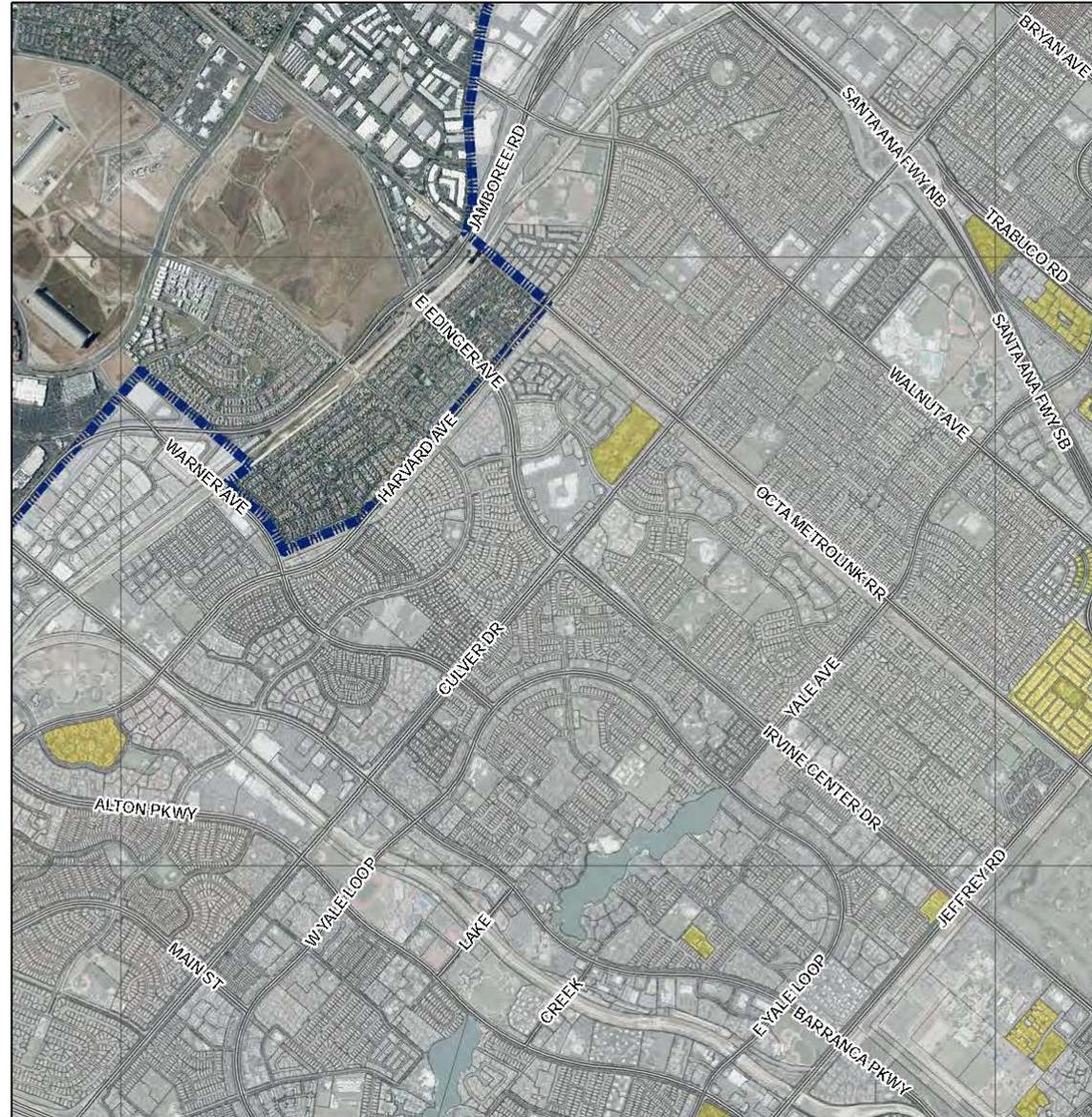
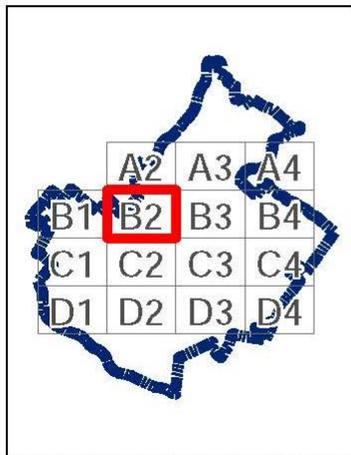
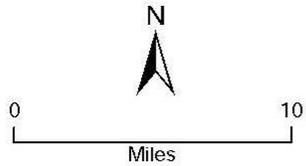
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Chapter 7. Adequate Sites Inventory Analysis and Methodology

Housing Element Update B2

Project Type

- Affordable Sites
- Publicly Owned Sites
- North Irvine Staff Housing
- Entitled and Pending Projects
- At-Risk Affordable Housing
- University Housing
- No Project Type Designation



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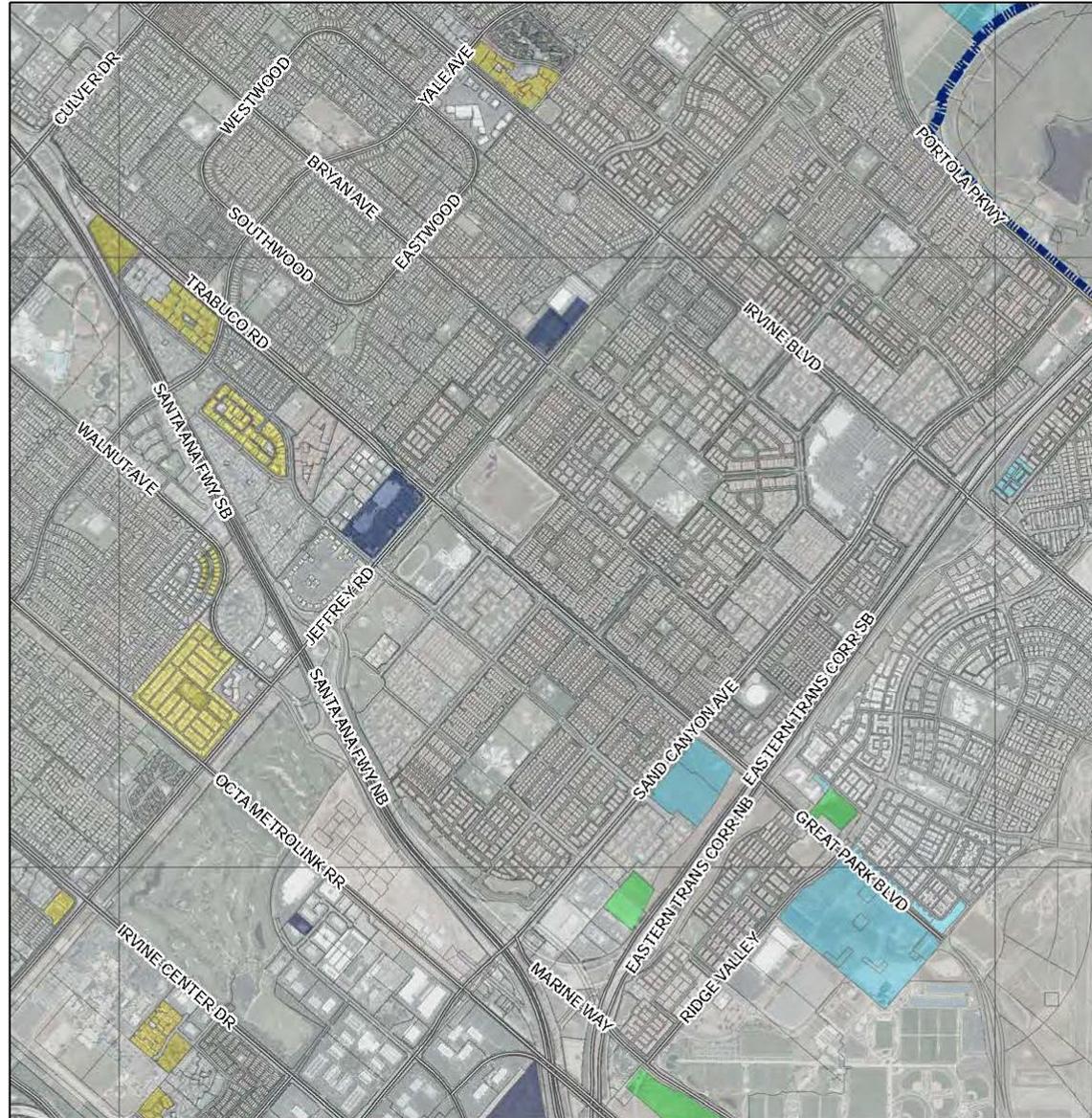
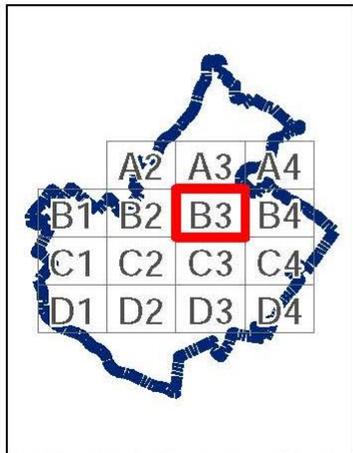
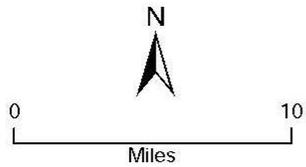
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Chapter 7. Adequate Sites Inventory Analysis and Methodology

Housing Element Update B3

Project Type

- Affordable Sites
- Publicly Owned Sites
- North Irvine Staff Housing
- Entitled and Pending Projects
- At-Risk Affordable Housing
- University Housing
- No Project Type Designation



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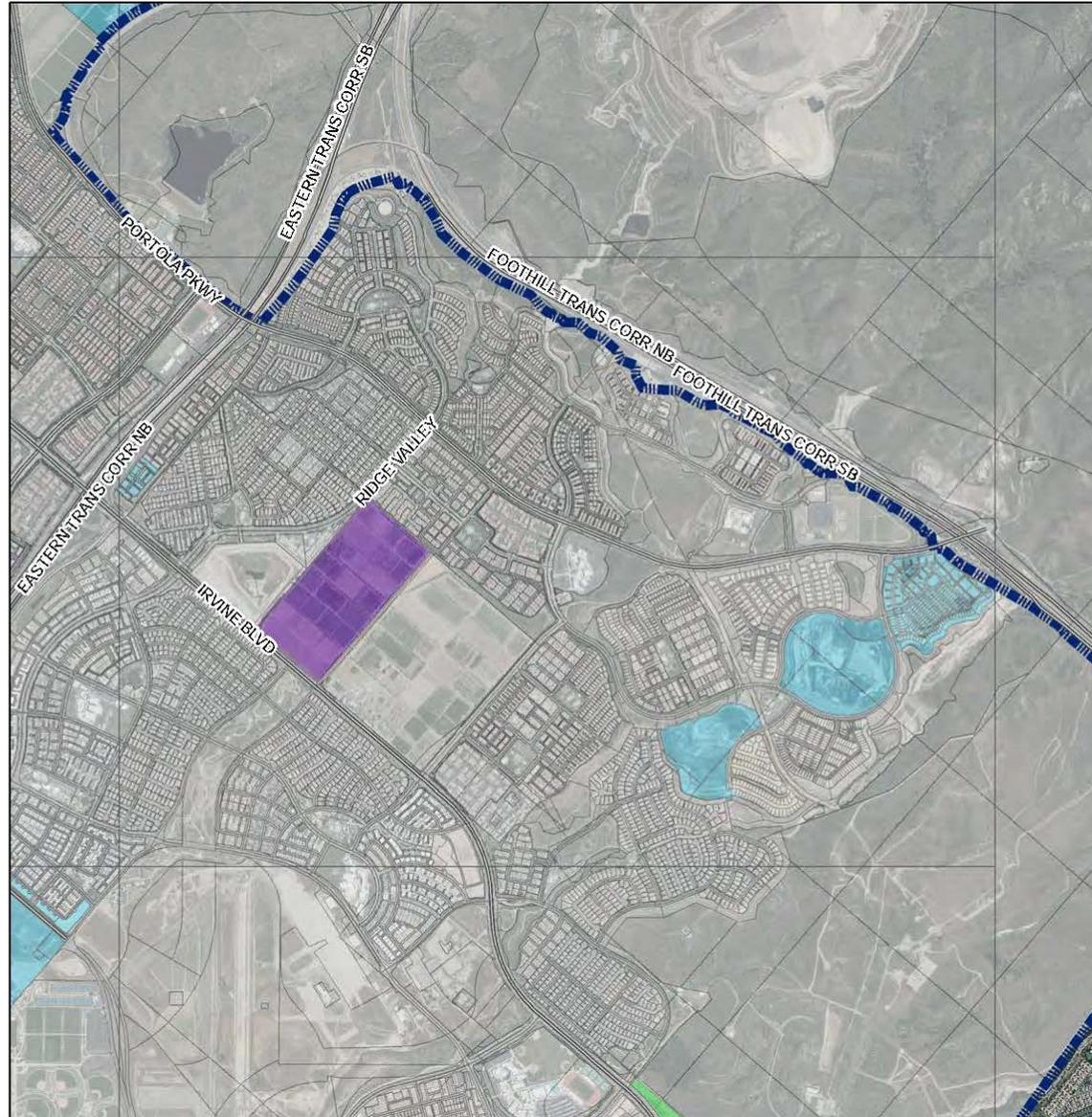
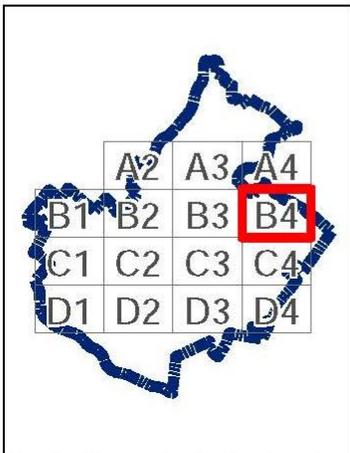
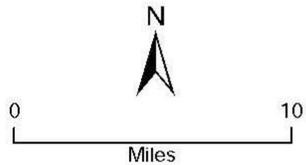
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Chapter 7. Adequate Sites Inventory Analysis and Methodology

Housing Element Update B4

Project Type

- Affordable Sites
- Publicly Owned Sites
- North Irvine Staff Housing
- Entitled and Pending Projects
- At-Risk Affordable Housing
- University Housing
- No Project Type Designation



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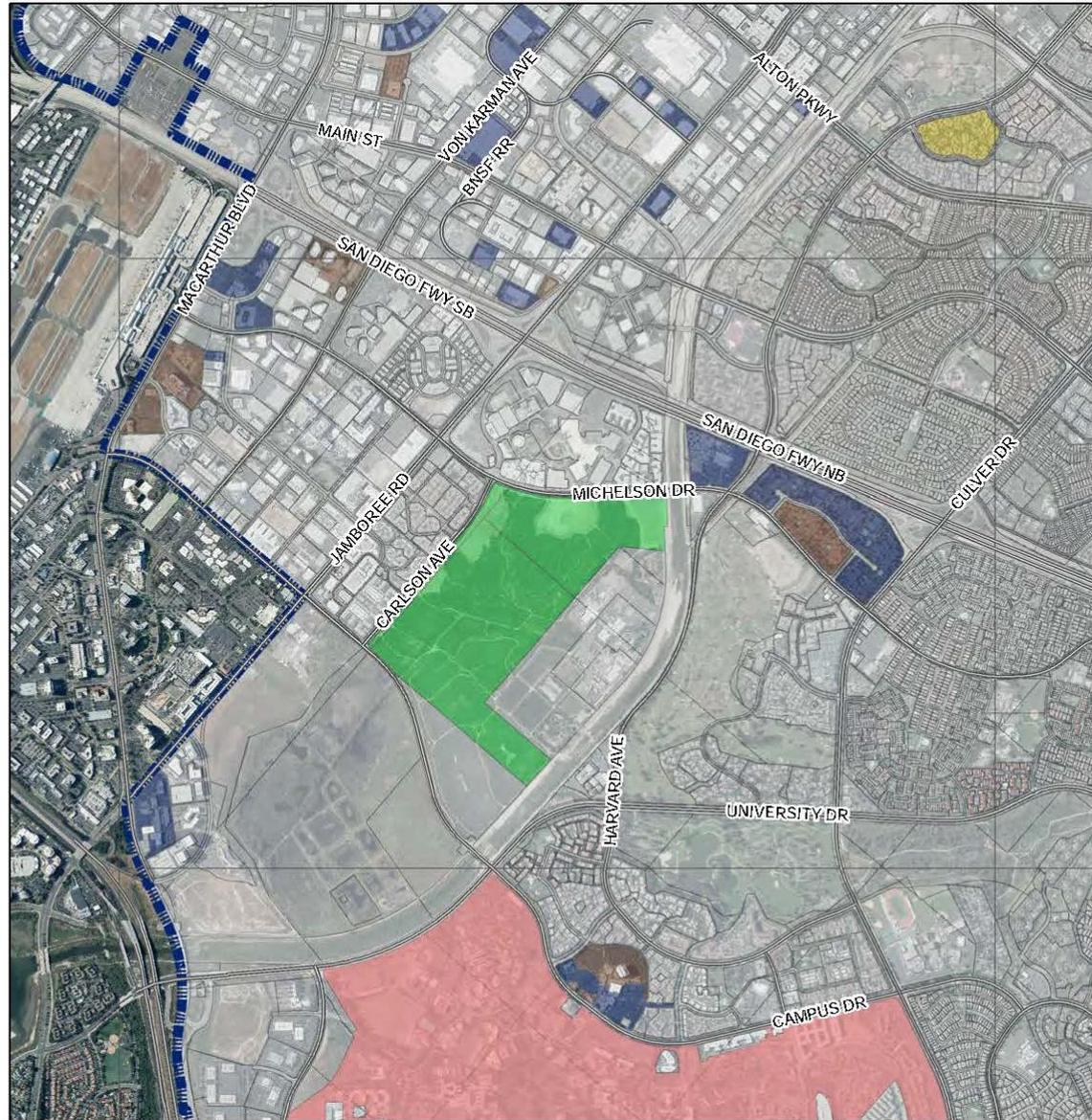
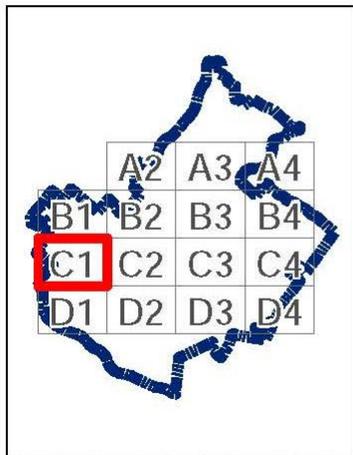
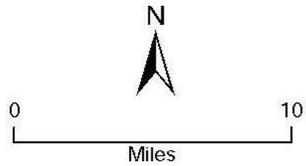
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Housing Element Update C1

Project Type

- Affordable Sites
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- North Irvine Staff Housing
- Entitled and Pending Projects
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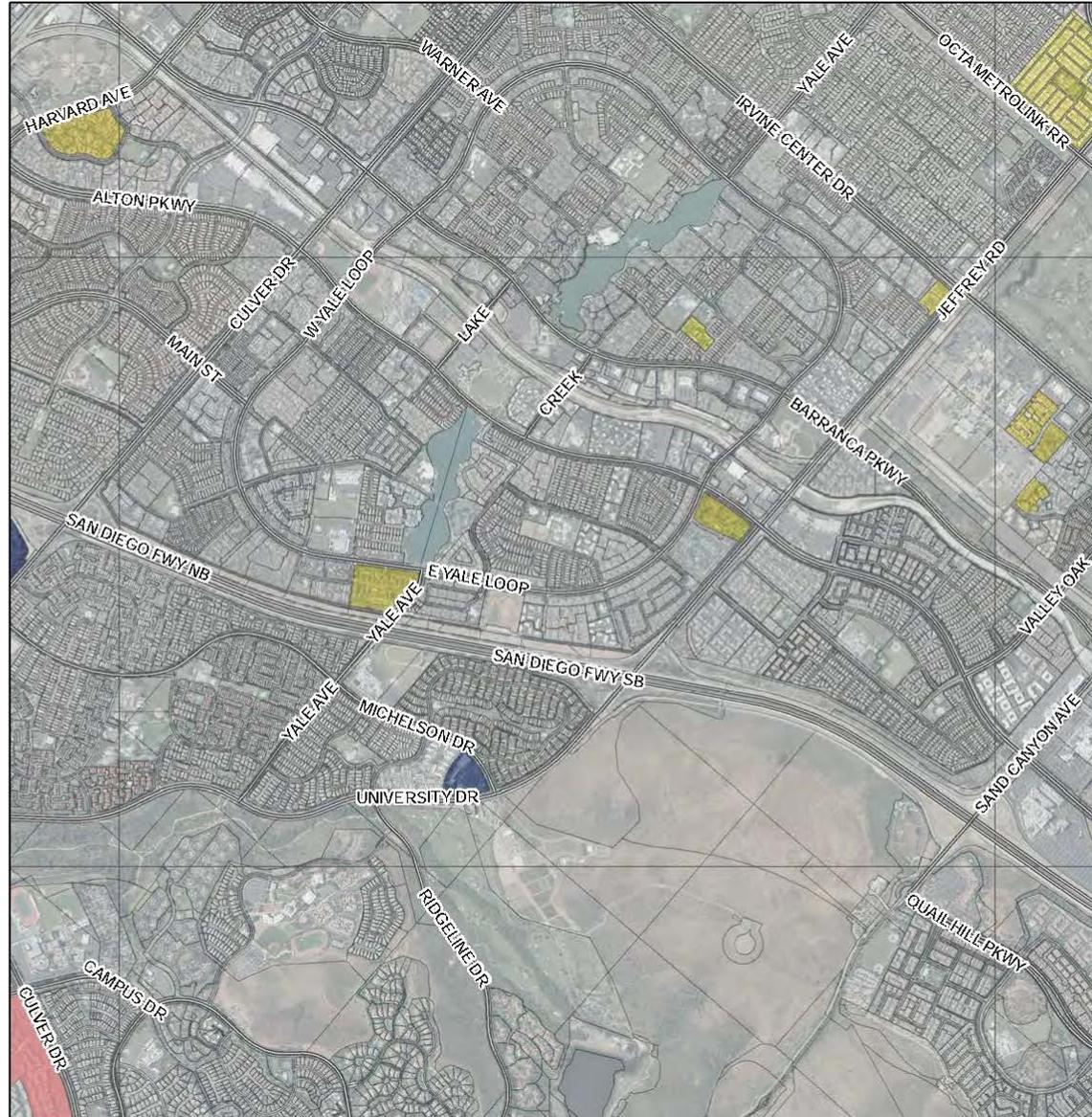
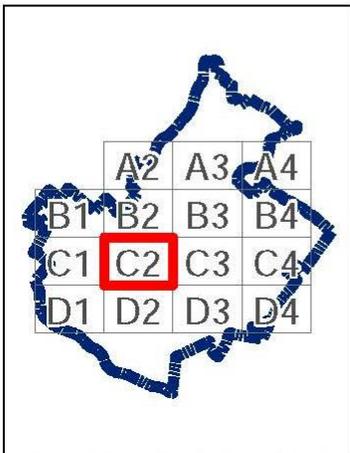
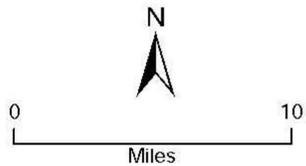
2021–2029 Housing Element

Chapter 7. Adequate Sites Inventory Analysis and Methodology

Housing Element Update C2

Project Type

- Affordable Sites
- Publicly Owned Sites
- North Irvine Staff Housing
- Entitled and Pending Projects
- At-Risk Affordable Housing
- University Housing
- No Project Type Designation



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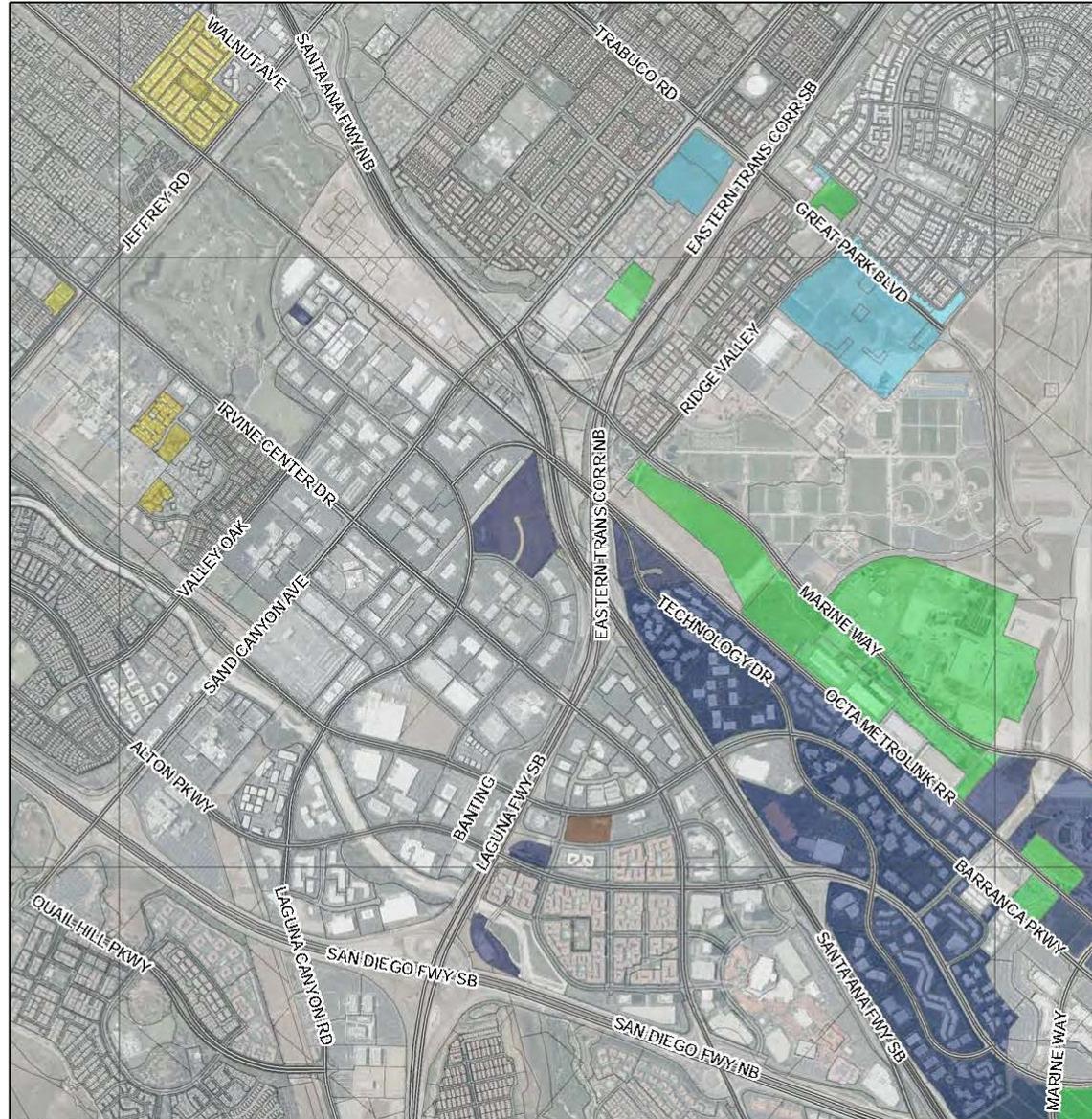
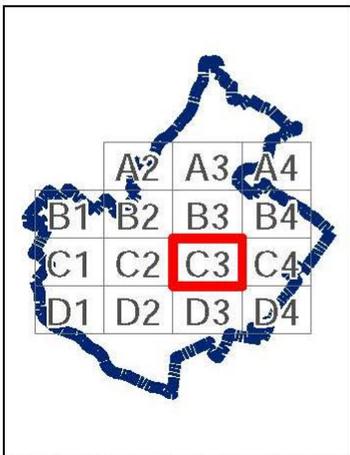
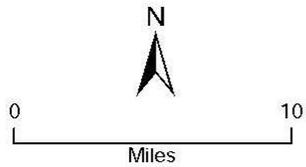
2021–2029 Housing Element

Chapter 7. Adequate Sites Inventory Analysis and Methodology

Housing Element Update C3

Project Type

- Affordable Sites
- Publicly Owned Sites
- North Irvine Staff Housing
- Entitled and Pending Projects
- At-Risk Affordable Housing
- University Housing
- No Project Type Designation



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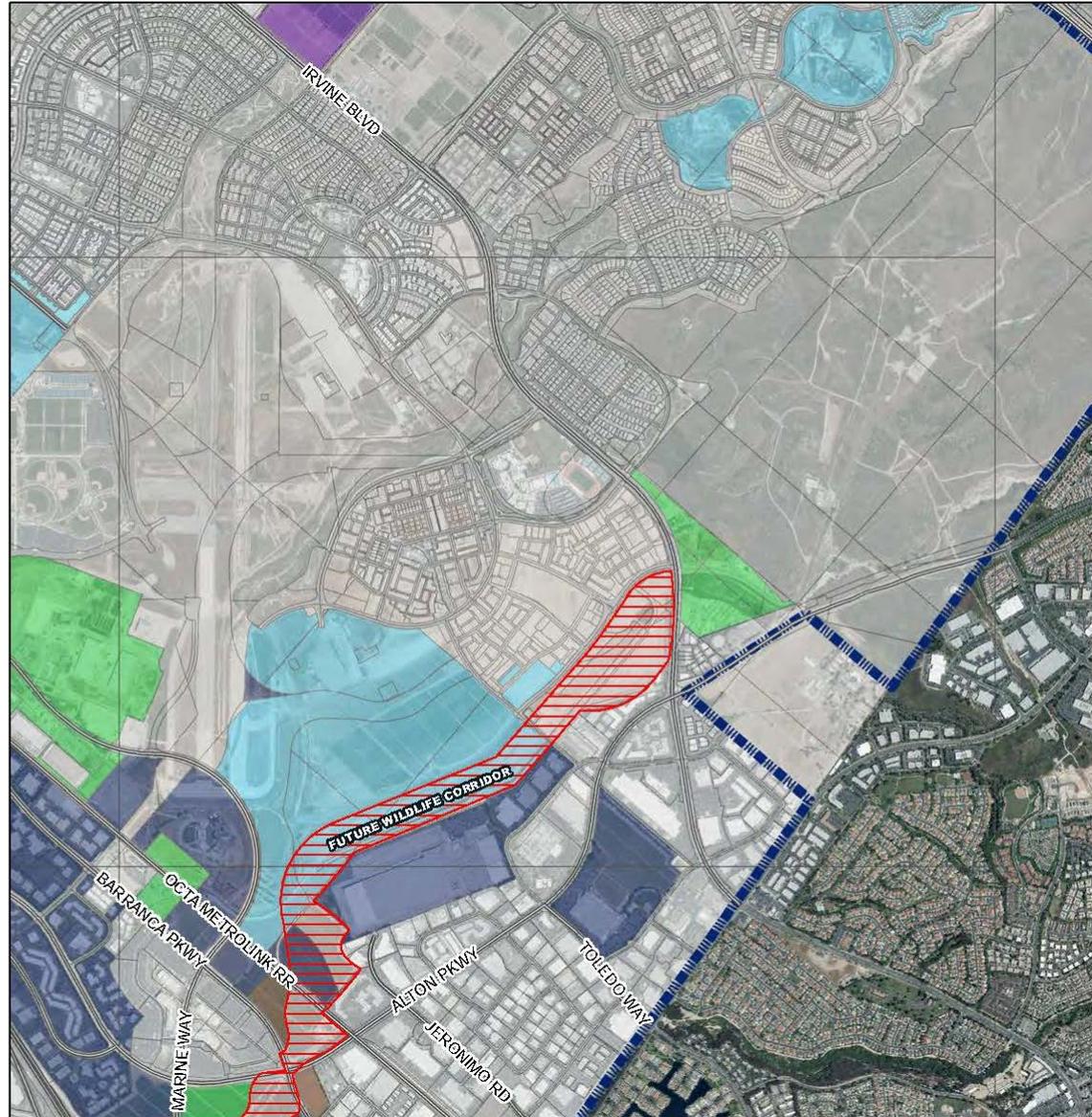
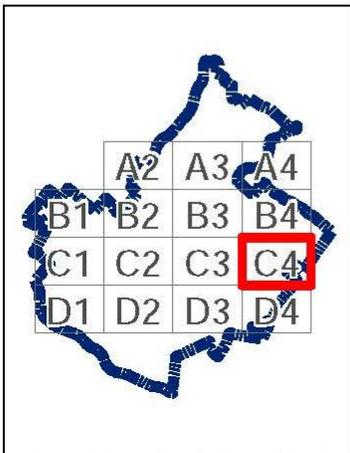
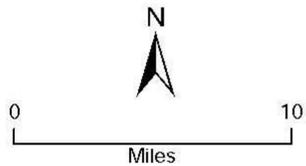
2021–2029 Housing Element

Chapter 7. Adequate Sites Inventory Analysis and Methodology

Housing Element Update C4

Project Type

- Affordable Sites
- Publicly Owned Sites
- North Irvine Staff Housing
- Entitled and Pending Projects
- At-Risk Affordable Housing
- University Housing
- No Project Type Designation



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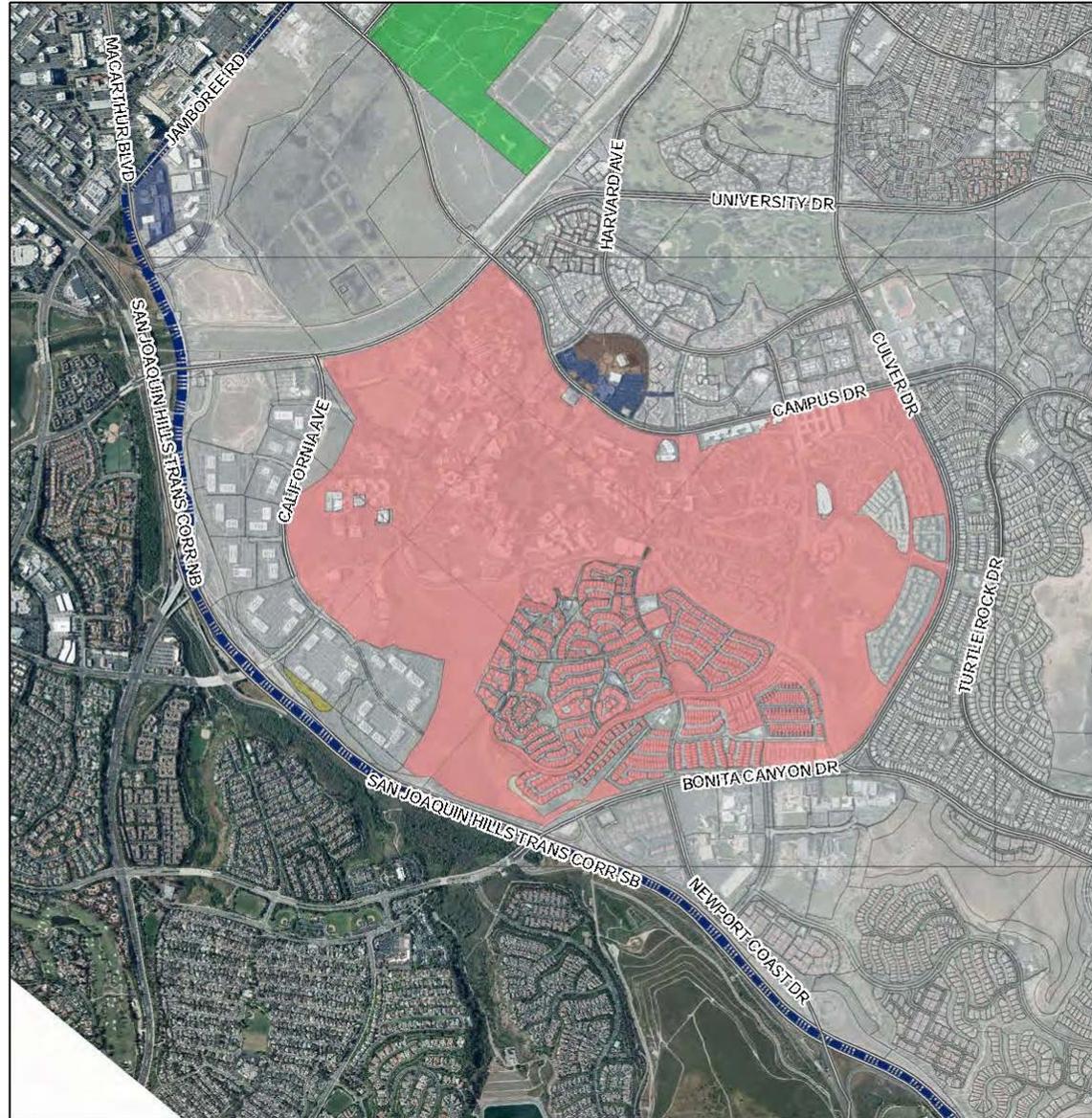
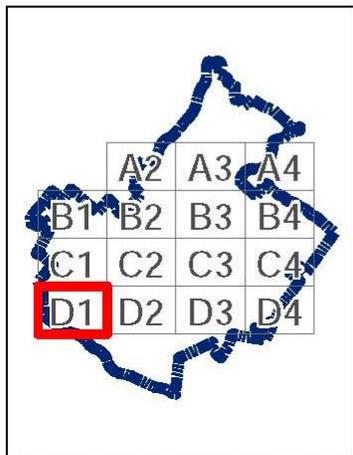
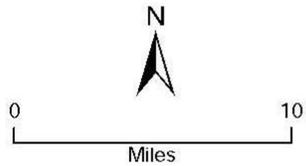
2021–2029 Housing Element

Chapter 7. Adequate Sites Inventory Analysis and Methodology

Housing Element Update D1

Project Type

- Affordable Sites
- Publicly Owned Sites
- North Irvine Staff Housing
- Entitled and Pending Projects
- At-Risk Affordable Housing
- University Housing
- No Project Type Designation



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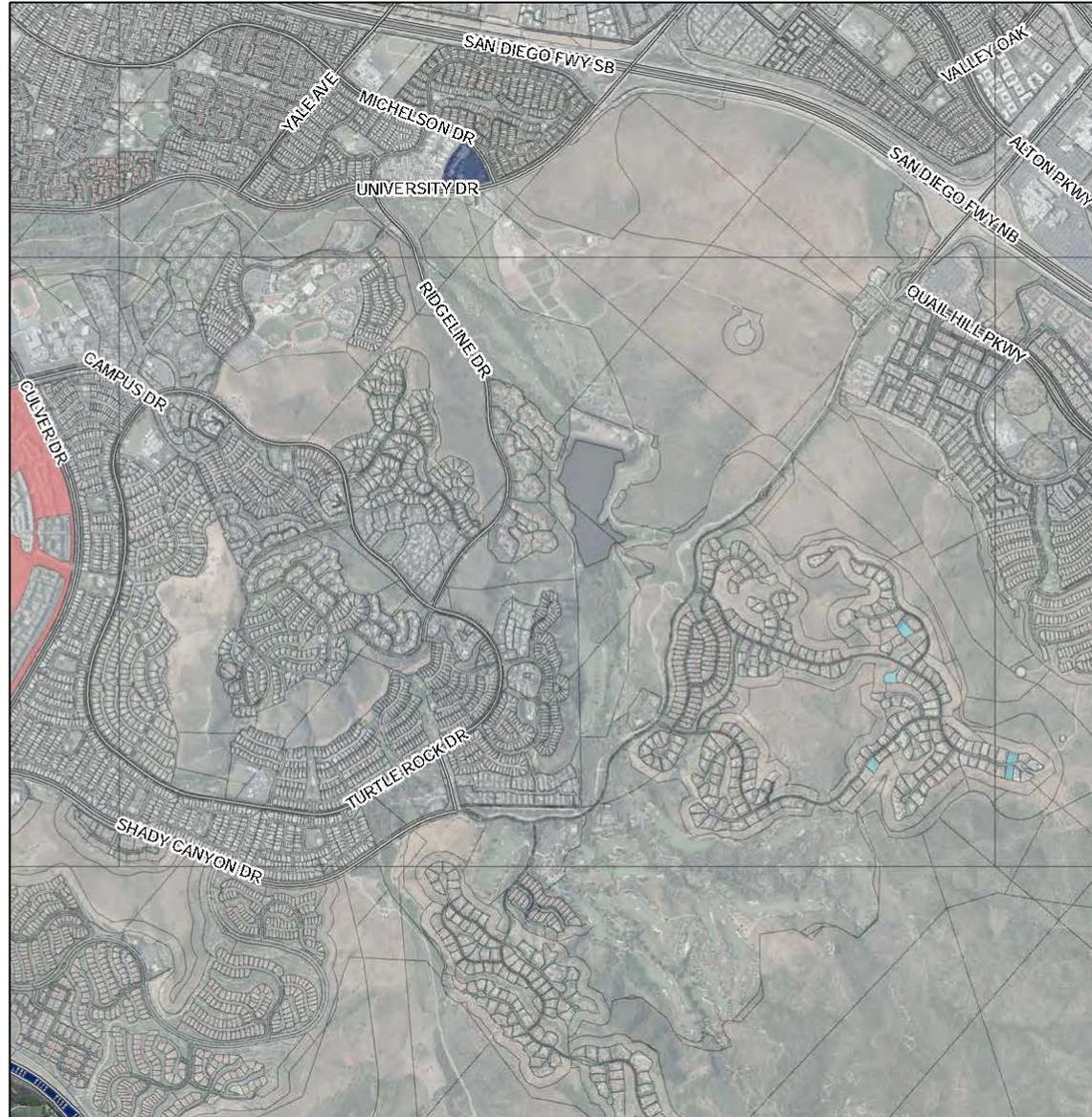
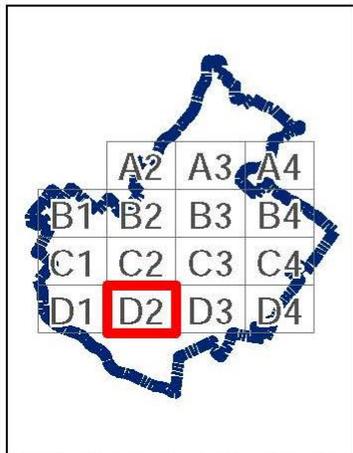
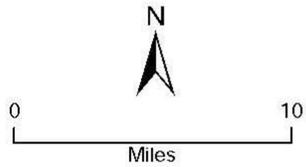
2021–2029 Housing Element

Chapter 7. Adequate Sites Inventory Analysis and Methodology

Housing Element Update D2

Project Type

- Affordable Sites
- Publicly Owned Sites
- North Irvine Staff Housing
- Entitled and Pending Projects
- At-Risk Affordable Housing
- University Housing
- No Project Type Designation



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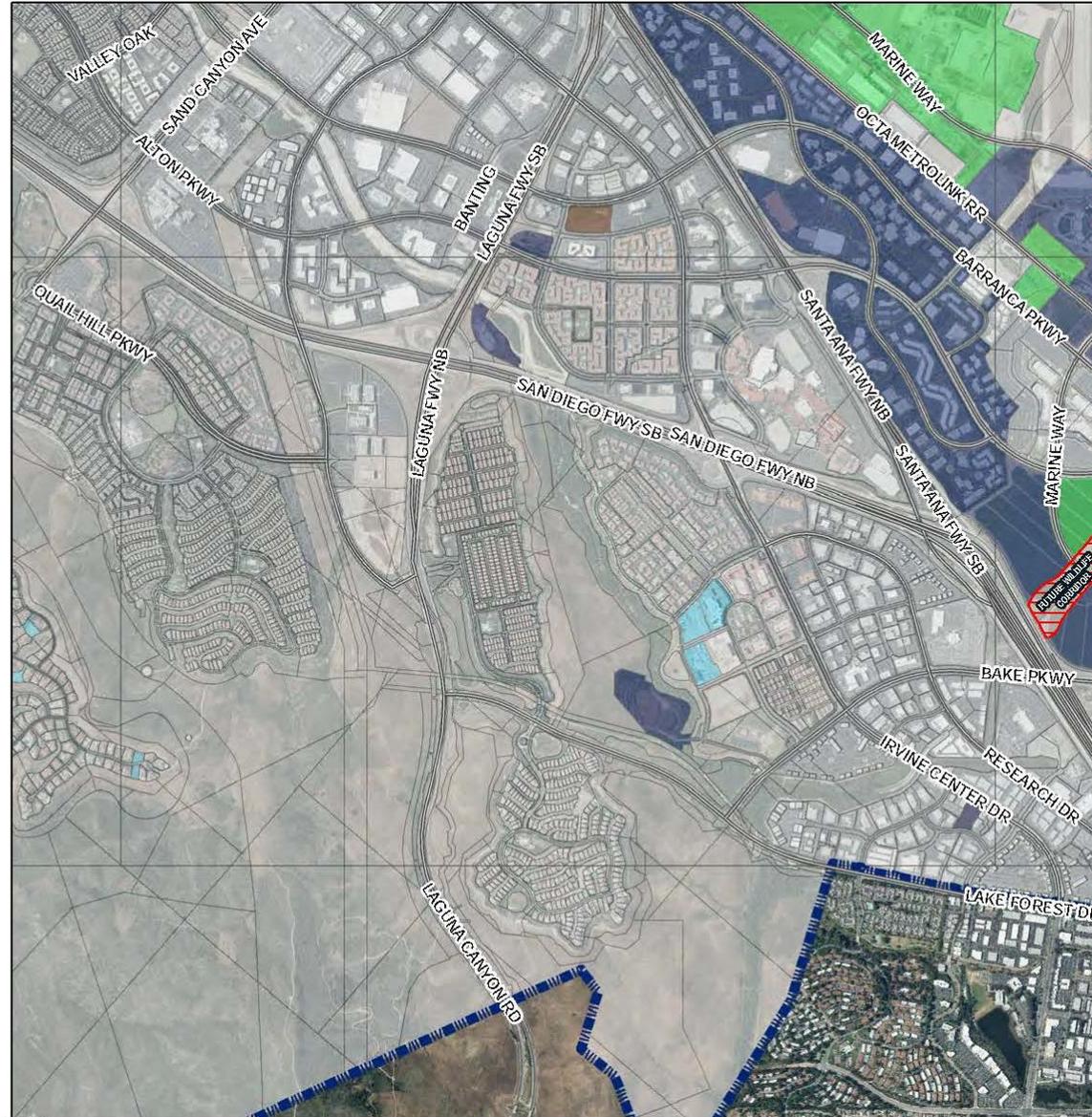
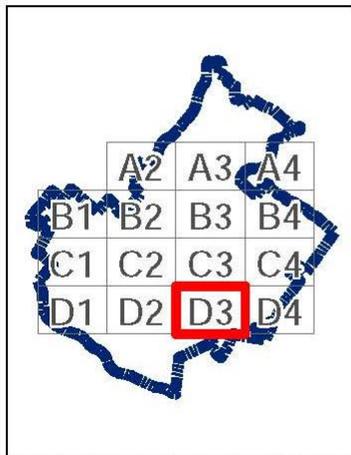
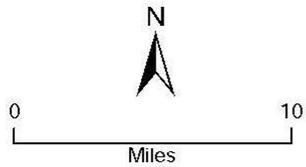
2021–2029 Housing Element

Chapter 7. Adequate Sites Inventory Analysis and Methodology

Housing Element Update D3

Project Type

- Affordable Sites
- Publicly Owned Sites
- North Irvine Staff Housing
- Entitled and Pending Projects
- At-Risk Affordable Housing
- University Housing
- No Project Type Designation



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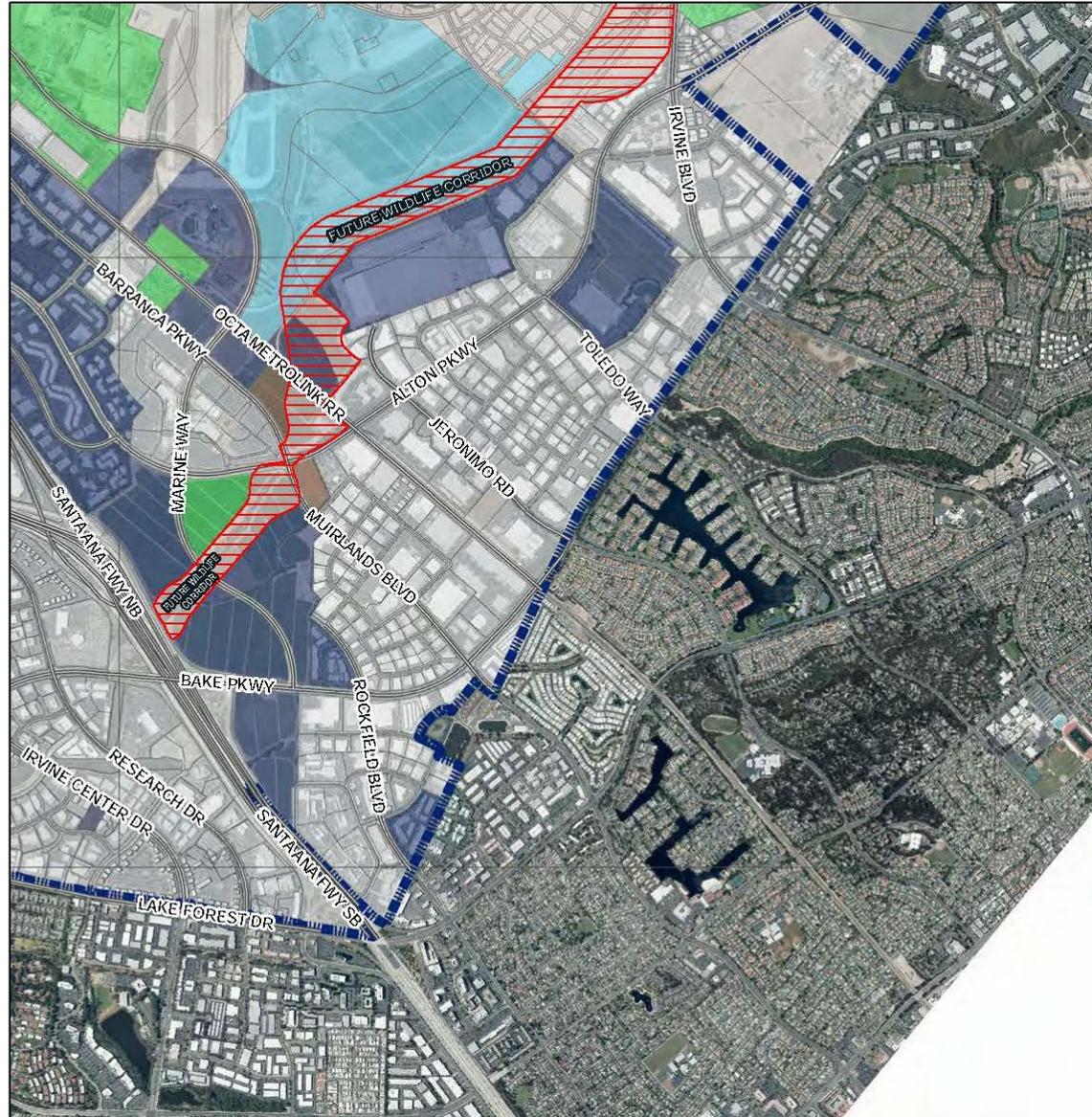
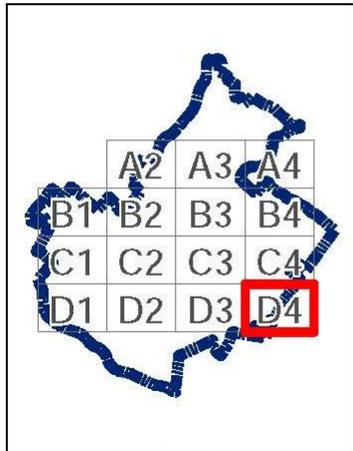
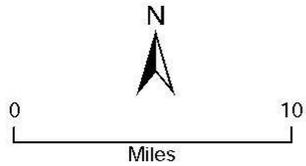
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Chapter 7. Adequate Sites Inventory Analysis and Methodology

Housing Element Update D4

Project Type

- Affordable Sites
- Publicly Owned Sites
- North Irvine Staff Housing
- Entitled and Pending Projects
- At-Risk Affordable Housing
- University Housing
- No Project Type Designation



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8 HOUSING PLAN

8.1 Goals, Objectives, Policies, and Programs

8.1.1 Goal I: Provide for safe and decent housing for all economic segments of the community.

8.1.1.1 Objective A: Update the Land Use Element and Zoning Ordinance to achieve compliance with current State laws and to facilitate the development of diverse housing options.

Policies

- **HE-A.1:** Identify residential zones where allowable density can be increased for affordable housing, including for extremely low-income households.
- **HE-A.2:** Identify commercial and institutional zones where zoning can be changed to allow for mixed-use and/or higher-density residential development.
- **HE-A.3:** Ensure appropriate land use planning and developer mitigation/improvements are provided for adequate infrastructure, services, and facilities to serve existing and future residents.
- **HE-A.4:** Monitor residential construction and the use of residential and mixed-use designated lands. Ensure adequate residential sites are available to meet the City's housing needs.

Proposed Programs/Activities/Actions

- **PP-A.1: Maintain/Update the Site Inventory.** The City will provide adequate residential and mixed-use designated sites to accommodate the City's 6th Cycle RHNA of 23,610 units (6,396 very-low-, 4,235 low-, 4,308 moderate-, and 8,671 above-moderate-income units) through the following actions:
 - The City will maintain, a residential sites inventory of the City's RHNA and update this inventory, as projects are reviewed/approved/constructed to ensure sufficient residential capacity is maintained to accommodate the identified need. The inventory will be verified annually through the HCD Annual Progress Report work effort.

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- Should a development approval result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify sufficient sites to accommodate the shortfall.
- Upon request by interested developers or the general public, the City will make the site inventory map and/or list available subject to reproduction costs.
- The City will continue to pursue alternative options for meeting the RHNA through preservation, legislative changes, and regional cooperation. The City will periodically evaluate its funding availability and opportunities to pursue acquisition/rehabilitation of affordable housing projects and preservation of at-risk housing.
- **PP-A.2: Update the City’s General Plan (including Land Use Element) and Zoning Ordinance.** The City will incorporate changes in State law (particularly affordable housing, emergency shelters, and transitional/supportive housing) into the Land Use Element and Zoning Ordinance. This will involve allowing for increased densities in both residential and non-residential areas to adhere to RHNA requirements. Other General Plan elements will be updated to ensure consistency with the updated Housing and Land Use Elements, as well as the Zoning Ordinance.
- **PP-A.3: Residential Overlays in Non-Residential Areas:** The City will establish zoning overlays to allow for multifamily residential in nonresidential areas (which may include properties designated for religious institutions and schools) to provide flexibility in land use and development standards, including mixed-use developments. These flexible standards shall be directed toward meeting the physical, social, and economic needs of the community.
- **PP-A.4: Encourage the Subdivision of Sites that Are 10 or More Acres.** The City will encourage the subdivision of sites that are 10 acres or more to provide more opportunities for development of affordable housing, which the HCD has determined is more feasible on sites between 0.5 and 10 acres in size.

SCHEDULE OF ACTIONS

Funding Source:	General Fund
Responsible Party:	City’s Community Development Department
Time Frame:	Update Land Use Element and Zoning Ordinance by October 2024. All other programs will be completed annually.

8.1.1.2 Objective B: Streamline the affordable development process.

Policies

- **HE-B.1:** Expedite the entitlement process for affordable housing developments.
- **HE-B.2:** Evaluate the costs and benefits of reducing, deferring, or waiving development fees and identifying opportunities to do so for affordable housing projects.

Proposed Programs/Activities/Actions

- **PP-B.1: Assist with Development of Lower-Income Housing.** To assist the development of housing for households with lower incomes on larger sites, the City will seek to amend the fee collection process for land divisions and lot line adjustments resulting in parcel sizes that facilitate multifamily developments affordable to households with lower incomes (including extremely low income) in light of State, Federal, and local financing programs (i.e., 2–10 acres). The City will also work with property owners and nonprofit developers to target and market the availability of sites with the best potential for development. In addition, the City will offer the following incentives for the development of affordable housing, including but not limited to the following:
 - Streamlining and expediting the approval process for land division for projects that include affordable housing units.
 - Within 12 months, the City will prepare an analysis, including a financial assessment, with the goal of eliminating or reducing permitting fees for housing projects that are 100 percent affordable.
 - Technical assistance to developers on funding applications.
 - Modify development requirements where possible.
- **PP-B.2: Expedite Development.** The City will expedite development of housing projects for seniors, people with disabilities, and lower-income people and/or households.
- **PP-B.3: Review the City’s Development Standards.** The City will review the current Development Standards and update as appropriate to encourage residential, mixed-use, and transit-oriented developments.
- **PP-B.4: Provide a Menu of Incentives/Concessions for Developers.** To expedite the process of finding resources and incentives, the City will post an overview of available incentives/concessions for developers on the City’s website.
- **PP-B.5: Dedicate Staff for Affordable Housing Entitlement, Permit, and Fee Processes.** To decrease the entitlement and construction process, following the adoption

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of the Housing Element the City will designate a dedicated planner, plan checker, and building inspector(s) to provide expedited processing for affordable housing projects.

SCHEDULE OF ACTIONS

Funding Source:	General Fund
Responsible Party:	City's Community Development and Public Works/Transportation Departments
Time Frame:	Complete review of City processes and potential for dedicated staff by October 2022. All other programs will be ongoing annually.

8.1.2 Goal 2: Maximize land utilization for residential development.

8.1.2.1 Objective C: Encourage the proper utilization of the undeveloped/underdeveloped residential areas of the City.

Policies

- **HE-C.1:** Promote infill development in appropriate areas.
- **HE-C.2:** Promote residential development fully served by public services and utilities.

Proposed Programs/Activities/Actions

- **PP-C.1: Update the City's Zoning Ordinance to Allow for Higher Densities in Areas with Underdeveloped/Underutilized Property.** The City will update the current Zoning Ordinance to establish higher density in areas with underdeveloped/underutilized property, such as Planning Areas 32 (adjacent to the Irvine Station served by Amtrak/Metrolink passenger rail services and Orange County Transportation Authority bus services), 33, and 36 (a.k.a., Irvine Business Complex or "IBC" near John Wayne Airport). This update will maximize land utilization for residential development to accommodate RHNA requirements, including allowing residential overlays in commercial areas to allow for residential to be added to commercial areas or to allow existing underutilized commercial uses to be converted to residential (i.e., hotels).
- **PP-C.2: Establish ADU Policies to Comply with Changes in State Law.** Multiple State laws have been passed since 2019 establishing Statewide standards for local regulations governing ADU development. State law requires that ADUs be allowed in residential and mixed-use areas despite local ordinances or homeowner's association rules and requirements. Additionally, State law requires jurisdictions to develop a plan to encourage and incentivize ADUs in an effort to address the current California housing crisis.
- **PP-C.3: Remove Barriers for ADUs.** The City will work with the U.S. Postal Service and the Orange County Fire Authority to develop solutions for address, mail delivery, and public safety service/response issues that have surfaced through the processing of setting City ADU policies.

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- **PP-C.4: Plan to Encourage and Incentivize ADUs.** Assembly Bill (AB) 671 requires local agencies' Housing Elements to include a plan that incentivizes and promotes the creation of ADUs that can offer affordable rents for households with very-low-, low-, or moderate-income households. As part of the ADU ordinance update (including public outreach), the City will also explore options to facilitate affordable housing options for ADUs. These options may include pre-approved ADU plans or kits or reduced or waived building permit fees for property owners who provide annual rent information.

SCHEDULE OF ACTIONS

Funding Source:	General Fund
Responsible Party:	City's Community Development Department
Time Frame:	Complete Zoning Ordinance Update by October 2024. All other programs by January 2023.

8.1.3 Goal 3: Preserve existing affordable housing.

8.1.3.1 Objective D: Use available resources to preserve affordable housing units at risk of conversion to market rate.

Policies

- **HE-D.1:** Monitor affordable rental units at risk of converting to market rents and proactively reach out to property owners to discuss options.
- **HE-D.2:** Monitor and participate in Federal, State, and local initiatives that address affordable housing preservation in conjunction with the Annual Progress Report to HCD.
- **HE-D.3:** Provide information to property owners on financial incentives and public funding assistance for improvements.
- **HE-D.4:** Work with property owners of existing assisted housing developments for lower-income households to determine methods to extend affordability covenants to preserve affordable units, including assistance from the City.
- **HE-D.5:** Work with nonprofit organizations that may acquire at-risk projects to extend affordability of existing assisted housing developments for lower-income households.
- **HE-D.6:** Identify new and innovative ways to maintain affordability, rehabilitate, and preserve properties that provide naturally affordable housing (i.e., existing housing with rents that fall in the moderate-income housing range according to HCD and HUD published rents and do not have affordability restrictions).
- **HE-D.7:** If preservation is not possible, ensure that tenants of at-risk units opting out of low-income use restrictions are properly noticed and informed of resources available to them for assistance.

Proposed Programs/Activities/Actions

- **PP-D.1: Affordable Housing Preservation Program (including Financial Resources and In-Kind Services).** The City will provide financial and other available assistance to affordable housing property owners to preserve units. The committed assistance may consist of both financial and non-financial, in-kind services to incentivize the preservation of affordable units. The total number of units to be preserved are seven extremely low, 517 very low and 299 low-income units (Chapter 4, At-Risk Affordable Housing, of this Housing Element identifies the project name, level of affordability and address of all units).

It is important to note that California Government Code Section 65583.1 (c)(4) “committed assistance” means “that the city or county enters into a legally enforceable agreement during the period from the beginning of the projection period until the end of the third year of the planning period that obligates sufficient **available funds or other in-kind services** to provide the assistance necessary to make the identified units affordable and that requires that the units be made available for occupancy within two years of the execution of the agreement.”

- **PP-D.2: Continue the Conservation and Monitoring of Existing and Future Affordable Units.** The City will continue to monitor and preserve the affordability of all publicly assisted housing units.

SCHEDULE OF ACTIONS	
Funding Source:	State Grants, Federal funding, Inclusionary Housing In-Lieu Fees
Responsible Party:	City’s Community Development Department
Time Frame:	Ongoing

8.1.4 Goal 4: Encourage more affordable housing units.

8.1.4.1 Objective E: Secure State, Federal, and local affordable housing funds and assist developers in finding funding sources for affordable project funding.

Policies

- **HE-E.1:** Apply and leverage State and Federal grant and other funding sources.
- **HE-E.2:** Provide available funding information to the public/affordable housing developers.
- **HE-E.3:** Update inclusionary housing policies and in-lieu fees.

Proposed Programs/Activities/Actions

- **PP-E.1: Advertise Available Resources.** In addition to providing funding opportunities related to HUD programs on the City’s website, funding opportunities will be disseminated via targeted email notifications and may also be posted on all City social media accounts and include information on vacant land currently owned by the City (i.e., location, size, and zoning).
- **PP-E.2: Monitor Grant Opportunities and Maximize Grant Applications.** The City will access information from HCD and other State agencies to identify grant application opportunities for affordable housing. When grant opportunities are known, the City will reach out to affordable developer stakeholders to identify projects and/or opportunities to include on grant applications.
- **PP-E.3: Inclusionary Housing Ordinance Update.** The City will retain a consultant to conduct a feasibility study to evaluate increasing the inclusionary housing requirement from 15% (5% very low, 5% low, and 5% moderate) to 20% (9% very low, 6% low, and 5% moderate). Updates to the Inclusionary Housing Ordinance will reflect the 20% requirement with corresponding updated in-lieu fee (paid if affordable units are not provided on-site) to reflect current land and construction costs, and other related updates.
- **PP-E.4: Explore Local Funding Options.** The City will analyze local funding options for affordable housing and monitor new funding and financing resources each year. This program will also include using State and Federal funding received by the City to partner with nonprofit organizations (such as the ICLT), as the commitment of City funding can enhance the scoring of 100% affordable projects to secure important funding sources, such as low income housing tax credits (LIHTCs) that have become highly competitive.
- **PP-E.5: Explore Establishing Programs and/or Public/Private Partnerships to Create Workforce Housing.** The City will analyze and explore State programs and/or potential public/private partnerships with major employers to acquire existing market rate housing units or develop new housing units to create moderate or workforce housing (available to households with incomes at 80% to 120% of AMI). Potential programs could include the California Statewide Communities Development Authority, concessions or incentives to large existing or future Irvine employers, and/or collaborations between employers and developers.

SCHEDULE OF ACTIONS

Funding Source:	City’s General Fund, State and Federal funds
Responsible Party:	City’s Community Development Department
Time Frame:	Inclusionary Housing Ordinance update by October 2024 and remaining programs on an ongoing basis

8.1.4.2 Objective F: Leverage publicly owned resources, such as vacant land and underutilized properties.

Policies

- **HE-F.1:** Leverage available resources, such as vacant land and underutilized properties, to incentivize new affordable housing development.

Proposed Programs/Activities/Actions

- **PP-F.1: Leverage City-Owned Land for the Development of 100% Affordable Housing Projects.** Explore options and work with the ICLT or other non-profit developers (including providing a land donation and/or long-term land lease) to facilitate the development of 100% affordable housing projects on vacant or underutilized City-owned sites. Activities could include requests for development proposals, contractual agreements with ICLT or other affordable housing developers, and other feasible activities.
- **PP-F.2: Irvine Community Land Trust.** The City seeks to continue to strengthen its relationship with the ICLT to collaborate and partner on efficiently and effectively maximizing affordable housing opportunities. To this end, the City will pursue the following:
 - Coordinate with the ICLT to actively pursue land acquisition opportunities for a range of affordable housing options, including rental apartments, ownership housing, transitional housing, supportive housing, and single-room occupancy housing.
 - Collaborate to determine feasibility of developing permanently affordable housing in partnership with the ICLT on publicly owned sites that may be designated as surplus property.
 - Assist the ICLT and developers to access public funding and financing and through new construction to increase supply of permanently affordable rental units with supportive services that target seniors and persons with disabilities and extremely low-income households.
 - Partner with the ICLT to seek legislative support for:
 - Public funding resources and prioritization of those sources to advance the development of permanently affordable rental and ownership housing at all affordable income levels.
 - Legislative changes that remove sunset provisions for affordable housing developments.

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- **PP-F.3: Collaborate with Public Agencies to Leverage Other Publicly Owned Land for the Development of Affordable Housing Projects through Master Planning and Disposition Efforts.** The City will coordinate with public agencies to facilitate the development of affordable housing projects on vacant and underutilized sites, including sites owned by the County of Orange, the State, and the Irvine Ranch Water District. Activities could include collaboration with public agencies on master-planning and disposition efforts for large vacant and underutilized sites. For instance, the County of Orange currently owns significant property near the Irvine Station. Under this program, the City would work with the County to develop affordable housing strategies for these properties.

SCHEDULE OF ACTIONS	
Funding Source:	State Grants, CDBG, HOME, public and private grants
Responsible Party:	City's Community Development Department
Time Frame:	Coordination with ICLT regarding City owned land beginning in fiscal years 2021-22 and 2022-23 with efforts to select a developer (or developers) for available lands (among other factors, this will be dependent on the availability of State funding to subsidize projects through the entire planning period). Coordination with County of Orange, the State, and the Irvine Ranch Water District in connection with the Land Use Element Update and Zoning Ordinance amendment during 2022- 2024.

8.1.4.3 Objective G: Promote various types of affordable housing.

Policies

- **HE-G.1:** Continue to provide density and regulatory incentives to facilitate permanent affordable housing development.
- **HE-G.2:** Encourage mixed-income developments accessible to lower-income residents Citywide, especially in resource-rich areas.
- **HE-G.3:** Seek and explore opportunities (including partnering with non-profit organizations) to encourage the development of the following types of affordable housing:
 - Acquisition/rehabilitation projects.
 - Affordable housing for seniors, large families and other special needs groups.
 - Affordable housing with reasonable accommodations and supportive services for people with disabilities.
 - Affordable owner-occupied housing types.
 - Mixed-use projects that have community-serving uses.

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- **HE-G.4:** Promote and facilitate new partnerships with various organizations with different housing needs and between various entities with complementary housing objectives that include but are not limited to the following:
 - University of California, Irvine (including the UCI land trust).
 - Religious institutions.
 - School districts.
 - Community college districts.
 - Large employers.
 - Market-rate developer with affordable housing developer partnership.
- **HE-G.5:** Assist very low and low-income renters with securing affordable housing in the City by providing information regarding Housing Choice Vouchers through the Orange County Housing Authority (OCHA). Maintain on the City’s website a link to the Housing Choice Vouchers information page on the OCHA website and notify Irvine residents if and when the waitlist is open. Should the Housing Choice Voucher waitlist open during the planning period, provide a link on the City’s website to the application and make paper copies available at City Hall.

Proposed Programs/Activities/Actions

- **PP-G.1: Continue to Apply “Additive” Intensity (under the Land Use Element) for Affordable Housing.** The City’s Land Use Element allows for the entitlement of affordable housing units beyond the maximum unit counts established in the Zoning Ordinance, thus considered additive to the General Plan intensity thresholds, which allows additional units to be developed under the City’s established land use designations. The City will continue implementing this policy. Approximately 1,300 affordable units in the City have been determined to be additive over the past eight years.
- **PP-G.2: Adopt Ordinances and Policies that Encourage a Diverse Housing Stock.** The City will amend the Inclusionary Housing Ordinance; encourage and incentivize ADUs; encourage innovative design prototypes and/or construction, such as smaller units with increased energy efficiency (i.e., sustainable designs and operations), modular units or other innovative building types; and streamline permitting to encourage a diverse housing stock. See other objectives for proposed activities regarding such topics.
- **PP-G.3: Zoning Changes.** The City will make appropriate zoning changes as part of the General Plan - Land Use Element Update and Zoning Ordinance Amendment. These changes will encourage the development of new affordable housing in resource-rich areas and provide more affordable housing options for Irvine residents. Furthermore, this

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update will allow these land uses in the City’s residential zones and modify portions of the Municipal Code dealing with the location of and distance between these housing types and potentially other requirements and will ensure that the City uses only objective development standards to maintain compliance with current State requirements.

- **PP-G.4: UCI Housing Units.** City staff will increase and enhance coordination with UCI and the UCI land trust to capture and monitor residential units with tiered priorities that include the general public on campus. The City will meet with UCI staff on a quarterly basis to review information on existing units and new units planned.
- **PP-G.5: Housing Choice Vouchers.** The Federal Housing Choice Voucher Program extends rental subsidies to extremely low and very low-income households, including families, seniors and the disabled. The program offers a voucher that pays the difference between the current fair market rent as established by HUD and what a tenant can afford to pay (i.e., 30% to 40% of household income). The voucher allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost. In Irvine, the program is administered by the OCHA. Given the continued need for rental assistance, the City supports and encourages the provision of additional subsidies through the Housing Choice Voucher Program. The City will continue to provide information to households and homeowners interested in participating in this program.
- **PP-G.6: Irvine Housing Authority.** The City will explore creating an Irvine Housing Authority with the ability to allocate Federal Housing Choice Vouchers.
- **PP-G.7: Terms of Affordability.** The City will analyze incentives to encourage affordable housing developers to consider extending the terms of affordability in perpetuity.

8.1.4.4 Objective H: Address, remove, and/or mitigate existing or potential governmental constraints to housing production and affordability (to the extent legally and financially feasible).

Policies

- **HE-H.1:** Evaluate City policies, procedures, and regulations annually with the passage of new laws affecting housing.

Proposed Programs/Activities/Actions

- **PP-H.1:** The City will monitor legislative changes to ensure that City policies and regulations comply with State and Federal laws.

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- **PP-H.2:** The City will monitor and adjust City fees, development standards, incentives, and development review processes, where legally and financially feasible, to ensure such requirements do not unduly constrain housing development.

SCHEDULE OF ACTIONS

Funding Source:	City's General Fund and OCHA (via HUD)
Responsible Party:	City's Community Development Department
Time Frame:	Update/amend Inclusionary Housing Ordinance and complete Zoning Ordinance Update by October 2024. Monitoring laws and potential constraints will be ongoing.

8.1.5 Goal 5: Maximize solutions for those experiencing or at risk of homelessness.

8.1.5.1 Objective I: Increase access to support services for people experiencing homelessness.

Policies

- **HE-I.1:** Amend the City's Zoning Ordinance to comply with current State laws regarding emergency shelters, transitional and supportive housing, group care facilities, and other housing types.
- **HE-I.2:** Leverage available State and Federal grant funding (e.g., PLHA grant funds) and local sources to fund housing solutions.
- **HE-I.3:** Coordinate with Orange County, other public agencies such as the Orange County Fire Authority, and surrounding cities to identify and fund long-term services and housing for those experiencing homelessness.
- **HE-I.4:** Continue to cooperate with nonprofit organizations including religious institutions to provide emergency shelter, transitional, and permanent supportive housing and associated services in a non-concentrated manner for residents experiencing homelessness.
- **HE-I.5:** Reduce barriers to the development of emergency, transitional, and permanent supportive housing.

Proposed Programs/Activities/Actions

- **PP-I.1: Update the City's Zoning Ordinance and Policies Related to Emergency Shelters, Low-Barrier Navigation Centers, Supportive Housing, and Group Care Facilities to Comply with Current Laws.** The City will update the Zoning Ordinance and related policies pertaining to emergency shelters, Low-Barrier Navigation Centers (LBNCs), supportive housing, and group care facilities to conform to State requirements,

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as established by AB 139, AB 2162, and Senate Bill 48. Generally, this update will allow these land uses in the City’s residential zones and with fewer conditions, as well as updates to minimum parking requirements as necessary. Schedule of Actions: Completed by October 2024.

- **PP-I.2: Housing Options.** Many funding sources have specific eligibility criteria or other requirements that may not always align with potential projects in Irvine. The City will pursue relevant State and Federal funding sources to provide additional options for developers of lower-income housing that serve veterans, individual, and families at-risk of and currently experiencing homelessness in the City. The City will ensure that such housing options will include reasonable accommodations and supportive services for people with disabilities. Schedule of Action: Ongoing as funding is released and available.
- **PP-I.3: Leverage All Funding Options.** The City will explore the feasibility of joining the Orange County Housing Finance Trust (OCHFT), a joint power authority composed of many Orange County cities. The OCHFT can provide additional funding options for affordable housing developers. The City will ensure that housing options will include reasonable accommodations and supportive services for people with disabilities. Schedule of Actions: Explore by October 2023.
- **PP-I.4: Services for People Experiencing Homelessness.** The City will continue to make information about services for people experiencing homelessness available on the City’s website and at City facilities. The City will continue to provide resources for non-profits that provide transitional housing, motel vouchers, food pantry, emergency rent and utility payment assistance, life-skills counseling and clothing. The City will continue to provide CDBG grant funding to non-profits such as Families Forward, South County Outreach, Human Options, and Stand Up for Kids that provide these services. Information on these resources is included in the City’s Affordable Housing Guide and the City’s website. Schedule of Actions: Ongoing.
- **PP-I.5: Crisis Response Protocol.** The City will explore establishing a crisis response protocol for local service providers to render rapid crisis support, including after-hour services for people experiencing or at risk of homelessness. Schedule of Actions: By October 2022.
- **PP-I.6: Shared Housing.** The City will reach out to other California cities currently implementing shared housing programs that help match individuals experiencing or at risk of homelessness and seniors for a mutually beneficial living situation. Individuals in need of housing can provide needed physical assistance around the home for seniors. Through these conversations and information sharing, The City will determine the efficacy of these programs and consider establishing a pilot program in the City. Schedule of Actions: Explore by October 2024.

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SCHEDULE OF ACTIONS

Funding Source:	City's General Fund, State and Federal funding opportunities
Responsible Party:	City's Community Development Department
Time Frame:	See above under each program.

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8.1.5.2 Objective J: Increase tenant protections.

Policies

- **HE-J.1:** Work with local nonprofit organizations to identify people experiencing or at risk of homelessness in vulnerable subpopulations in the City to navigate specialized services.
- **HE-J.2: Evaluate opportunities to** leverage local, State, and Federal funding, as available, to maintain and continue rental assistance and financial assistance programs that were created to keep individuals housed and prevent homelessness during and following the COVID-19 pandemic.

Proposed Programs/Activities/Actions

- **PP-J.1: Cooperation with Community-Based Organizations.** Cooperate with community-based organizations that provide services or information about services to any special needs or linguistically isolated groups.
- **PP-J.2: Displacement Prevention.** Minimize the displacement of households with lower incomes and special needs whenever possible and where necessary to ensure that displacement is carried out in an equitable manner.
- **PP-J.3: Legal Assistance for Renters.** The City will continue to provide readily available information in the Irvine Affordable Housing Guide available at City Hall. The City will provide a link on its website to landlord/tenant mediation services and landlord/tenant rights and responsibilities, which may include information from service providers such as the Fair Housing Foundation. The City will also add information on the City’s website and provide resources on non-profits such as Community Legal Aid SoCal and the Legal Aid Society of OC. Information will be provided in a variety of languages and to community organizations that work with different populations.

SCHEDULE OF ACTIONS

Funding Source:	City’s General Fund, State and Federal funding opportunities
Responsible Party:	City’s Community Development Department
Time Frame:	Ongoing

8.1.6 Goal 6. Encourage and preserve homeownership.

8.1.6.1 Objective K: Increase the share of City residents who own the home where they live.

Policies

- **HE-K.1:** Promote existing nonprofit, County, State, and Federal educational programs and resources to increase homeownership education and opportunities.
- **HE-K.2:** Provide financial assistance to lower income homeowners for residential rehabilitation projects.

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Proposed Programs/Activities/Actions

- **PP-K.1: Homeownership Education.** The City will encourage homeownership through education, sharing information, and links to existing nonprofit, County, State, and Federal resources on the City’s website. Many residents lack the knowledge about mortgages in addition to having limited financial resources. Information on homeownership will be published in a variety of languages and will be provided to community organizations that work with different populations to ensure greater homeownership diversity.
- **PP-K.2: Residential Rehabilitation Program.** This existing program provides financial assistance to lower-income Irvine homeowners for critical home improvement projects. Financial assistance through the program includes low interest, deferred loans and emergency grants. This program assists homeowners in need of health and safety, building code and accessibility-related repairs. Only owner-occupied single-family family dwellings or manufactured homes located in the City of Irvine are eligible for this funding. Program information will be provided on the City website and at public counters, as well as through the city’s Code Enforcement program on an ongoing basis.

SCHEDULE OF ACTIONS

Funding Source:	City’s General Fund (Homeowner Education) and CDBG funding (Residential Rehabilitation Program)
Responsible Party:	City’s Community Development Department
Time Frame:	Ongoing

8.1.7 Goal 7: Improve quality of life and promote placemaking.

8.1.7.1 Objective L: Encourage developments that provide community benefits.

Policies

- **HE-L.1:** Encourage placemaking and public spaces to serve residents of all incomes, interests, ages, physical abilities, and cultures.
- **HE-L.2:** Encourage infill development that includes capital improvements, such as sidewalk repair and lighting improvements.
- **HE-L.3:** Encourage development that includes active transportation infrastructure, such as new and wider sidewalks, trails, and protected bike lanes.
- **HE-L.4:** Continue to preserve existing open space in the City.
- **HE-L.5:** Encourage development that brings new community amenities and services like community meeting spaces, community health clinics, after school programs, and childcare.

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- **HE-L.6:** Develop partnerships with existing community organizations to expand accessibility to community amenities, such as community centers, parks, trails and other recreational uses.
 - Such community organizations can include non-profits, local churches, and local businesses.
 - Partnerships can include providing assistance with outreach and securing space to host events.

Proposed Programs/Activities/Actions

- **PP-L.1: Update and Implement the City's General Plan - Land Use Element/Amend Zoning Ordinance.** The City will update its Land Use Element and amend the Zoning Ordinance to encourage housing development to serve all income levels throughout the City, particularly in resource-advantaged areas, and encourage placemaking, public spaces, capital improvements, active transportation infrastructure, and community amenities.
- **PP-L.2: Implement the One Irvine program to support placemaking through its neighborhood revitalization efforts.** The City will continue implementation of its One Irvine program to revitalize individual neighborhoods through a work program uniquely developed with community input for each neighborhood. The program brings together multiple funding and educational resources to enhance public spaces and assist homeowners with residential and aesthetic improvements.

8.1.8 Goal 8: Affirmatively furthering fair housing.

8.1.8.1 Objective M: Ensure equal housing opportunities for all residents, regardless of their special characteristics as protected under State and Federal fair housing laws.

Policies

- **HE-M.1:** Continue to support ongoing efforts of the State and Orange County to enforce fair housing laws.
- **HE-M.2:** Promote housing opportunities for all people regardless of race, color, sex, national origin, religion, sexual orientation, disability, family status, marital status, income, ancestry, or other barriers that can prevent access to housing.
- **HE-M.3:** Encourage the provision of housing to meet the needs of families of all sizes and ages.

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- **HE-M.4:** Facilitate increased participation among traditionally underrepresented and linguistically isolated groups in the public decision-making process.
- **HE-M.5:** Provide outreach and education for the broader community of residents, residential property owners, and operators regarding fair housing practices and requirements.

Proposed Programs/Activities/Actions

- **PP- M.1: Provide Information and Education to Residents on the City’s Website.** The City will provide links to Fair Housing Foundation (a nonprofit the City currently contracts with) to provide Irvine residents with information regarding fair housing law, tenant and landlord rights (including information on mediation services); Appendix B, Affirmatively Furthering Fair Housing Analysis, of this Housing Element; and information and resources for the reporting suspected violations and obtaining remedies on the City’s website.
- **PP-M.2: Cooperation with Community Based Organizations.** The City will cooperate with community-based organizations that provide services or information about services to any special needs and linguistically isolated groups.
- **PP-M.3: Density Bonus Eligibility.** The City will encourage developers of projects with affordable density bonus units to coordinate efforts with local non-profits or community organizations to determine if the units could be set aside, where feasible, for special groups including but not limited to Veterans and special need adults.

SCHEDULE OF ACTIONS

Funding Source:	City’s General Fund
Responsible Party:	City’s Community Development Department
Time Frame:	City website modifications by May 2022. Coordination with Community Organizations will be ongoing.

8.2 Quantified Objectives

California Government Code, Section 65583(b)(2), requires jurisdictions to identify the maximum number of housing units by income category (including extremely low income) that can be constructed, rehabilitated, and preserved over a five-year time period. The City has two sets of numerical housing goals:

- RHNA (as addressed and described in Chapter 7, Adequate Sites Inventory Analysis and Methodology, of this Housing Element).
- Quantified objectives for affordable housing production.

Irvine’s RHNA requires adequate land resources to accommodate 23,610 new housing units, which includes 10,631 units affordable to very low and low-income. It is important to note that

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the total housing need identified greatly exceeds available resources and the City’s ability to satisfy this need.

State law recognizes that housing needs may (and do) exceed available resources and, therefore, does not require that the City’s quantified objectives be identical to the identified housing needs (or RHNA). More specifically, the California Government Code, Section 65583(b)(2) states the following:

It is recognized that the total housing needs . . . may exceed available resources and the community’s ability to satisfy this need within the content of the general plan requirements. . . . Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall establish the maximum number of housing units by income category, including extremely low income that can be constructed, rehabilitated, and conserved.

The acknowledgment of the funding limitations is extremely important—cities and counties are required to prepare Housing Elements every eight years to identify needs and actions to provide for housing at all income levels and for all populations despite a severe shortage in local, State, and Federal funding that makes many of the actions needed and planned financially infeasible. It is important to recognize that State law requires cities to plan for housing, but almost all housing is developed by the private sector.

Although cities must establish quantified objectives for the actual creation of affordable housing opportunities and provision of other housing assistance (based on realistic assumptions), these objectives need not be identical to the total housing needs (i.e., RHNA). The quantified objectives, or number of affordable units that will realistically be created, as shown in Table 8-1, Quantified Objectives, provide a projection for the entire eight-year 6th Cycle Housing Element period.

Table 8-1. Quantified Objectives

	Extremely Low	Very-Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	6,396		4,235	4,308	8,671	23,610
New Construction	25	879	515	382	13,119	14,041
Rehabilitation						0
Housing Conservation (At-Risk Housing)	7	517	299	0	0	306
TOTAL	32	1,396	814	382	13,119	14,347
TOTAL AFFORDABLE UNITS	32	1,396	814	382		2,624

This chapter of the Housing Element outlines policies and programs that range from streamlining development; leveraging State and Federal funding sources; collaborating with the ICLT; amending the City’s Inclusionary Housing Ordinance, land use, and zoning changes to

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accommodate the RHNA and adhere to State legal requirements; and maximizing solutions for those experiencing homeless. Some programs and policies in the Housing Plan are more qualitative (such as amending the City’s Inclusionary Housing Ordinance), while other programs are quantitative (i.e., leveraging State and Federal funding sources as they become available). Regardless, given that affordable housing resources are scarce, while land and construction costs are high and expected to continue to rise, the number of affordable housing units can only be estimated.

Based the City’s Housing Plan, a total of 2,624 affordable units will be created between 2021 and 2029, as summarized in Table 8-1. This number includes two Irvine Community Land Trust projects to be completed during the 6th Cycle projection period, existing entitlements, affordable units on City-owned vacant land, and units created through the City’s Inclusionary Housing requirement.

It is important to note that this number has been conservatively estimated due to extremely limited State and Federal funding sources, such as LIHTCs (which provide the greatest amount of funding for affordable housing projects in California – the lack of this funding renders many potential projects as financially infeasible) that have become increasingly competitive in recent years with a significant portion of awards going to projects that provide permanent supportive housing. This lack of funding is the primary reason for the conservative estimate of affordable units during the 6th Cycle.

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