City of Irvine
Final 2013-2021 Housing Element

City of Irvine
Community Development Department
One Civic Center Plaza
Irvine, CA 92606

Table of Contents

Section **Page**

INTRODUCTION **7**

BACKGROUND **8**
Community Context – A Commitment to: 8

ADDITIONAL INFORMATION **12**
Regional Housing Needs Allocation 12
Sources of Data 12
General Plan Consistency 13
Public Participation 13

EXISTING HOUSING NEEDS **15**
Population, Employment and Housing Characteristics Trends 15
Overpayment and Overcrowding 21
Extremely Low Income Households 23
Housing Stock Characteristics 26
Housing Costs and Affordability 36
Assisted Housing Developments "At Risk" of Conversion 38

FINANCIAL AND ADMINISTRATIVE RESOURCES **48**
Irvine Community Land Trust 48
Section 8 Rental Assistance 50

OPPORTUNITIES FOR SUSTAINABLE HOUSING **51**
Planning and Land Use 52
Conservation Incentives for the Building Industry and Residents 52
Promoting Green Building and Energy Efficient Building Standards and Practices 53

SPECIAL HOUSING NEEDS **54**
Persons with Disabilities 54
Elderly 59
Large Families and Female-Headed Households 60
Farmworkers 64
Homeless 65
College Students 66

PROJECTED HOUSING NEEDS **68**
Regional Housing Needs Allocation 68
Sites Inventory and Analysis 69
Environmental Constraints and Adequate Infrastructure 72

HOUSING CONSTRAINTS **76**
Governmental Constraints 76
Market Constraints 101

GOALS, POLICIES AND PROGRAMS **104**
Goals and Policies 105
Housing Programs 107
Quantified Objectives: 2013-2021 114
Glossary 115

List of Tables

Table **Page**

Table C-1 : Historic Population Growth in Irvine - 1980 to 2012 15
Table C-2 : Population Trends in Nearby Communities 15
Table C-3 : Age Distribution in Irvine – 2000 and 2010 16
Table C-4 : Race and Ethnicity in Irvine - 2000 and 2010 17
Table C-5 : Employment by Industry 2006-2010 17
Table C-6 : Top Employers in Irvine 18
Table C-7 : Annual Average Salary by Industry - 2012 18
Table C-8 : Household Growth Trends: 1990-2010 19
Table C-9 : Housing Tenure: 1990-2010 19
Table C-10 : Tenure by Housing Type 20
Table C-11 : Household Type - 2000 and 2010 20
Table C-12 : Housing Overpayment by Household Income Category 21
Table C-13 : Overcrowding by Tenure and Severity 22
Table C-14 : Resources for Households who Suffer from Overpayment or Overcrowding 23
Table C-15 : Changes in Housing Stock – 2000 and 2012 27
Table C-16 : Vacancy by Tenure - 2000 – 2010 27
Table C-17 : Occupancy Status of Housing Units (2000-2010) 28
Table C-18 : Housing Age 28
Table C-19 : Year Structure Built by Census Tract 29
Table C-20 : Summary of Housing Conditions 30
Table C-21 : Median Home Values and Rent - 1990-2010 36
Table C-22 : Irvine Company Apartment Rents (2010) 36
Table C-23 : Median Prices of Homes and Condominiums 36
Table C-24 : Affordable Housing Cost Guidelines 37
Table C-25 : Affordability by Income Group – 2013 38
Table C-26 : Affordable Housing Developments 38
Table C-27 : Market Value of At-Risk Housing Units 44
Table C-28 : Developmentally Disabled Persons by Age – 2013 56
Table C-29 : Resources for Persons with Disabilities 58
Table C-30 : Households by Tenure by Age of Householder 59
Table C-31 : Resources for the Elderly 60
Table C-32 : Household Size by Tenure 61
Table C-33 : Existing Housing Stock-Number of Bedrooms by Tenure 61
Table C-34 : Affordable Housing with Three Bedrooms or More 61
Table C-35 : Household Type by Tenure 63
Table C-36 : Poverty Status of Households 63
Table C-37 : Resources for Single-Parent Households 64
Table C-38 : Homeless Facilities Serving Irvine 66
Table C-39 : Regional Housing Needs Allocation 68
Table C-40 : RHNA Among Large Orange County Jurisdictions 68
Table C-41 : Residential Development Potential on Vacant Sites 69
Table C-42 : Recent Developments in Irvine 70
Table C-43 : Land Use and Zoning Categories Permitting Residences 77
Table C-44 : Residential Development Standards 79
Table C-45 : Planning and Development Fees for Residential Projects 82
Table C-46 : IBC Transportation Mitigation Fees 84
Table C-47 : IBC Neighborhood Infrastructure Fees 84
Table C-48 : Comparison of Residential Development Fees[1] 85
Table C-49 : Overall Development Cost for a Typical Residential Development 85

Table C-50 : Processing Times 92
Table C-51 : Timelines for Permit Procedures 93
Table C-52 : Typical Processing Procedures by Project Type 94
Table C-53 : Disposition of Loan Applications 102
Table C-54 : Quantified Objectives 114

List of Figures

Figure **Page**

Figure C-1 : Year Structure Built by Census Tract 31
Figure C-2 : Housing Conditions Target Areas 32
Figure C-3 : Organization of the Irvine Community Land Trust 48

List of Acronyms

ACS	American Community Survey, U.S. Census
ADA	Americans with Disabilities Act
AMI	Area Median Income
CDBG	Community Development Block Grant
CEQA	California Environmental Quality Act
CHDO	Community Housing Development Organization
CLT	Community Land Trust
CRL	Community Redevelopment Law
CUP	Conditional Use Permit
DOF	State Department of Finance
EIR	Environmental Impact Report
FEMA	Federal Emergency Management Agency
FMR	Fair Market Rent
GIS	Geographic Information Systems
HCD	California Department of Housing and Community Development
HMDA	Home Mortgage Disclosure Act
HOME	Home Investment Partnership Program
HUD	U.S. Department of Housing and Urban Development
LIHTC	Low Income Housing Tax Credit
MCC	Mortgage Credit Certificate
NAHA	National Affordable Housing Act
RHNA	Regional Housing Needs Allocation
SB	Senate Bill
SCAG	Southern California Association of Governments
SHP	Supportive Housing Program
SRO	Single Room Occupancy housing unit
TOD	Transit Oriented District

ELEMENT C
HOUSING

GOAL: Provide for safe and decent housing for all economic segments of the community.

Introduction

The Irvine Housing Element is structured to reflect the "Housing Element Building Blocks" model developed by the State Department of Housing and Community Development (HCD). HCD is responsible for reviewing the Housing Element for compliance with state law. In addition to responding to the requirements of state law, the Irvine Housing Element demonstrates how the strategies to meet the City's locally determined housing needs are methodically addressed through plans, programs and projects.

This Housing Element, while mandated by state law, also represents a roadmap for Irvine to continue its visionary leadership, which has resulted in a legacy of sustainable housing opportunities for all Irvine residents now and into the future. It is with thoughtful, well-designed and strategically implemented goals, objectives and programs as referenced in this update to the Housing Element, that this is accomplished and preserved for future generations.

Background

The City of Irvine (City or Irvine), from its beginnings, has been master planned to create a vibrant, attractive, sustainable and superb community for its residents. Irvine has been, and is viewed as, the premier master planned community on the west coast. 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, recreation, open space preservation, great schools, shopping and services. Irvine is a community committed to developing and ensuring a high quality of life for its current and future residents. Irvine has established villages that are unique in character, as well as award winning for their master plans. These villages have been designed to provide housing choices, proximity to schools, shopping and services, transportation and employment. 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 to ensuring housing choices are available for all its residents.

Community Context – A Commitment to:

Quality of Life

The story of Irvine is one of thoughtful planning with decisions made reflecting the input of the community leading to a high quality of life that is nationally recognized. As the City has grown, the importance of these decisions has also increased. Thoughtful planning for more than 40 years has earned the Irvine acclaim as one of the nation's best master-planned communities.

Located in the heart of Orange County, the City combines the friendliness, warmth and safety of a small town with the educational, employment, recreational, and cultural opportunities of a large city. Incorporated in 1971, the City has grown into a strong and diverse residential and business community. Irvine has achieved regional importance in part due to its central location within Orange County and attention to balanced planning. In 2012 Irvine turned 41, still a relatively young city, and continuing to be a successful master planned community. The carefully created and executed master plan continues to guide Irvine's growth four decades after the original concept for the community was born. The original concept provided affordable market housing opportunities for families to live, grow, and age in a master planned community. That concept has not changed. Today, more options are available to residents in type, location and setting, all of which benefit from the basic idea that residents can enjoy proximity to work, schools, recreation, shopping and the natural environment. The City has also affirmed its housing vision through the adoption of a Housing Strategy & Implementation Plan, which plans to accommodate "… a full spectrum of housing types to meet the shelter needs of all income groups and special needs populations in all stages of life." This commitment is evidenced by the market and affordable housing opportunities and the initiatives established by the City to provide multiple housing choices for Irvine residents.

All this will continue to be done in a thoughtful and coordinated manner with other activities and efforts undertaken by the City through its master plan. From working with businesses, to ensuring excellence in education with its institutional partners, to leading the nation as one of the safest cities in America, Irvine's housing programs also continue the effort to create a vibrant, successful community.

Affordable and Suitable Housing for All

Since its inception Irvine has been a leader in a variety of types of housing in Orange County and southern California. In partnership with the Irvine Company, which owned the original land grant on which the City is located, Irvine has developed a full spectrum of housing opportunities, including numerous affordable housing projects. To develop affordable housing, Irvine has worked closely with local for-profit and nonprofit housing developers. Development of housing in Irvine is guided by the goals, objectives and policies of the City's Housing Element and Chapter 2-3 of the Zoning Ordinance. The overall goal of the Housing Element is to provide safe and decent housing for all economic segments of the community.

One of the original goals of the master plan of Irvine was to create a balance of housing reflecting a wide range of options and prices, so anyone choosing to live in Irvine could establish roots and move up or down in the housing market as their circumstances and preferences changed. To that end, Irvine now has a wide range of housing choices for all of its residents.

Irvine's commitment to providing a full spectrum of housing for all income groups at all stages of life was formalized through the adoption of its Affordable Housing Strategy & Implementation Plan (Implementation Plan) in 2006. Prior to the formal adoption of the Implementation Plan, Irvine proactively negotiated affordable housing programs with its largest land owner, the Irvine Company. In addition to its negotiation efforts, in 2003 Irvine adopted an Inclusionary Housing Ordinance that implemented its strategic objective of having a balanced housing stock. This was accomplished during a time when Irvine was seeing a loss of affordable housing opportunities and was adopted after full discussion and participation of various stakeholders. The ordinance ensured future residents would have affordable housing opportunities, while balancing the needs of residential developers to adjust to new development requirements. The City fully actuated its Implementation Plan with the creation of the Irvine Community Land Trust, a nonprofit organization that will develop and hold land for affordable housing.

The Implementation Plan incorporates many objectives and strategies aimed at developing permanent affordable housing in the community, the creation of the Irvine Community Land Trust being one example. However, this is only part of the ongoing effort to address the housing needs of its residents that Irvine has demonstrated since its incorporation.

The City's employment areas generate a significant number of jobs that, in turn, create demand for housing. Irvine has acknowledged this demand and committed itself to provide a wide variety of housing choices as well as creating vibrant mixed-use residential villages such as the Irvine Business Complex. The City understands that the more housing choices offered to the residents in Irvine, the better the City can respond to the increasing need for a balance between jobs and housing.

Because the City has a master plan that accommodates growth and supports a balanced supply of numerous housing options and programs, Irvine is better prepared than most cities to meet the housing needs of current and future residents. Irvine's ongoing commitment to its master plan has made it a highly desirable place to live.

Balancing Housing and Business in Irvine

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, Irvine Business Complex (IBC) and University Research Park – which provide nearly 200,000 jobs and assure Irvine a solid and permanent economic base. Other business centers throughout the City, such as Jamboree Center and Irvine Technology Center, also play an important role in Irvine's robust employment scene. The goal when planning these centers has been to create a healthy jobs/housing balance that offers residents the ultimate Southern California luxury: a job close to home, which would translate into less time spent on the road and more time spent at home. To further this goal, the City has adopted the Irvine Business Complex Residential Mixed Use Vision Plan (Vision Plan). The Vision Plan encourages balanced, sustainable mixed-use growth within the IBC with the thought to reduce commuter traffic on streets and freeways, and make housing available closer to job centers.

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.

Supporting Housing Through Excellence in Education

Premier education at all levels is a key component of the master plan for Irvine. 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 $4.5 million annually 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 64 percent of Irvine residents age 25 or older have a bachelor’s degree or higher, compared to the national average of 28 percent.

Irvine is home to the University of California, Irvine, Concordia University, Irvine Valley College and a number of satellite graduate programs for the University of Southern California, Pepperdine University, Chapman University and California State University, Fullerton. All of these choices mean Irvine residents have immediate, local access to the best education available.

Keeping Safety First

Irvine has the unprecedented distinction of being “America’s Safest City” for nine consecutive years – 2004 through 2012. In 2012 Irvine was named the Safest City with a population over 200,000. Being ranked as a Safest City touches on virtually every facet of municipal operations in Irvine. 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. There is a reason Irvine is recognized year after year as one of the safest cities in America, and the answer can be found in every aspect of community life.

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 19 developed community park sites totaling 350 acres, and five special facilities totaling 45.5 acres. There are 37 public neighborhood parks totaling 163 acres and many private neighborhood parks. Moreover, the City has 11 landscaped public recreational trails totaling 43 miles. In addition to parks, the City of Irvine 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 as a result of 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 forever preserved. And in addition to all of these community park facilities, the City has embarked on creating the first major metropolitan park of the 21st Century – the Orange County Great Park. When complete, the Orange County Great Park will consist of over 1,200 acres of park land and will serve the residents of Irvine and the region with significant amenities, open space, passive and active recreational facilities, and enhance the living environment surrounding homes in the area.

Additional Information

Regional Housing Needs Allocation

To ensure that all California cities and counties contribute to the statewide housing mandate to provide decent and adequate housing for all Californians, the Housing Element law institutes the Regional Housing Needs Allocation (RHNA) process. The RHNA is meant to allocate a "fair share" of the region's housing needs to each individual jurisdiction, based on, among other factors, population and job growth, housing construction trends, commute patterns, infrastructure constraints, and household formation trends.

For the planning period of October 15, 2013 through June 30, 2021, Orange County was allocated an overall RHNA of 37,966 units, with the City of Irvine being allocated a RHNA of 12,149 units. Irvine has addressed the RHNA allocation in this Housing Element Update by continuing its strategic planning for the community and identifying appropriate locations for housing at density levels required by state law for the total RHNA. This Housing Element meets the requirements of state law, continues Irvine's tradition of thoughtful planning and is a component part of Irvine's vision for a full spectrum of housing for all income groups at all stages of life.

Sources of Data

Pursuant to state law, the Housing Element must contain background information on the City's population and employment characteristics, household trends, housing market conditions, and the City's affordable housing stock. Needless to say, no one single agency or organization provides a comprehensive and consistent set of data that can be used to prepare the Housing Element. In order to address all aspects of state mandates, multiple sources of data must be used, which often creates inconsistencies due to methodologies of data collection, timeframe of data, and specific purpose of the data. However, much of the data presented in the Housing Element is intended only to provide a general picture of the City. Such technical inconsistencies, while important from a research and scientific perspective, are not critical enough to alter policy direction. Data has been compiled from existing sources such as the 2010 Census, the American Community Survey and other recognized public agencies including the State of California Department of Finance. Other sources used in this Housing Element include the following:

- Employment and wage data from the State Employment Development Department, labor market statistics
- Housing market information, such as home sales and rents, from the California Association of Realtors and DataQuick
- Special needs populations and their service providers
- Lending patterns for home purchase and home improvement loans, from the Home Mortgage Disclosure Act

Where 2010 decennial Census data is not available, 2006-2010 Five-Year American Community Survey (ACS) data is used to provide information on the community's demographic and housing characteristics.[1] Because the ACS is based on a sample rather than a complete count, it contains a margin of error and the results are less accurate than the decennial Census. Therefore, ACS results are presented in this Housing Element only for variables for which decennial Census data are not available.

General Plan Consistency

The City adopted its most recent General Plan in 1999. This Housing Element has been reviewed and is consistent with this updated General Plan. The City initiated a comprehensive update process for the General Plan that is expected to take approximately two years to complete. As the Housing Element cycle dictates this element be updated by October 15, 2013, the Housing Element update will occur prior to completion of the comprehensive update. Accordingly, where appropriate, the comprehensive update will be developed in a manner consistent with the 2013-2021 Housing Element.

Public Participation

The City of Irvine values community input in assisting the development of City policies and programs. As part of this update, the City conducted two community meetings to solicit input on this Housing Element. Community meetings were publicized on the City's website and Intranet, and in the *Irvine World News.* In addition, the meetings were advertised through social media posting on the City's cable channel ICTV 30 and on Facebook and Twitter.

For the community meetings, the City invited housing professionals, community groups, and organizations, for-profit and nonprofit developers, schools and universities, real estate professionals, the Chamber of Commerce, housing advocates, and other nonprofit service providers that serve lower income populations. In all, those invited to the stakeholder meetings included 177 groups and organizations, in addition to the general public. Community meetings were held on March 13 and March 19, 2013 in the Irvine City Hall Conference and Training Center. Appendix A contains the distribution list for these meetings.

City staff also conducted a public study session with the Irvine City Council on March 12, 2013 and the Planning Commission on April 18, 2013 to provide an overview of the Housing Element process and key community needs, then solicited input on issues of concern from each Councilmember and Planning Commissioner.

The stakeholder meetings and the community meetings were well attended due to the City's diligent efforts in reaching out to various groups in the community. Comments received during these meetings and responses prepared by the City are summarized in Appendix A. Comments received during the outreach process generally centered on the housing need for persons with developmental disabilities.

[1] This Housing Element is structured to adhere to the Housing Element Building Blocks created by the State Department of Housing Community Development (HCD) to assist jurisdictions in preparing the Housing Element. Consistent with the Housing Element Building Blocks sample analyses, certain analyses in this Housing Element also present the American Community Survey (ACS) data.

The draft Housing Element was available on the City's website throughout the public review process and was available to be viewed in person at City Hall. Public notices were sent out and published notifying residents when the document was available for public review.

Public Hearings

On May 16, 2013 and on June 6, 2013 the Planning Commission held public hearings to review the draft Housing Element and to direct it be submitted to HCD for review. Upon approval by the Planning Commission, the draft Housing Element was forwarded to HCD for a mandatory 60-day review consistent with state law. On July 30, 2013 HCD provisionally certified the Housing Element, which was then submitted to the City Council for final review, approval and adoption. On XXX the City Council adopted the Housing Element without changes. In compliance with state and City laws, public notices were issued for these hearings in local newspapers, on the City website, and at the City's four posting sites.

Existing Housing Needs

Population, Employment and Housing Characteristics Trends

Table C-1 shows the City's population from 1980 to 2012. Over the past 32 years, the City of Irvine has experienced growth due to its central location and available vacant and residentially zoned land. Between 1980 and 1990, the City's population increased by over 77 percent, and between 1990 and 2000, it increased further by nearly 30 percent to 143,072. As of 2012, the population of Irvine is estimated at 223,729, a 56 percent increase since 2000.

Table C-1: Historic Population Growth in Irvine - 1980 to 2012

Year	Population	Numerical Change	Percent Change	Average Annual Growth
1980	62,134	--	--	--
1990	110,330	48,196	77.6%	7.7%
2000	143,072	32,742	29.7%	3.0%
2010	212,375	69,303	48.4%	4.8%
2012	223,729	11,354	5.3%	3.2%

Sources:
1. Bureau of the Census, 1980-2010 Census.
2. State Department of Finance, Population and Housing Estimates, May 2012.

Table C-2 shows the population changes between 2000 and 2012 for Irvine and its neighboring cities. The City of Irvine experienced growth at a much faster pace than all of its neighbors and Orange County as a whole. Lake Forest is the only community with similar (but, still lower) growth in the area. The majority of growth in Lake Forest resulted from annexation of the existing community of Foothill Ranch. Most of Irvine's population growth stems from the development of planning areas, which are primarily residential. Some of the population growth can also be attributed to the rezoning of land from Industrial to Multi-Use in the IBC area. However, many of the approved projects in the IBC are not yet built or occupied. In the past, a high demand for housing motivated developers to redevelop offices and businesses in industrial areas, such as those adjacent to John Wayne Airport, into apartments and condominiums.

Table C-2: Population Trends in Nearby Communities

Jurisdiction	Population 2000	Population 2012	Change (2000-2012)	
			Number	Percent
Costa Mesa	108,724	110,757	2,033	1.9%
Irvine	***143,072***	***223,729***	***80,657***	***56.4%***
Lake Forest	58,707	78,036	19,329	32.9%
Santa Ana	337,977	327,731	-10,246	-3.0%
Tustin	67,504	76,567	9,063	13.4%

Sources:
1. Bureau of the Census, 2000 Census.
2. State Department of Finance, Population and Housing Estimates, May 1, 2010.

Age Composition

The age distribution of a population is one indicator of the types of housing most needed in a community. 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 represent a significant portion of the housing stock.

Table C-3 summarizes the age distribution of Irvine residents between 2000 and 2010. The City, as a whole, aged slightly with the median age among Irvine residents increasing from 33.1 in 2000 to 33.9 in 2010. 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 C-3: Age Distribution in Irvine – 2000 and 2010

Age Range	2000		2010		Percent Change
	Persons	Percent	Persons	Percent	
Preschool (0 - 5 years)	7,997	5.6%	14,508	6.8%	81%
School Age (6 – 17)	25,558	17.9%	31,167	14.7%	22%
College Age (18 – 24)	20,602	14.4%	30,384	14.3%	47%
Young Adults (25 – 34)	21,527	15.0%	33,561	15.8%	56%
Adults (35 – 44)	24,748	17.3%	33,109	15.6%	34%
Adults (45 – 54)	21,373	14.9%	29,837	14.0%	40%
Adults (55 – 64)	10,965	7.7%	21,348	10.1%	95%
Seniors (65 and over)	10,302	7.2%	18,461	8.7%	79%
Total Population	**143,072**	**100.0%**	212,375	**100.0%**	48%
Median Age	33.1		33.9		+2.4%

Source: Bureau of the Census, 2000 and 2010

Race and Ethnicity

Different racial and ethnic groups often have different household characteristics and cultural backgrounds, which may affect their housing needs and preferences. Table C-4 shows the racial and ethnic composition of Irvine residents in 2000 and 2010. As shown, White residents continue to be the most prevalent group in Irvine. However, the racial and ethnic composition of Irvine has become more diverse in recent years. Specifically, the White population comprised about 61 percent of the total population in 2000, but declined to just slightly over 50 percent in 2010. During the same period, the Asian population nearly doubled and the proportion of Asian residents in Irvine increased from about 30 percent in 2000 to over 39 percent in 2010. The number of Hispanics and Blacks in the City also increased significantly during the 2000s, although together these groups represented just 11 percent of the City's total population in 2010.

Table C-4: Race and Ethnicity in Irvine - 2000 and 2010

Race/Ethnicity	2000	%	2010	%
White	87,354	61.1%	107,215	50.5%
Black	2,068	1.4%	3,718	1.8%
Asian	42,672	29.8%	83,176	39.2%
Other	4,078	2.9%	6,556	3.1%
Two or more races	6,900	4.8%	11,710	5.5%
Total	**143,072**	**100.0%**	**212,375**	**100.0%**
Hispanic[2]	7,563	5.3%	19,621	9.2%

Note: Hispanics may be counted among the other races, and therefore, data is not mutually exclusive.
Source: Bureau of the Census, 2000 & 2010 Census.

Employment Trends

Employment by industry in Irvine is shown in Table C-5. The largest employment sector in the City is Education, Health Care and Social Assistance, comprising nearly 24 percent of all jobs. Professional Services make up the second largest share of employment in the City, followed by Manufacturing and Finance, Insurance, and Real Estate employment. Many people who work in Irvine do not live in the City, so Irvine's population actually doubles to 400,000 during the work day as the City draws workers from other cities in Orange County, as well as nearby San Diego, Los Angeles and Riverside counties.

Table C-5: Employment by Industry 2006-2010

Industry	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	167	0.2%
Construction	2,816	2.8%
Manufacturing	12,315	12.4%
Wholesale trade	4,019	4.1%
Retail trade	8,088	8.2%
Transportation and warehousing, and utilities	2,067	2.1%
Information	3,059	3.1%
Finance and insurance, and real estate and rental and leasing	12,209	12.3%
Professional, scientific, and management, and administrative and waste management services	18,125	18.3%
Educational services, and health care and social assistance	23,467	23.7%
Arts, entertainment, and recreation, and accommodation and food services	6,405	6.5%
Other services, except public administration	3,643	3.7%
Public administration	2601	2.6%
Total	**98,981**	**100%**

Sources: Bureau of the Census, 2006-2010 American Community Survey

The top two employers in the Irvine area are the University of California, Irvine and the Irvine Unified School District. These organizations provide the City with over 16,933 jobs. Several manufacturing firms have also made the City's list of top employers, including Broadcom Corporation and Edwards Lifesciences Corporation. Collectively, these companies employ over 5,000 people. Table C-6 summarizes the remaining top employers in the City of Irvine.

Table C-6: Top Employers in Irvine

Company	Category	# of Employees
University of California, Irvine	Education	14,227
Irvine Unified School District	Education	2,706
Broadcom Corporation	Technology/Communications	2,604
Edwards Lifesciences Corporation	Heart Valve Manufacturing	2,337
Cellco Partnership/Verizon Wireless	Cell Phone Manufacturing	2,305
Allergan	Pharmaceutical	2,441
Western Digital Technologies	Technology/Communications	1,758
Blizzard Entertainment Inc.	Entertainment Software	1,695
Parker Hannifin	Aircraft Part Manufacturing	1,650
B. Braun Medical	Medical Products Manufacturing	1,405
St. John Knits	Clothing Manufacturer	938

Source: City of Irvine Comprehensive Annual Financial Report, June 2012.

Table C-7 presents the annual average salary by industry for Orange County in 2012. The average worker salary in Orange County was $51,672. Jobs in the Management, Legal, Architecture-Engineering, and Computer and Mathematical fields had the highest wages, while Food Preparation and Serving had the lowest average annual salary.

Table C-7: Annual Average Salary by Industry - 2012

Employment Category	Orange County
Management	$125,218
Legal	$107,520
Architecture and Engineering	$87,056
Computer and Mathematical	$85,644
Healthcare Practitioners and Technical	81,240
Life, Physical, and Social Sciences	$72,501
Business and Financial Operations	$73,187
Education, Training, and Library	$60,659
Art, Design, and Media	$53,520
Community and Social Services	$51,991
Protective Services	$51,495
Overall Average	**$51,672**
Construction	$52,247
Installation, Maintenance, Repair	$47,953
Sales	$45,147
Office and Administrative Support	$38,614
Production	$33,129
Healthcare Support	$32,244
Transportation and Material Moving	$32,108
Personal Care Services	$26,502
Building and Grounds Cleaning and Maintenance	$26,141
Farming, Fishing, and Forestry	$23,058
Food Preparation and Serving	$22,801

Source: California Employment Development Department, Occupational Employment Statistics Survey, 2012.

To facilitate a more balanced jobs-to-housing ratio, the City initiated the preparation of the IBC Vision Plan and Overlay Zoning Ordinance in 2006, which was approved by the City Council on July 13, 2010. The purpose of the Vision Plan is to provide for the orderly transition of the IBC from primarily industrial and/or office areas into a pedestrian-oriented area that can accommodate a mixture of retail, office, and higher density residential uses, while protecting existing businesses. The Vision Plan reflects a long term view of the IBC as a mixed-use community, and reflects the best planning techniques available to assist in the evolution of the IBC from a traditional office and industrial area. These principles established after an exhaustive public participation process are as follows:

- Protect the existing job base;
- Develop mixed use areas;
- Provide transportation, pedestrian, and visual connectivity;
- Create usable open space; and
- Develop safe, well designed neighborhoods.

Household Growth

The Census defines a household as all persons who occupy a housing unit. A household may include single persons living alone, a family related through marriage or blood, and/or unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. Information regarding household characteristics is important to understanding the growth and changing needs of a community. As illustrated in Table C-8, the number of households in Irvine has continued to increase steadily over the last two decades, from 40,257 in 1990, to 51,199 in 2000, and to 78,978 in 2010.

Table C-8: Household Growth Trends: 1990-2010

Year	Households	Numerical Change	Average Annual Growth
1990	40,257	--	--
2000	51,199	10,942	2.7%
2010	78,978	27,779	5.4%

Sources: Bureau of the Census, 2000 & 2010 Census.

Tenure

Housing tenure refers to whether a unit is owner or renter-occupied. The changes in the distribution of owner versus renter-occupied units between 1990 and 2010 are presented in Table C-9. Over the years, the City experienced a slow, but steady decline in the proportion of owner-occupied units, reflecting the diversity of the housing stock and increased development of rental units by the Irvine Company, a major land owner in the community.

Table C-9: Housing Tenure: 1990-2010

	1990	% of Total	2000	% of Total	2010	% of Total
Owner-occupied	25,145	62.5%	30,691	60.0%	39,646	50.2%
Renter-occupied	15,112	37.5%	20,499	40.0%	39,332	49.8%
Total Occupied Units	**40,257**	**100.0%**	**51,190**	**100.0%**	**78,978**	**100.0%**

Sources: Bureau of the Census, 1990, 2000 & 2010 Census

Renter-households in the City are far more likely to live in multiple-family housing than single-family housing. About 91 percent of multi-family units were occupied by renter-households while only 17 percent of single-family units were renter occupied in 2011 (Table C-10).

Table C-10: Tenure by Housing Type

	2000				2011			
	Single-Family Housing		Multiple-Family Housing		Single-Family Housing		Multiple-Family Housing	
	No.	%	No.	%	No.	%	No.	%
Owner- Households	27,826	83.2%	1,907	11.4%	35,855	82.3%	2,828	8.8
Renter- Households	5,601	16.8%	14,865	88.7%	7,705	17.1%	29,287	91.2

Source: Bureau of the Census, 2000 Census & 2009-2011 ACS.

Irvine is a family-oriented community. Table C-11 illustrates the changes in household composition (e.g., family household, non-family household, or single household) in Irvine between 2000 and 2010. Among the nearly 79,000 households that resided in Irvine in 2010, about two-thirds percent were families. Specifically, of all households in the City, 26.4 percent consisted of married couples with children, and 25.5 percent were married couples without children. The proportion of married couples with children has decreased slightly since 2000.

Table C-11: Household Type - 2000 and 2010

Household by Type	2000		2010		Percent Change
	Households	Percent	Households	Percent	
Total Households	**51,199**	**100%**	**78,978**	**100%**	**54.3%**
Family Households	34,380	67.1%	51,453	65.1%	49.7%
Married-With Children	14,738	28.8%	20,819	26.4%	41.3%
Married No Children	12,805	25.0%	20,111	25.5%	57.1%
Other Families	6,837	13.3%	10,523	13.3%	53.9%
Non-Family Households	16,819	32.9%	27,525	34.9%	63.7%
Singles	11,650	22.7%	18,475	23.4%	58.6%
Others	5,169	10.1%	9,050	11.5%	75.1%
Average Household Size	2.66		2.61		-1.9%
Average Family Size	3.17		3.13		-1.3%

Note: A household consists of all the persons who occupy a single housing unit. A household can be a family,but may also be unrelated persons living together, or a single person living alone. Average household size represents the average number of persons in a household based on all occupied units. This average excludes residents in convalescent/nursing homes, student dormitories, or other group living situations. Families are subsets of households in that a family is a household comprised of related individuals. Average family size is therefore, the average number of family members among the family-households. In general, the average family size is larger than average household size when a community has a large number of single-households or families without children, such as in Irvine.

Source: Bureau of the Census, 2000 and 2010 Census.

Non-family households, which include single persons and other unrelated households, comprised more than one-third of all households residing in Irvine in 2010. Single households comprised 23.4 percent of all households in the City, a slight increase since 2000.

Overpayment and Overcrowding

Household Income and Overpayment

State and federal standards specify that households spending more than 30 percent of gross annual income on housing (which includes the cost of utilities, insurance, and property taxes) are overpaying for their housing. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care and food. In the event of unexpected circumstances such as loss of employment and health problems, households who overpay are more likely to become homeless. Homeowners who overpay have traditionally had the option of selling their homes and becoming renters. Renters are also vulnerable and subject to the constant changes in the housing market.

Table C-12 shows the number and proportion of households with housing overpayment by income range and tenure. The Census Bureau reported that approximately 42 percent of owner-households and 49 percent of renter-households in Irvine were spending more than 30 percent of their incomes to cover housing costs during 2005-2007, the most recent time period for which this data is available. As expected, housing overpayment was reported to be most prevalent among lower-income households.

Table C-12: Housing Overpayment by Household Income Category

Income Category	Owners		Renters	
	Households	Percent	Households	Percent
Extremely low households	965		2,835	
Households overpaying	940	97.4%	2,460	86.8%
Very low households	2,845		4,730	
Households overpaying	2,335	82.1%	4,225	89.3%
Low households	3,165		4,100	
Households overpaying	2,070	65.4%	3,365	82.1%
Subtotal: All lower-income households	**6,975**		**11,665**	
Subtotal: Households overpaying	**5,345**	**76.6%**	**10,050**	**86.2%**
Moderate households	6,485		5,990	
Households overpaying	3,710	57.2%	2,715	45.3%
Above moderate households	23,120		9,775	
Households overpaying	6,210	26.9%	680	7.0%
Total households	36,580		27,430	
Total households overpaying	15,265	41.7%	13,445	49.0%

Source: U.S. Department of Housing and Urban Development, CHAS, based on the 2006-2008 ACS. Table 15.

For planning and funding purposes, HCD developed the following income categories adjusted for household size and based on the Area Median Income (AMI) of a metropolitan area:

- Extremely Low Income Households earn up to 30 percent of the AMI
- Very Low Income Households earn between 31 and 50 percent of the AMI
- Low Income Households earn between 51 and 80 percent of the AMI
- Moderate Income Households earn between 81 and 120 percent of the AMI
- Above Moderate Income Households earn over 120 percent of the AMI

Extremely low income, very low income, and low income groups combined, are often referred as the "lower income" group. As shown in Table C-12, the extent of overpayment in renter-households increases as income decreases. Overpayment impacted extremely low and very low income households relatively equally.

Overcrowding

According to the HCD, overcrowding is defined as a housing unit occupied by more than one occupant per room (excluding kitchens, bathrooms, hallways and porches). A housing unit with more than 1.5 occupants per room is considered to be severely overcrowded.[2]

Overcrowding frequently occurs when high housing costs result in families and individuals doubling up or living in smaller units to meet other basic needs. Overcrowding can also occur when units of adequate size for large households are not available. Overcrowding can potentially lead to rapid deterioration of the City's housing stock, additional traffic and a shortage of on-site parking.

Table C-13 shows the extent of overcrowding conditions by tenure (owner versus renter) for Irvine compared to Orange County as a whole, as reported by the Census Bureau. The overall rate of overcrowding was considerably higher among renter-occupied units (5.3 percent) than owner-occupied units (1.1 percent) in Irvine. Only one tenth of one percent of owner-occupied units were severely overcrowded, but 1.4 percent of renter-occupied units were severely overcrowded.

Table C-13: Overcrowding by Tenure and Severity

	Irvine		Orange County	
Occupants per Room	Units	%	Units	%
Owner occupied units	38,899	100%	599,032	100%
1.01 to 1.50	376	1.0%	18,297	3%
1.51 to 2.00	57	0.1%	4,962	1%
2.01 or more	9	0.0%	1,527	0.3%
Renter occupied units	32,343	100%	385,471	100%
1.01 to 1.50	1,261	3.9%	38,874	10%
1.51 to 2.00	435	1.3%	18,709	5%
2.01 or more	21	0.1%	7,508	2%

Source: Census 2006-2010 ACS, Table B25014

Resources and Programs

The City helps address overpayment and overcrowding by administering affordable housing programs. Several nonprofit organizations in the Irvine area (Table C-14) are also available to assist low income households with their housing cost burden and overcrowded living conditions.

[2] For example, a two-bedroom unit with a living room and a dining room (four rooms total) would be considered severely overcrowded if it is occupied by more than six persons.

Table C-14: Resources for Households who Suffer from Overpayment or Overcrowding

Jamboree Housing Corporation	Develops and constructs new affordable rental and for-sale housing; preserves existing affordable housing units through acquisition and rehabilitation; and partners with cities to develop broader community and economic opportunities.
Bridge Housing Corporation	Creates high-quality, affordable homes for working families and seniors.
Serving People In Need (SPIN)	Assists low income and homeless people with financial assistance for housing costs and a network of comprehensive support services.
Families Forward	Assists homeless and low income families through housing, counseling, education and other support services. Services include 14 homes, a food pantry, program and career counseling, and life skills training.
Irvine Housing Opportunities	Develops affordable housing that benefits extremely low to moderate income households by developing housing through new construction and rehabilitation of existing structures and acquisition, and by providing the necessary services to enable people to remain in their homes.

Extremely Low Income Households

As shown in Table C-12 (page 15), it is estimated that there were 3,800 households or about six percent of total households in the City of Irvine that qualified as extremely low income. Households in this income category had incomes of less than 30 percent of the AMI. Extremely low-income households primarily consist of households with minimum wage earners, persons with developmental, physical or mental disabilities, and elderly households receiving Social Security.

Housing Needs for Extremely Low Income Households

Extremely low income households are the most difficult to serve given the substantial subsidies required to make housing affordable to this income group. Given the housing market in Irvine, extremely low income households have some housing options in Irvine, primarily as emergency shelters, transitional housing, supportive housing, and single-room occupancy (SRO) units. Bridge Housing and Jamboree Housing Corporation also have rental units available for extremely low-income households.

Rental Assistance

Affordable rental housing programs are available in many apartment communities in Irvine. These units are HUD-subsidized apartments or are made affordable through tax credits, bonds and/or other funding sources. These projects generally offer rents at substantially below typical market rates. Availability of affordable rental apartments is limited and prospective residents are often placed on a waiting list before being offered a unit. Generally, low income one-bedroom units are more available and have shorter wait times than very low income units with two or more bedrooms.

Another affordable rental program available in Irvine is the Section 8 Housing Choice Voucher Program, which is a federally-funded program administered by the Orange County Housing Authority (OCHA). The vouchers assist qualified households through rent subsidies, which are based on 30 percent of the participant's monthly income and numbers of persons residing in the unit. Assisted tenants pay the balance of the contract rent, which is based on their income. The Section 8 Housing Choice Voucher Program is available to senior citizens, disabled persons and

lower income households, although a certain portion of the assistance must be reserved for extremely low income households. As of January 2013 there are a total of 825 households in Irvine receiving a Section 8 Housing Choice Voucher. Of the 825 households, 287 are families, 224 are disabled persons and 314 are elderly persons. In February 2012, OCHA opened its waiting list for the first time since 2005. Applications were accepted over a two week period and 48,392 were received. The application waiting list will most likely not be re-opened until 2019.

Emergency Shelters

The *California Health and Safety Code* (Section 50801(e)) defines "emergency shelter" as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

Pursuant to state law, the City recently amended its Zoning Ordinance to address Senate Bill 2, which took effect January 1, 2008 and requires every jurisdiction to provide at least one zoning category in which emergency shelters can be located without discretionary approval from the local government. Emergency shelters are permitted by right in the IBC Multi-Use, General Industrial, Medical and Science, Business Park, and Institutional districts. Parking standards of one space per four beds and one space per employee have been established. These zoning districts offer easy access to public transportation and services. There is also adequate capacity for emergency shelters through either new construction or adaptive reuse of existing buildings.

Transitional Housing

The *California Health and Safety Code* (§50675.2) defines "transitional housing" and "transitional housing development" as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. This definition of transitional housing does not encompass all transitional housing facilities, particularly those that operate as group quarters or community care facilities that charge fees rather than rents.

Under the City's current development regulations, the City facilitates and encourages the development of transitional housing by treating facilities that serve six or fewer persons as regular residential uses. Such facilities are permitted by right in all residential uses (see also discussions under "Housing for Persons with Disabilities"). They are also permitted by conditional use permit in the two other non-residential mixed-use zoning districts. The City regulates these facilities by land use type (single-family homes, multiple-family apartments, or condominiums) rather than by their users.

Large transitional housing facilities that operate as regular housing developments are considered regular residential use and permitted by right in the City's residential zones. Large transitional housing facilities (serving more than six persons) that operate as community residential care facilities (i.e. group quarters) are not specifically identified in the Zoning Code, but are conditionally permitted in all districts except for the Estate Density district. The Conditional Use Permit (CUP) criteria used to review transitional housing pertains to performance standards. The findings are the same as those used for other uses requiring a CUP and would not prevent the approval of transitional housing facilities. Pursuant to the Zoning Code (Chapter 2-9), the findings are as follows:

- 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; and
- Major issues associated with the development of the site have been addressed and resolved when development of the site is not subject to the master plan approval.

In 1993 the Marine Corps Air Station, El Toro (MCAS) was decommissioned by the federal government and was subsequently sold to a private developer. Since that time a Base Reuse Plan was formulated and adopted to create The Great Park, a mixed-use development area that will include a large scale public park, along with residential, institutional, commercial, agricultural, recreational, and industrial uses. Reuse of the MCAS is subject to federal regulations (McKinney Act), which requires that a portion of the decommissioned base area be set aside to address housing needs of the homeless. In response to this requirement, a coalition of nonprofit housing providers called El Toro Housing Initiative Collaboration (ETHIC) was formed. The developer of the private portion of the Great Park, known as Heritage Fields El Toro, has entered into a contract with ETHIC to transfer 22.3 acres to ETHIC to build 166 mostly three-bedroom affordable units on a portion of the former base. The remaining acres leave opportunity for more affordable housing to be built at Heritage Fields.

In addition to the transitional housing that will be provided in the Great Park, the City facilitated the agreement of 14 transitional units to be deeded by the developer of the former MCAS Tustin to Families Forward, a nonprofit organization that assists families in financial crisis to achieve and maintain self-sufficiency. These housing units provide homeless or near homeless families in the region with housing, allowing parents to focus on their work with case managers to improve life skills and achieve career advancement, so that they can break free from the cycle of poverty. Families Forward also owns and operates an additional 12 transitional units located throughout the City. Jamboree Housing Corporation is another nonprofit agency that provides similar services and currently owns and operates 10 transitional units in the City.

Supportive Housing

The *California Health and Safety Code* (§50675.14 (b)) defines "supportive housing" as housing with no limit on length of stay, that is occupied by target populations (including persons with disabilities, homeless, persons aging out of the foster system, etc.) and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Most supportive housing is built and managed by nonprofit housing developers in partnership with nonprofit service providers. Supportive housing comes in all shapes and sizes, and is designed to meet the needs of both the people to be served and the communities where it is located. It could be a renovated motel offering furnished Single Room Occupancy apartments; a multiple-family development where tenants with disabilities live alongside other families with low incomes; a small, more service-intensive building; or scattered-site apartments. The City of Irvine encourages development of supportive housing by allowing this type of use to operate as multiple-family rental housing in all residential zones where multiple-family housing is permitted.

In 2003 the City provided financial assistance to AbilityFirst Irvine, a local nonprofit for the development of an affordable apartment complex with supportive services targeting persons with disabilities. This complex opened in the spring of 2007 and is located at the corner of Harvard Avenue and Walnut Avenue. The City also provided financial assistance to Jamboree Housing Corporation (JHC) for the development of two affordable apartment complexes totaling 233 units affordable to households earning 60 percent or less of the AMI. Both projects have on-site supportive services through JHC's program entitled Housing with HEART (Helping Educate, Activate and Respond Together), which assists residents in maintaining their self-sufficiency. Housing with HEART program activities vary by location since needs are assessed and programs provided based on input from the residents themselves. Services offered include health and safety classes, social activities, computer learning centers with Internet access, after-school tutoring, budgeting and parenting skills classes, home buying seminars, and referrals to local agencies.

Single-Room Occupancy

Typically, a Single-Room Occupancy (SRO) unit is a multiple tenant building that houses one or two people in individual rooms (sometimes two rooms, or two rooms with a bathroom or half bathroom). SRO tenants typically share bathrooms and/or kitchens, while some SRO rooms may include kitchenettes, bathrooms, or half-baths. Most SRO units are small, with a gross floor area of less than 400 square feet. Each dwelling unit is restricted to occupancy by no more than two persons and is offered on a monthly or longer rental basis.

SRO units are one of the most traditional forms of affordable private housing for lower income individuals, including seniors and persons with disabilities. These units provide a valuable source of affordable housing and can serve as an entry point into the housing market for formerly homeless people.

The City facilitates and encourages the development of new SRO units as well as the rehabilitation of existing SRO units, which along with any other types of residential units are eligible to receive the density bonus as part of the City's Density Bonus Ordinance. The City includes SRO housing in its definition of hotel/motel and conditionally permits SRO units in the Multi-Use, Community Commercial, IBC Mixed Use, Industrial, Medical and Science, and Trails and Transit Oriented Development zones. SRO units are also permitted in the Lower Peters Canyon Regional Commercial zone. The Irvine Inn is an existing SRO complex in the City that provides housing with supportive services for homeless or near homeless individuals.

The sites inventory contained in Appendix B lists numerous sites in the City that can accommodate SRO units in areas, such as the Great Park and the IBC. Both areas have capacities at 30 units per acre or greater to accommodate the construction of new SRO units. The Great Park currently has 18.7 acres of vacant land and the IBC has 34.4 acres of vacant land.

Housing Stock Characteristics

Housing Units by Type

The Census Bureau defines a housing unit as any of the following: a house, an apartment, a mobile home or trailer, a group of homes, or a single room intended for use as separate living quarters. Separate living quarters are those in which the occupants live separately from any other

individuals in the building, and that have direct access from outside the building or through a common hall.

Housing Unit Growth and Type

Table C-15 shows the changes in the City's housing stock by type of housing between 2000 and 2012. The Department of Finance reported 83,792 units in the City in 2012, representing an increase of 59 percent between 2000 and 2012.

Table C-15: Changes in Housing Stock – 2000 and 2012

	2000		2012	
Housing Type	**Number**	**Percent**	**Number**	**Percent**
Single Family	34,328	64.0%	48,669	58.1%
Detached	21,364	39.8%	31,947	38.1%
Attached	12,964	24.1%	16,722	20.0%
Multiple-Family	18,362	34.1%	33,958	40.5%
2-4 Units	4,007	7.5%	4,420	5.3%
5 + Units	14,355	26.7%	29,538	35.3%
Mobile Homes and Other	1,022	1.9%	1,165	1.4%
Total Units	**53,712**	**100.0%**	**83,792**	**100.0%**

Sources:
1. Bureau of the Census, 2000 Census.
2. State Department of Finance, Population and Housing Estimates, May 1, 2012.

The majority of units in Irvine are single-family homes, comprising approximately 58 percent of all units. Of these, the majority (58 percent) were detached units. Multiple-family units represented a large portion of the housing stock, comprising about 40 percent of all homes.

Vacancy Rates

Vacancy rates vary by tenure and often influence the cost of housing. In general, vacancy rates of five percent for rental housing and two percent for ownership housing are considered healthy, and suggest a balance between housing supply and demand. Vacancy rates for the City of Irvine are summarized in Table C-16. The City's 2010 vacancy rates of 3.3 percent for rental housing and 1.3 percent for ownership housing indicated a relatively healthy supply of rental and ownership housing opportunities.

Table C-16: Vacancy by Tenure - 2000 – 2010

	2000	2010
Rental vacancy rate	4.3%	3.3%
Owner vacancy rate	1.5%	1.3%
Overall vacancy rate*	**2.6%**	**5.9%**

*Overall vacancy rate includes other vacant units (seasonally occupied, boarded up, rented/sold but not occupied, etc.)
Source: Bureau of the Census, 2000 & 2010 Census

Vacant housing can remain unoccupied for a variety of reasons. Some dwellings, for example, remain vacant because they are intended solely for seasonal, recreational or occasional use. Table C-17 details the status of Irvine's vacant housing units in 2000 and 2010.

Table C-17: Occupancy Status of Housing Units (2000-2010)

	2000	2010
Total	53,712	83,899
Occupied	51,190	78,978
Vacant	2,522	4,921
For rent	925	2,608
For sale only	455	910
Rented or sold, not occupied	216	287
For seasonal, recreational, or occasional use	687	592
Other vacant	205	524

Source: Bureau of the Census, 2000 and 2010 Census

Housing Age

The age and condition of Irvine's housing stock is an important indicator of potential rehabilitation needs. Commonly, housing over 30 years of age needs some form of major rehabilitation, such as a new roof, foundation work, and plumbing. Due to high household income and high housing values in Irvine, housing tends to be better maintained than in many other communities with similar levels of older housing stock. However, despite having sizable equity in their homes, some households (elderly households in particular) have limited incomes and may have difficulty maintaining their homes.

Irvine's housing stock is relatively new. Approximately one-third of all housing units in Irvine are 30 years or older (built prior to 1980), with another 21 percent of the units in Irvine approaching 30 years of age (built between 1980 and 1989). The age of the City's housing stock as defined by the year the units were built is shown in Table C-18.

Table C-18: Housing Age

Year Built	No. of Units	% of Total
Built 2005 or later	7,033	9.2%
Built 2000 to 2004	15,910	20.9%
Built 1990 to 2000	13,809	18.1%
Built 1980 to 1989	16,068	21.1%
Built 1970 to 1979	19,210	25.2%
Built 1960 to 1969	3,229	4.2%
Built 1950 to 1959	506	0.7%
Built 1940 to 1949	125	0.2%
Built 1939 or earlier	294	0.4%
Total Units	**76,184**	**100.0%**
Built prior to 1980		30.7%

Source: Bureau of the Census, 2006-2010 ACS.

As shown in Table C-19 below, certain areas of the City have a significantly higher percentage of older housing units. For example, nearly 1,000 homes in Census tract number 626.12 were built prior to 1970. Census tracts 626.29, 626.14, and 525.06 also have a substantial number of housing units that are 30 years or older. In general, this could indicate that housing rehabilitation and ongoing maintenance may be more of a need in these older portions of the City.

Table C-19: Year Structure Built by Census Tract

Census Tract #	Units Built 1999-2010	Units Built 1970-1999	Earlier 1970	Total Housing Units
524.17	392	1,974	42	2,408
524.18	3,858	1,252	9	5,119
524.20	5,259	1,523	20	6,802
524.21	0	1,910	54	1,964
524.26	1,437	0	0	1,437
525.05	0	1,785	164	1,949
525.06	0	700	128	828
525.11	113	2,120	89	2,322
525.13	0	2,303	52	2,355
525.14	0	2,101	41	2,142
525.15	247	3,135	0	3,382
525.17	2,693	1,323	46	4,062
525.18	1,737	1	0	1,738
525.19	0	1,606	19	1,625
525.20	0	1,305	30	1,335
525.21	0	2,170	26	2,196
525.22	0	1,429	8	1,437
525.23	0	1,424	101	1,525
525.25	2,526	2,412	63	5,001
525.26	21	1,238	107	1,366
525.27	375	2,199	95	2,669
525.28	0	1,202	44	1,246
626.04	3,846	0	0	3,846
626.10	2,283	1,086	16	3,385
626.11	0	1,541	3	1,544
626.12	0	1,804	959	2,763
626.14	92	1,859	370	2,321
626.26	0	1,045	34	1,079
626.27	0	1,425	44	1,469
626.28	12	965	21	998
626.29	0	725	191	916
626.30	0	750	7	757
626.31	0	1,143	124	1,267
755.15	487	0	0	487

Source: Census Bureau, 2006-2010 ACS

Housing Conditions

The City conducted a windshield housing conditions survey in 2012 based on the exterior evaluation of residential dwellings in specified areas of the City. The survey targeted seven neighborhoods with concentrations of older housing built prior to 1990. Figure C-2 illustrates the location of the target areas. Properties were rated on features such as landscaping, roofing and paint and were rated according to the following grade scale:

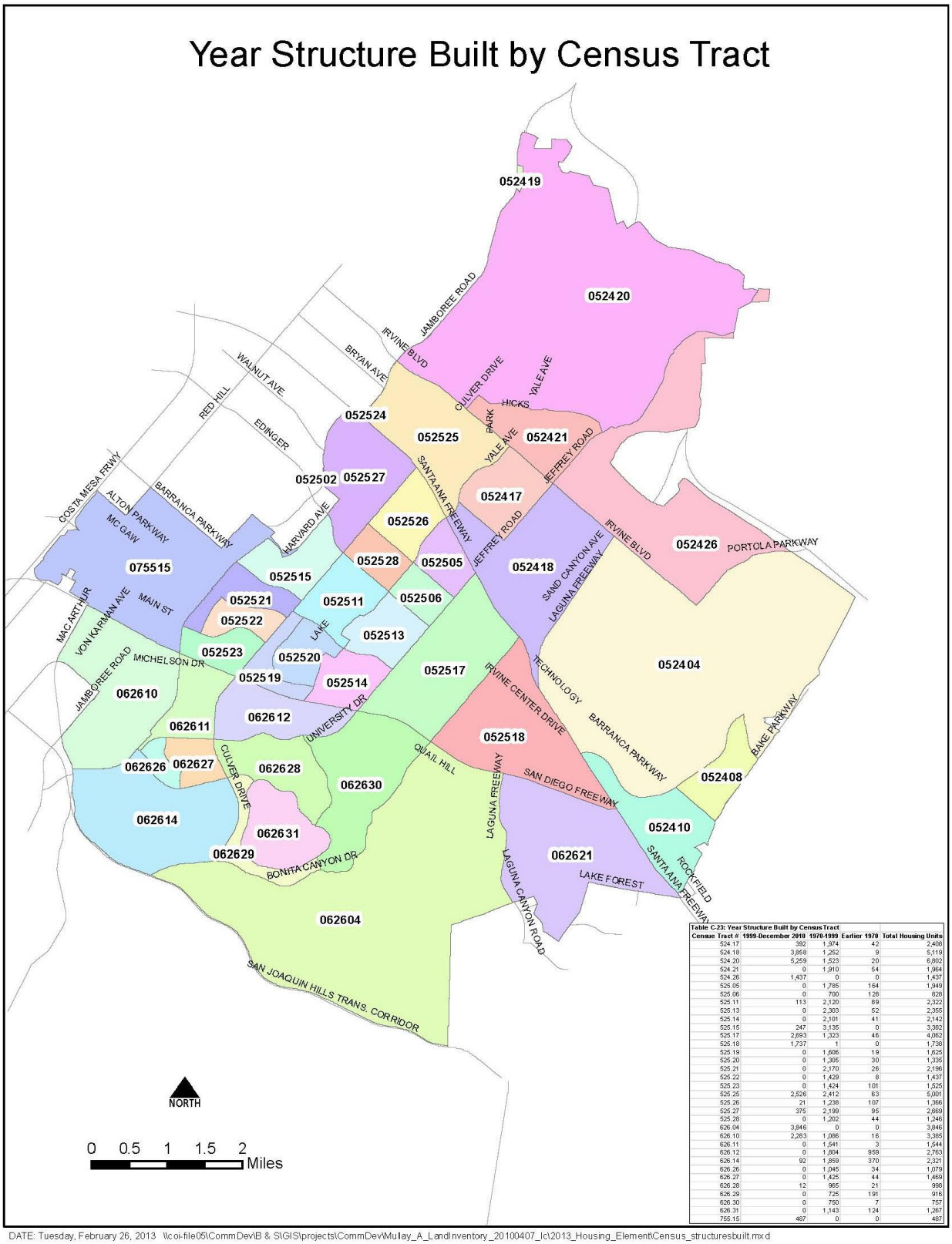
A – Good No visible factors of deterioration evident
B – Fair 1-2 factors of visible deterioration evident
C – Poor 3-5 factors of visible deterioration evident

The scores of all features were then combined and an overall rating was given to the property. As indicated in Table C-20, 74 percent were rated as good, 23 percent were rated as fair, and three percent were rated as poor. Of the 13,198 properties surveyed, 3,027 are in need of some rehabilitation.

Table C-20: Summary of Housing Conditions

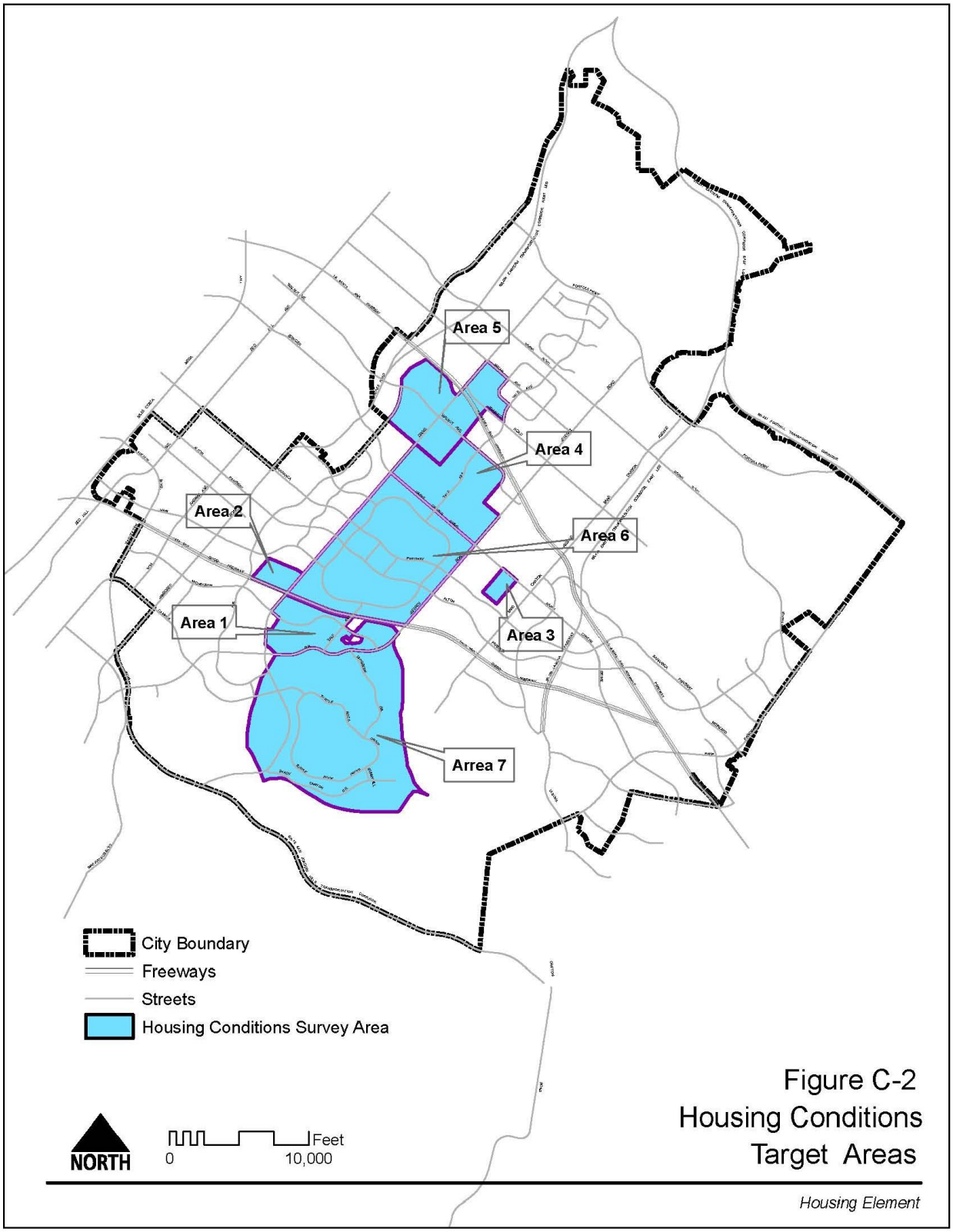
Overall Condition Rating	# of Units Surveyed	% of Units Surveyed
Good (A)	9,711	74%
Fair (B)	3,027	23%
Poor (C)	460	3%
Total	13,184	100%

Figure C-1: Year Structure Built by Census Tract



Census Tract #	1999-December 2010	1970-1999	Earlier 1970	Total Housing Units
524.17	392	1,974	42	2,408
524.18	3,858	1,252	9	5,119
524.20	5,259	1,523	20	6,802
524.21	0	1,910	54	1,964
524.26	1,437	0	0	1,437
525.05	0	1,785	164	1,949
525.06	0	700	128	828
525.11	113	2,120	89	2,322
525.13	0	2,303	52	2,355
525.14	0	2,101	41	2,142
525.15	247	3,135	0	3,382
525.17	2,693	1,323	46	4,062
525.18	1,737	1	0	1,738
525.19	0	1,606	19	1,625
525.20	0	1,305	30	1,335
525.21	0	2,170	26	2,196
525.22	0	1,429	8	1,437
525.23	0	1,424	101	1,525
525.25	2,526	2,412	63	5,001
525.26	21	1,238	107	1,366
525.27	375	2,199	95	2,669
525.28	0	1,202	44	1,246
626.04	3,846	0	0	3,846
626.10	2,283	1,086	16	3,385
626.11	0	1,541	3	1,544
626.12	0	1,804	959	2,763
626.14	92	1,859	370	2,321
626.26	0	1,045	34	1,079
626.27	0	1,425	44	1,469
626.28	12	965	21	998
626.29	0	725	191	916
626.30	0	750	7	757
626.31	0	1,143	124	1,267
765.15	487	0	0	487

Figure C-2: Housing Conditions Target Areas



Target Area 1 – University Park, University Terrace, Parkside, Parkwood Apartments

A total of 2,753 units were surveyed in Area 1. Overall, the housing units in Area 1 are in good condition. The results of the housing condition survey indicate that the Parkwood Apartments and housing units in the University Terrace and Parkside neighborhoods show very limited signs of deterioration. It is evident that the housing and apartment units are well maintained. University Park is an older neighborhood in the western region of Area 1. The housing survey indicated a number of minor roof and paint repairs are needed, primarily in University Park.

The University Park neighborhood consists of single-family detached and attached homes and condominiums. The community appears to be an older neighborhood compared to the communities east of University Park. Although the structure of the housing units are in good condition, there are a significant number of units that require minor roof repairs, paint touch-up, and/or repair or replacement of exterior beams and trim. The majority of repairs include replacing cracked ceramic or wood roof shingles, or replacing fallen asphalt shingles. Approximately 25 homes still have asphalt driveways that are cracked or uneven. Considering these repairs are minor, the housing condition survey gave the University Park neighborhood a B grade.

The University Terrace and Parkside neighborhoods contain single-family attached condominium and town homes. The existence of a homeowners association provides quality consistency throughout the neighborhoods. All housing units were in very good condition with no apparent signs of deterioration. Both neighborhoods received an A grade at the conclusion of the housing survey.

The Parkwood Apartments are well maintained and in very good condition. At the completion of the housing survey, the Parkwood Apartments received an A grade.

Area 2 – Culverdale

A total of 461 single-family housing units were surveyed in Area 2. The housing stock in the area consists of single-family detached homes that were found to be in relatively good condition. Some of the properties are in need of minor paint touch-up, or require repairs for splintering and rooting exterior beams and trim. Nineteen homes have asphalt driveways that are cracked or uneven and need to be replaced. Almost all properties need to have the house address numbers re-painted on the curbside. Beyond minor cosmetic improvements, the neighborhood is well maintained by a homeowners association and received an overall grade of A- on the housing conditions survey.

Area 3 – Orange Tree

A total of 412 single-family homes were surveyed in Area 3 with the results indicating that this area has been well maintained. Although a few homes show signs of weathered paint and splintered wood trim (mostly along the backside of the property facing the alleys), the overall condition of the housing unit exteriors remains among the highest quality in the City, considering the housing stock consists of older homes. The existence of a homeowners association likely contributes to the quality maintenance of the homes. The housing conditions in the Orange Tree neighborhood received an A grade.

Area 4 – Deerfield Apartments, Deerfield Park, The Ranch, El Camino Glen, The Willows

A total of 2,573 single-family and multi-family units were surveyed in Area 4. A majority of the housing units surveyed were in good condition. There is one small, isolated, neighborhood in the northeast corner of The Willows neighborhood that showed signs of deterioration and neglect.

The greater Deerfield Park neighborhood consists of single-family detached housing units. The survey of the Deerfield Apartments indicated that the complex is in good condition. Considering the development is an older multiple-family development, only minor paint and roof repairs are needed. The housing conditions in the Deerfield Park neighborhood are in relatively good condition. There were very few signs of deterioration or neglect. The Deerfield Apartments and Deerfield Park neighborhood received an A grade on the housing conditions survey.

The Ranch and El Camino Glen neighborhoods consist of older, single-family detached housing. The housing units were observed to be in good condition. Landscape conditions and garage door maintenance have improved significantly since the previous housing survey. Both neighborhoods received an A grade on the housing conditions survey.

The Willows neighborhood is need of improvement. Several homes are in need of roof repairs, fresh paint, garage door replacement, window repair, exterior beam and trim replacement, and landscape up-keep. The neighborhood shows significant signs of neglect by homeowners and/or renters. The absence of a homeowners association may be impacting The Willows neighborhood. Based on numerous signs of deterioration and neglect, The Willows neighborhood was assessed a B- grade on the housing conditions survey.

Area 5 – Irvine Groves, College Park, Green Tree Park, The Colony, The Racquet Club

A total of 2,461 units were surveyed in Area 5. The overall area was observed to be in moderately good condition considering it is one of the older neighborhoods in the City. Overall, the quality of housing conditions in Area 5 receives an A- grade.

The Irvine Groves Community consists of condominium style units and showed no visible signs of deterioration or neglect. The presence of a homeowners association has provided consistent quality maintenance and responsibility on behalf of the homeowners. The Irvine Groves Community was observed to be in the best condition compared to the rest of Area 5 and received an A grade on the survey.

The College Park neighborhood consists of single-family detached housing units. The housing units were observed to be in moderately good condition. The only repairs necessary include minor paint touch-up and landscape improvements. The housing conditions in the College Park neighborhood received a grade of A- on the housing conditions survey.

The Green Tree Park neighborhood consists of single-family detached housing units. The housing conditions were observed to be in fair condition. There are a number of housing units that showed signs of faded or chipped paint, warped garage doors and poorly kept landscape. Although the neighborhood is managed by a homeowners association, it does not appear the association is maintaining the quality of housing units. The Green Tree Park neighborhood received a B- grade for housing conditions survey.

The Colony neighborhood consists of single-family detached housing units that are in good condition. Some housing units are in need of minor paint touch-ups. The only consistent repair needed throughout the neighborhood is to re-paint the house address on the curbside. The quality of housing conditions in The Colony neighborhood received a grade of A- on the housing conditions survey.

The Racquet Club neighborhood consists of single-family detached housing units. Overall, the neighborhood is in moderately good condition. The housing units in southeast corner of the neighborhood (east of Monroe) are in fair condition compared to the rest of the neighborhood. There are a number of properties in the southeast corner that require new paint, landscaping maintenance, repair or replacement of weathered exterior beams and trim and garage repairs. The housing conditions in The Racquet Club neighborhood receive a B+ grade on the housing conditions survey.

Area 6 – Woodbridge

The Woodbridge community has a total of 9,579 housing units comprised of single-family detached and attached housing, apartments, condominiums, and townhomes. A total of 2,653 housing units were surveyed. Considering the neighborhood is one of the oldest in the City, the housing conditions in the community were observed to be in very good condition. The community is managed by a number of different homeowner associations that help maintain the quality and condition of housing units and surrounding landscape. The housing conditions throughout Area 6 received an A grade.

Area 7 – Turtle Rock

The Turtle Rock community is comprised of 1,871 single-family detached homes. A large portion of the community consists of large, high-end homes that are very well maintained. The existences of homeowner associations has helped maintain high quality housing conditions and manicured landscape. Overall, the housing conditions in Area 7 received an A grade.

Conclusion

Substandard conditions and the need for rehabilitation is not an issue with the City's affordable housing inventory. Units are well maintained by property owners. Moreover, like the rest of its housing stock, a majority of the City's assisted units are fairly new and in good condition.

To address deteriorating housing conditions, the City has operated a Residential Rehabilitation Program (RRP) since 2003. The purpose of RRP is to provide deferred loans and/or grants to very low, low and moderate income owner occupants of single-family detached dwellings, townhomes, condominiums, and mobile homes for the preservation of decent safe and sanitary housing. The RRP corrects hazardous structural conditions, makes improvements considered necessary to eliminate blight, promotes the construction of healthy, sustainable and resource-efficient housing, improves disabled access, and corrects building, health and safety code violations. Financial assistance through the RRP previously only consisted of emergency grants up to $5,000 for emergency repairs such as leaking roofs, faulty plumbing or electrical wiring, or other necessary repairs. In 2010, the City established a loan program that provides three percent deferred loans of up to $25,000 to assist low-income Irvine homeowners with critical home improvement needs.

Housing Costs and Affordability

Rental Costs

The Census Bureau collects information on median home values and median rents for the City of Irvine and this information is presented in Table C-21. Median home values in Irvine increased eight percent from $292,600 in 1990 to $316,800 in 2000. Home values increased even more dramatically during the 2000-2007 period. Since 2007 home values have moderated due to the national downturn in the economy and housing markets. Median rents in Irvine increased 38 percent (from $925 to $1,272) between 1990 and 2000 and the 2006-2010 ACS reported a median rent of $1,788.

Table C-21: Median Home Values and Rent - 1990-2010

Value/Rent	1990	2000	% Change (1990-2000)	2006-2010 ACS	ACS Margin of Error	% Change (2000-2010)
Median Home Value	$292,600	$316,800	+8.3%	$677,100	+/- $7,994	+113.7%
Median Gross Rent	$925	$1,272	+37.5%	$1,788	+/- $14	+40.6%

Source: Bureau of the Census, 1990-2000 Census and 2006-2010 American Community Survey (ACS).

The Irvine Company owns and operates over 20,000 apartment units in Irvine. In March 2010, the City conducted a detailed rent survey of the Irvine Company's numerous apartments. The results of the rent survey can be found below in Table C-22.

Table C-22: Irvine Company Apartment Rents (2010)

Bedrooms	% of Units	Total Units	Minimum Rent	Maximum Rent	Average Rent
Studio	2.6%	520	$1,282	$1,473	$1,365
1	38.3%	7,736	$1,255	$2,020	$1,482
2	53.3%	10,771	$1,435	$2,757	$1,881
3	5.8%	1,171	$1,865	$2,753	$2,265
Total	**100.0%**	**20,198**	**$1,255**	**$2,757**	**$1,800**

Home Sales Prices

Based on sales information from DataQuick, the median home price in Irvine (including both condominium and single-family sales) as of October 2012 was $625,000, a slight decrease from November 2008. Home prices have fallen statewide since their peak in 2006, partly due to the rise in foreclosures. Lenders often sell foreclosed properties at a discount, pushing median home prices down. A decrease in median home prices, therefore, does not necessarily reflect a decrease in the actual value of homes. Recent trends in the housing market indicate that housing prices in Orange County have begun to increase.

Table C-23 provides a comparison of median prices for single-family homes and condominiums in Irvine and nearby communities.

Table C-23: Median Prices of Homes and Condominiums

City	November 2008	October 2012	Percent Change 2008-2012
Costa Mesa	$500,000	$488,750	-2.2%

Irvine	**$635,000**	**$625,000**	-1.6%
Lake Forest	$284,682	$450,000	58.1%
Santa Ana	$270,000	$336,000	24.4%
Tustin	$434,000	$466,500	7.5%
Orange County	$398,500	$459,500	15.3%

Source: Dataquick, (2008-2012).

Housing Affordability

According to HCD, housing is considered affordable when it requires 30 percent (35 percent for owner-households) or less of the household's gross income. The 30 (or 35) percent includes rent or mortgage payment, utilities, taxes and insurance. The *California Health and Safety Code* (Sections 50052.5 and 50053) provide guidelines for estimating affordable housing costs for different income groups and tenure types. These guidelines are presented in Table C-24. Affordable housing rents and home purchase prices based on these guidelines are estimated for different income groups and presented in Table C-25.

Table C-24: Affordable Housing Cost Guidelines

Income Level	For Sale	For Rent
Extremely Low	30% of 30% of AMI	30% of 30% of AMI
Very Low	30% of 50% of AMI	30% of 50% of AMI
Low	30% of 70% of AMI	30% of 60% of AMI
Median	35% of 100% of AMI	30% of 100% of AMI
Moderate	30% of 120% of AMI	30% of 120% of AMI

AMI = Area Median Income
Note: Affordability levels should be adjusted for household size

Comparing the housing prices and rents shown in Table C-21 with the affordable housing costs in Table C-24, extremely low, very low, and low income households in Irvine have fewer housing options than their higher income counterparts. The City maintains 4,165 affordable rental units and 13 ownership units for lower income households, with an additional 250 affordable units approved or under construction. However, market rate rentals are rarely an option for lower income Irvine residents, though moderate income households are able to afford rents in the City. The ability to purchase a home is beyond the reach of most lower and moderate income Irvine residents, when using the state's affordable income and pricing standards. In order to address the need for affordable ownership, as well as rental housing, the City established the Irvine Community Land Trust (Land Trust), a nonprofit public benefit corporation dedicated to providing affordable housing opportunities for the community. Under the community land trust (CLT) model, the Land Trust owns the underlying land and sells or rents the houses to individual lower income homeowners and renters at affordable costs. The homeowner and the Land Trust enter into a 99-year, renewable ground lease, which gives the homeowner exclusive use of the land and nearly all of the benefits of traditional homeownership. The City also coordinates with the Land Trust to 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.

In addition, the City has developed a Housing Strategy & Implementation Plan (Implementation Plan). The Implementation Plan establishes a housing strategy for the City that works to maintain the high quality of both new and existing housing, emphasizing permanent affordability

whenever possible, and continue to disperse the affordable units throughout the community. Design standards incorporate green design/sustainable development and accessible development features to improve affordability and contribute to resource conservation and accessibility in the community. The City has adopted an ambitious goal of 9,700 units of affordable housing by the year 2025, representing 10 percent of the City's total projected housing units. To meet this goal, the Implementation Plan presents three recommendations, the first of which has been completed:

- Creation of the Irvine Community Land Trust
- Modification of the City's Existing Homeownership and Rental Housing Programs
- Adoption of New Design Guidelines

Table C-25: Affordability by Income Group – 2013

2013 County Median Income = $87,200	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	$28,900	$578	--
Very Low (31-50%)	$48,150	$1,014	--
Low (51-80%)	$77,050	$1,232	--
Moderate (81-120%)	$104,650	$2,322	$435,512
Above moderate (120%+)	>$104,650	>$2,322	>$435,512

Assumptions:
-Based on a family of 4
-30% of gross income for rent or Principal/Interest/Taxes/Insurance
-10% down payment, 4.5% interest, 1.25% taxes & insurance, $200 HOA dues
Source: Cal. HCD; J.H. Douglas & Associates

Assisted Housing Developments "At Risk" of Conversion

Inventory of At-Risk Units

Table C-26 presents the inventory of affordable housing developments in Irvine, providing information on the funding sources, number of units, target populations, and earliest date of conversion to market-rate housing due to expiration of affordability controls or subsidy contracts.

Table C-26: Affordable Housing Developments

Project Name	Type	Total Units	Assisted Units/ Income Level	Unit Size	Funding Source(s)	Earliest Date of Conversion
AbilityFirst	Disabled	24	24 very low income units	1 and 2 BR	City of Irvine CDBG & HOME, Multi-Family Housing state funds, PRAC/811	2061
Avalon Irvine Phase I	Family	280	23 very low income units	1 & 2 BR	Developer funded	2037
Avalon Irvine Phase II	Family	179	12 very low and 7 moderate income units	Studio, 1 & 2 BR	Developer funded	2041
Axis 2300	Family	115	18 low income units	2 BR	Developer funded	2040
Berkeley Court	Family	150	9 very low and low income units	1 and 2 BR	1998 CSCDA Series A Bond	2042
Berkeley Court	Family	150	16 low income units	1 and 2 BR	1998 CSCDA Series A Bond	2013

Table C-26: Affordable Housing Developments

Project Name	Type	Total Units	Assisted Units/ Income Level	Unit Size	Funding Source(s)	Earliest Date of Conversion
Camden Apartments	Family	290	58 very low, low, and moderate income units	1 and 2 BR	85% Debt, 15% CalPers Equity	2037
Cedar Creek	Family	176	9 very low income units	1 and 2 BR	1998 CSCDA Series A Bond	2042
Cedar Creek	Family	176	27 low income units	1 and 2 BR	1998 CSCDA Series A Bond	2013
Columbia Court	Family	58	3 very low and low income units	1 and 2 BR	1998 CSCDA Series A Bond	2042
Columbia Court	Family	58	9 low income units	1 and 2 BR	1998 CSCDA Series A Bond	2013
Columbus Grove - Savannah	Family	527	27 very low and low income units	1, 2, 3 BR	City of Irvine Cal HOME, CDBG & ADDI	2037
Cornell Court	Family	109	6 very low and low income units	1, 2, 3 BR	1998 CSCDA Series A Bond	2042
Cornell Court	Family	109	16 low income	1,2,3 BR	1998 CSCDA Series A Bond	2013
Cross Creek	Family	136	17 very low and low income units	2 and 3 BR	1998 CSCDA Series A Bond	2040
Cross Creek	Family	136	28 low income units	2 BR	1998 CSCDA Series A Bond	2013
Dartmouth Court	Family	294	30 very low income units	1 and 2 BR	1998 CSCDA Series A Bond	2044
Dartmouth Court	Family	294	59 low income units	1 and 2 BR	1998 CSCDA Series A Bond	2014
Deerfield	Family	288	5 very low and low income units	1 and 2 BR	1998 CSCDA Series A Bond	2042
Deerfield	Family	288	15 low income units	1 and 2 BR	1998 CSCDA Series A Bond	2013
Doria Apartments Phase I	Family	60	18 very low, 41 low and 1 moderate income units	1, 2, 3 BR	Irvine Community Land Trust, City HOME loan and grant, County of Orange HCS, 9% State Tax Credits	2062
Granite Court	Family	71	61 extremely low and 10 very low income units	1,2, & 3 BR	Tax exempt bonds, CA Multi-Family Housing Revenue Bond, CA Multi-Family Housing Loan Program, County of Orange HCS, City of Irvine, deferred developer fee	2106
Harvard Court	Family	112	11 very low income units	1 and 2 BR	1998 CSCDA Series A Bond	2040
Harvard Court	Family	112	23 low income units	1 and 2 BR	1998 CSCDA Series A Bond	2013
Harvard Manor	Senior & Family	161	100 very income units	1, 2, 3, 4 BR	Section 8	2013
Inn at Woodbridge	Senior	116	58 very low and 58 low income units	1 and 2 BR	Tax Credits, City of Irvine CDBG	2050

Table C-26: Affordable Housing Developments

Project Name	Type	Total Units	Assisted Units/ Income Level	Unit Size	Funding Source(s)	Earliest Date of Conversion
Irvine Inn	Single-Room Occupancy	192	192 very income units	SRO, Studio	County of Orange, Tax Credits	2049
Kelvin Court	Family	132	27 very low income units	Studio, 1, 2, & 3 BR	Developer financed	2109
Laguna Canyon	Family	120	120 very low income units	1, 2, 3 BR	Tax Exempt Bond, County Tax Credits, CalHFA Bridge Loan, 9% Tax Credit Financing, OC Housing Authority	2060
Mariposa Villas	Disabled	40	40 very low income units	1 and 2 BR	HUD Section 8 and 202	2033
Montecito Vista	Family	162	161 extremely low and very low income units	2 and 3 BR	City of Irvine HOME & CDBG, County of Orange HOME & Redevelopment, OC Apartment Development Revenue Bonds, Low Income Housing Tax Credit	2061
Northwood Park	Family	168	9 very low income units	1, 2, 3 BR	1998 CSCDA Series A Bond	2042
Northwood Park	Family	168	25 low income units	1,2,3 BR	1998 CSCDA Series A Bond	2013
Northwood Place	Family	604	65 very low income units	1, 2, 3 BR	1998 CSCDA Series A Bond	2040
Northwood Place	Family	604	121 low income units	1,2,3 BR	1998 CSCDA Series A Bond	2013
OC Community Housing Corporation	Family	6	6 low income units	2 and 3 BR	City of Irvine CDBG	2020
Orchard Park	Family	60	59 very low income units	2, 3, 4 BR	Section 8	2017
San Leon Villas	Family	249	24 very low income units	1, 2, 3 BR	1998 CSCDA Series A Bond	2040
San Leon Villas	Family	249	50 low income units	1,2,3 BR	1998 CSCDA Series A Bonds	2013
San Marcos Villas	Family	426	47 very low income units	1, 2, 3 BR	1998 CSCDA Series A Bond	2044
San Marcos Villas	Family	426	86 low income units	1,2,3 BR	1998 CSCDA Series A Bond	2014
San Marino Villas	Family	199	19 very low income units	1, 2, 3 BR	1998 CSCDA Series A Bond	2040
San Marino Villas	Family	199	40 low income units	1 and 2 BR	1998 CSCDA Series A Bond	2013
San Paulo Apartments	Family	382	153 very low income units	1, 2, 3 BR	1998 CSCDA Series A Bond, City of Irvine CDBG, County of Orange	2053
San Paulo Apartments	Family	382	20 low and 30 moderate income units	1, 2, 3 BR	1998 CSCDA Series A Bond, City of Irvine CDBG, County of Orange	2023

Table C-26: Affordable Housing Developments

Project Name	Type	Total Units	Assisted Units/ Income Level	Unit Size	Funding Source(s)	Earliest Date of Conversion
San Remo Villas I	Family	126	13 very low income units	1 and 2 BR	1998 CSCDA Series A Bond	2040
San Remo Villas I	Family	126	28 low income units	1 and 2 BR	1998 CSCDA Series A Bond	2013
San Remo Villas II	Family	122	13 very low income units	1 and 2 BR	1998 CSCDA Series A Bond	2044
San Remo Villas II	Family	122	23 low income units	1 and 2 BR	1998 CSCDA Series A Bond	2014
Santa Alicia	Family	86	32 very low and 54 low income units	1, 2, 3, 4 BR	1998 CSCDA Series A Bond, Tax Credits	2052
Stanford Court	Family	320	32 very low income units	1 and 2 BR	1998 CSCDA Series A Bond	2040
Stanford Court	Family	320	64 low income units	1 and 2 BR	1998 CSCDA Series A Bond	2013
Sutton Irvine Residences	Senior	9	9 very low income units	1 BR	HUD Section 202 and Section 8	2014
The Arbor at Woodbury	Family	90	27 extremely low, 45 very low and 17 low income units	1,2,&3 BR	City CDBG & HOME, County Housing Development, the Irvine Company	2107
The Meadows Mobile Home Park	Senior	360	72 very low income	2 BR	1998A & 1998B Mobile Home Park Revenue Bond City of Irvine Series	2029
The Meadows Mobile Home Park	Senior	360	198 low income	2 BR	1998A & 1998B Mobile Home Park Revenue Bond City of Irvine Series	*In perpetuity
The Parklands	Family	121	120 very low income units	1, 2, 3, 4 BR	Section 8	2018
Toscana Apartments	Family	562	56 very low and 28 low income units	Studio, 1, 2 BR	1990 Series B County Bond	2046
Turtle Rock Canyon	Family	217	22 very low income units	1, 2, 3 BR	1998 CSCDA Series A Bond	2044
Turtle Rock Canyon	Family	217	44 low income units	1,2,3 BR	1998 CSCDA Series A Bond	2014
Villa Sienna	Family	1,442	149 very low income units	Studio, 1, 2, 3 BR	1998 CSCDA Series PP Multi-Family Bond	2041, 2047 & 2049
Villa Sienna	Family	1,442	67 low income units	Studio, 1, 2, 3 BR	1998 CSCDA Series PP Multi-Family Bond	2041
Windrow Apartments	Family	96	96 extremely low and very low income units	1, 2, 3 BR	City of Irvine HOME & Workforce Housing Grant, County of Orange	2060
Windwood Glen	Family	196	10 very low and low income units	1, 2, 3 BR	1998 CSCDA Series A Bond	2042
Windwood Glen	Family	196	30 low income units	1,2,3 BR	1998 CSCDA Series A Bond	2013
Windwood Knoll	Family	248	60 very low and low income units	2, 3, 4 BR	Section 8, 1982A County Revenue Bonds	2018

Table C-26: Affordable Housing Developments

Project Name	Type	Total Units	Assisted Units/ Income Level	Unit Size	Funding Source(s)	Earliest Date of Conversion
Woodbridge Manor	Senior/ Disabled	165	165 very low and low income units	1BR	HUD Section 202 Bonds, HUD Section 221 (d) (4) Bonds, County Exempt Multifamily Bonds, 4% Tax Credits, City of Irvine CDBG	2044
Woodbridge Oaks	Family	120	120 very low and low income units	2 and 3 BR	Section 8, County CDBG, HUD	2018
Woodbridge Villas	Family	258	60 very low income units	2, 3, 4 BR	Section 8, County CDBG, HUD	2017
Woodbridge Willows	Family	200	10 very low and low income units	1,2, 3 BR	HUD, County CDBG, Section 8	2042
Woodbridge Willows	Family	200	30 low income units	1,2,3 BR	HUD, County CDBG, Section	2013
Woodbury Walk	Family	150	150 very low income units	1,2,3 BR	City CDBG & HOME, 9% LIHTC Tax Credit, OCDA Set Aside, OC Strategic Priority Affordable Housing Funds	2064
Total		**10,535**	**3,923**			

Source: City of Irvine, 2013.
*These units will remain affordable so long as the Meadows Mobile Home Park is owned by a non-profit with 501(c)(3) status.

Conversion Risk

Over the 10-year planning period of this at-risk analysis (between October 15, 2013 and October 15, 2023)[3], seven federally-assisted housing projects in Irvine – Sutton Irvine Residences, Harvard Manor, Orchard Park, Woodbridge Villas, The Parklands, Windwood Knoll, and Woodbridge Oaks – are at risk of converting to market-rate housing. These projects, totaling 528 affordable rental units, are assisted with project-based Section 8 assistance and bonds. Project-based Section 8 is a federal rental assistance program created in the mid-1970's, under which the owner reserves some or all of the units in a building for low-income tenants, in return for a federal government guarantee to make up the difference between the tenant's contribution and the rent in the owner's contract with the government.

Harvard Manor expired in 2006, but was extended by the owner for a seven-year term to 2013. According to the owner, the Section 8 contract for Harvard Manor will be extended on a yearly basis from this point forward. City staff is currently working with the owner of Harvard Manor to ensure that the affordability of the units is extended. The Irvine Apartment Communities owns five of the at-risk projects and has recently acquired five-year extensions for all of the projects as a condition of the Planning Area 39 Development Agreement. Five-year extensions are the maximum times achievable in the HUD mark-up to market program. The new expiration dates

[3] The statutory timeframe of the fifth revision cycle of Housing Element in the SCAG region is from October 15, 2013 through October 15, 2021. For purposes of the "at-risk" housing analysis, a 10-year planning horizon is required, extending the analysis to cover through October 15, 2023.

for the at-risk units are reflected in Table C-26 above. These projects are considered at low risk of converting to market-rate housing.

In November 2012, the Irvine Apartment Communities mailed letters to over 500 low income households, alerting them to the impending expiration of the state Bond Program regulating the affordability of their units. These low income units expire on November 15, 2013. However, the rent restrictions will terminate on December 1, 2013. The properties with expiring low income units are as follows:

- Cross Creek
- Harvard Court
- Northwood Place
- San Leon
- San Marino Villas
- San Remo I
- Stanford Court
- Berkeley Court
- Cedar Creek
- Columbia Court
- Cornell Court
- Deerfield
- Northwood Park
- Windwood Glen
- Woodbridge Willows

Preservation and Replacement Options

To maintain the existing affordable housing stock, the City may either attempt to preserve the existing assisted units or facilitate the development of new units if it has resources and/or cooperation from the private property owners of these projects. Depending on the circumstances of the at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include: 1) transfer of units to nonprofit ownership; 2) provision of rental assistance to tenants using other funding sources; and 3) purchase of affordability covenants. In terms of replacement, the most direct option is the development of new assisted multi-family housing units. These options are described below.

Transfer of Ownership

Transferring ownership of an at-risk project to a nonprofit housing provider is generally one of the least costly ways to ensure that the at-risk units remain affordable for the long term. By transferring property ownership to a nonprofit organization, low income restrictions can be secured and the project would become potentially eligible for a greater range of governmental assistance. The 2008 Housing Element estimated the market value for the City's 528 at-risk units to be approximately $133 million, as shown in Table C-27.

Table C-27: Market Value of At-Risk Housing Units

Project Units	
One-Bedroom Units	54
Two-Bedroom Units	384
Three-Bedroom Units	65
Four-Bedroom Units	25
Annual Operating Cost	$2,062,350
Gross Annual Income	$12,727,812
Net Annual Income	$10,665,462
Market Value	$133,318,275

Sources:
1. www.rentslicer.com
2. City or Irvine, 2009
3. Veronica Tam and Associates, 2009.

Market value for each project is estimated with the following assumptions:
1. Average market rent obtained from www.rentslicer.com. $1,585 for a one-bedroom, $2,014 for a two-bedroom, $2,289 for a three-bedroom, and $2,116 for a four-bedroom.
2. Average bedroom size for one-bedroom assumed at 600 square feet, 850 square feet for a two-bedroom unit, 1,050 square feet for a three-bedroom unit, and 1,250 square feet for a four-bedroom unit.
3. Vacancy rate = 5%
4. Annual operating expenses per square foot = $4.50
5. Market value = Annual net project income*multiplication factor
6. Multiplication factor for a building in good condition is 12.5.

Current market value for the 1,312 units currently at risk is estimated to be approximately $330 million on the basis of the previous analysis of potential annual income, and operating and maintenance expenses. These estimates are provided for purposes of comparison and understanding the magnitude of costs involved and do not represent the precise market values of these projects. The actual market values at time of sale will depend on market and property conditions, configuration of the project (100 percent affordable or mixed-income), among other factors. Furthermore, the estimates include only the costs for the affordable units. Some projects also include market-rate units. In the event of a transfer of ownership, inclusion of the market-rate units in the transaction would substantially increase the total costs involved.

Rental Assistance

Tenant-based rent subsidies could be used to preserve the affordability of housing. Similar to HUD Section 8 Housing Choice Vouchers, the City, through a variety of potential funding sources, could provide rent subsidies to tenants of at-risk units. The level of the subsidy required to preserve the at-risk units is estimated to equal the Fair Market Rent (FMR) for a unit minus the housing cost affordable by a very low income household. The previous Housing Element estimated that annual rent subsidies of about $4.6 million would be required to preserve the affordability of the 528 units that were at-risk units in the previous planning period. Based on the current 1,312 units at risk, it is estimated that approximately $11.4 million in rent subsidies would be required annually.

Purchase of Affordability Covenants

Another option to preserve the affordability of the at-risk project is to provide an incentive package to the owner to maintain the project as affordable housing. Incentives could include

writing down the interest rate on the remaining loan balance, providing a lump-sum payment, and/or supplementing the rents to market levels. The feasibility and cost of this option depends on the property owner's interest in utilizing the incentives and whether the complex is too highly leveraged. It should be noted that with the loss of redevelopment funding and the ongoing reductions in federal domestic entitlement programs for affordable housing, it is not certain that the City will have financial resources to purchase covenants.

Construction of Replacement Units

The construction of new low income housing units is a means of replacing the at-risk units if they should be converted to market-rate units. The cost of developing housing depends upon a variety of factors, including density, size of the units (e.g., square footage and number of bedrooms), location, land costs and type of construction.

Land Costs: In 2012, the estimated land value for a site in Irvine with access, available utilities, and zoned for medium density residential (12 du/acre), was $3,600,000 per acre, or $82.64 per square foot.

Labor Costs: The California Labor Code applies prevailing wage rates to public works projects of a value exceeding $1,000, defining public works to mean construction, alteration, installation, demolition, or repair work performed under contract and paid for in whole or in part out of public funds. For example, public transfer of an asset for less than fair market value, such as a land write-down, would be construed to be paid for in part out of public funds and would trigger prevailing wage requirements.

While the cost differential in prevailing and standard wages varies based on the skill level of the occupation, prevailing wages tend to add to the overall cost of development. In the case of affordable housing projects, prevailing wage requirements typically reduce the number of affordable units that can be achieved with public subsidies.

Construction Costs: According to RS Means Residential Square Foot Costs (2013), construction costs for an average two-story single-family home (2,000 square feet of living area), built of stucco on wood frame total $101.75 per square foot in the Irvine area. For multi-family attached units, construction costs are slightly lower as developers can usually benefit from economies of scale with discounts for materials and diffusion of equipment mobilization costs. Density bonuses for senior and affordable housing can reduce this per-unit cost for multi-family developments. A reduction in amenities and quality of building materials could result in lower costs and sale prices. However, high quality design and sufficient tenant amenities are necessary to maintain minimum health and safety standards and a good quality of life/environment for residents.

Given the high costs of land and development in Irvine, construction of new affordable housing would require significant subsidies. The City of Irvine Affordable Housing Strategy estimates that an average subsidy of $154,500 per unit is needed to provide an affordable rental unit. Based on this estimate, at least $81,576,000 in subsidies would be needed to construct 528 affordable apartments, excluding land costs.

Cost Comparisons

The above analysis attempts to estimate the cost of preserving the at-risk units under various options, even though the conversion risk is low. The estimated cost of acquiring the seven at-risk projects and transferring ownership to nonprofit housing organizations is the highest ($133,318,275). By comparison, the annual estimated costs of providing rental subsidies to preserve the 528 assisted units are relatively low ($4.6 million). However, long term provision of rental subsidies for at least 55 years would cost more than $253 million. Overall, the new construction of 528 replacement units may be the most cost-effective option ($81,576,000 million, excluding land costs). This option is constrained by a variety of factors, including the lack of financial resources to provide subsidies and rising land costs.

Resources for Preserving At-Risk Units

Due to the high cost of housing development in Orange County, many communities have found that partnerships with nonprofit housing developers are an effective tool for creating and/or preserving affordable housing units. In Irvine, several affordable housing developments have been made possible through close coordination and partnership with nonprofit housing developers, as well as for-profit developers such as the Irvine Company. Aside from the development of new affordable housing, the following nonprofit developers have in the past, and may in the future, be able to assist the City by acquiring and managing at-risk units.

Jamboree Housing Corporation

Jamboree Housing Corporation (JHC) is one of the first nonprofit housing organizations to provide both affordable housing and on-site social services in Irvine. JHC currently owns six affordable family and senior communities in the City, including Montecito Vista Apartments, Granite Court Apartments, The Arbor at Woodbury Apartments, The Inn at Woodbridge, The Meadows Mobile Home Community and Doria Apartments Phase I and Phase II. These projects have a total of 931 affordable units. All JHC properties offer residents a range of on-site social, educational, and recreational services through their Housing with HEART (Helping Educate, Activate and Respond Together) program. Services offered include health and safety classes; social activities; computer learning centers with Internet access; after-school tutoring; budgeting and parenting skills classes; home buying seminars; referrals to local agencies; and more. Residents of JHC senior communities enjoy a variety of services, including transportation to appointments and off-site events, as well as assistance with daily living activities.

Irvine Housing Opportunities, Inc.

Irvine Housing Opportunities (IHO) is a private nonprofit organization whose mission is to develop affordable housing that benefits extremely low to moderate income households by developing housing through new construction, rehabilitation of existing structures and acquisition, as an independent developer or through joint ventures and by providing the necessary services to enable people to remain in their homes. IHO's most recent project in Irvine is the addition of 15 new units designated for low income seniors to the existing 150-unit Woodbridge Manor.

Bridge Housing Corporation

Bridge Housing Corporation is another nonprofit housing developer producing affordable units in Irvine. The Bridge Housing Corporation currently owns four multi-family housing complexes in Irvine, including Santa Alicia Apartments, Windrow Apartments, Laguna Canyon Apartments,

and Woodbury Walk Apartments. These four complexes have a total of 444 units affordable to households earning 80 percent or below the AMI.

The Irvine Company

The City's partnership with the Irvine Company has produced and preserved a range of affordable, subsidized housing for the City's lower-income residents. The Irvine Company currently offers an affordable housing rental program at 22 of its apartment communities in Irvine. They are:

- Berkeley & Columbia Court
- Cedar Creek
- Cross Creek
- Dartmouth Court
- Deerfield
- Harvard & Cornell Court
- Northwood Park
- Northwood Place
- Orchard Park
- San Marco Villa
- San Marino Villa
- San Paulo
- San Remo Villa
- Stanford Court
- The Parklands
- Turtle Rock Canyon
- Villa Siena
- Windwood Glen
- Windwood Knoll
- Woodbridge Oaks
- Woodbridge Willows
- Woodbridge Villas

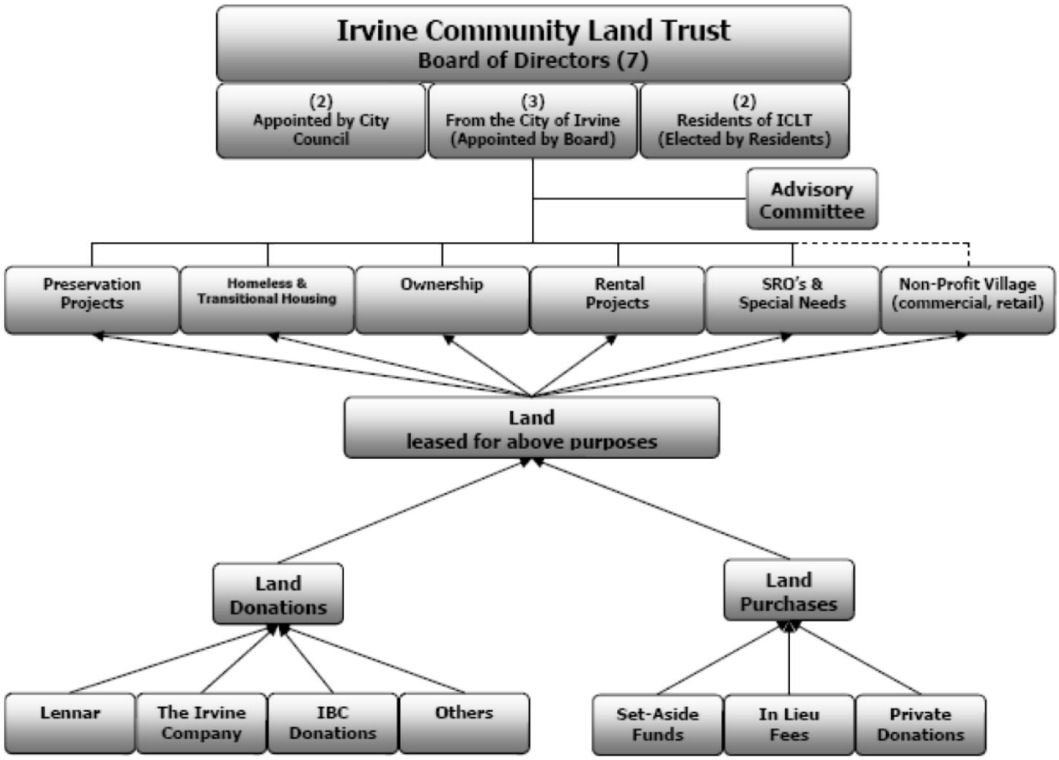
Financial and Administrative Resources

Irvine Community Land Trust

In 2006, the City formed the Irvine Community Land Trust (Land Trust), a nonprofit public benefit corporation dedicated to providing affordable housing opportunities for the community. Under the community land trust (CLT) model, a CLT owns the underlying land and sells the houses to individual homeowners at affordable prices. A CLT also leases land to affordable rental housing developers and restricts the rents they charge through a ground lease. For ownership housing, the CLT enters into a 99-year, renewable ground lease with each homeowner, which gives the homeowner exclusive use of the land and nearly all of the benefits of traditional homeownership.

The Land Trust will partner with private and nonprofit developers to produce high quality affordable housing for low- and moderate-income households. The Land Trust also expects to participate in the development of housing for special needs households. The Land Trust will be involved in the development and preservation of both rental and ownership units, with a focus of the organization being the management of permanently affordable homeownership units.

Figure C-3: Organization of the Irvine Community Land Trust



The ultimate goal of the Land Trust is to create approximately 5,000 units of permanently affordable housing in the City of Irvine by 2025. This goal will contribute more than 50 percent of the City's goal of 9,700 affordable units by 2025.[4] As of February 2013, a total of eight single-family condominiums have been purchased by the Land Trust and are being rented to very

[4] http://www.irvineclt.org/

low income households and one single-family condominium has been sold to a very-low income household. In addition, the Land Trust recently obtained entitlement to construct a 104-unit affordable housing project serving very low income households. Groundbreaking on the project is expected in late Fall 2013. The Land Trust will also conduct a monitoring program on behalf of the City and provide stewardship for all of its units, insuring high-quality construction, design, sustainability, maintenance and permanent affordability. The Land Trust will achieve self-sufficiency by ensuring that fees and other earned income are sufficient to support the organization's ongoing operating costs. As a 501(c)(3) public charity, the Land Trust is eligible to receive property and funds from a variety of sources, such as:

- Direct land donations from developers - To satisfy inclusionary housing requirements, developers may choose to make land donations to the Land Trust.
- Inclusionary in-lieu fees - May be used to satisfy inclusionary housing requirements as an alternative to providing affordable units at the project site.
- Community Development Block Grant Funds
- HOME Investment Partnership Funds
- Tax-advantaged private donations
- Acquisition loans from the banks, community development financial institutions and others.

Inclusionary Zoning In-Lieu Fee

The City's Inclusionary Zoning Ordinance, adopted in 2003, requires 15 percent of all new units in Irvine to be affordable to very low-, low- and moderate-income households, with five percent reserved for very low-income households, five percent for low-income households, and five percent for moderate-income households. If a developer can demonstrate that it is infeasible to build units on site, the inclusionary ordinance allows for several options to satisfy the 15 percent requirement. Some of the options include payment of an in-lieu fee, donation of land, converting existing market rate housing to affordable housing for a period of at least 30 years, extending the term of affordability for existing affordable units for at least 40 years, or provision of alternative housing. As of 2013, the City of Irvine had developed a total of 4,178 units of affordable rental housing in direct response to the City's voluntary and required inclusionary housing program. An additional 250 very low and low income units have been entitled.

Community Development Block Grant Funds

The Housing and Community Development Act of 1974 ("Act") initiated the Community Development Block Grant (CDBG) program, which provides funds to local jurisdictions for community development activities. Although the Act has been amended in recent years, the primary objective continues to be the development of viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities, principally for persons of low- and moderate-income.

The CDBG program is flexible in that funds can be used for a wide range of activities. The eligible activities include, but are not limited to: acquisition and/or disposition of real estate or property, public facilities and improvements, provision of public services, relocation, rehabilitation and construction of housing, homeownership assistance, and clearance activities. There are currently two nonprofit organizations in Irvine that have received the Community-Based Development Organizations (CBDO) designation - AbilityFirst, Inc., and Jamboree Housing Corporation. The City may consider opportunities to expand the CBDO designation to

nonprofit partners that meet HUD qualifications, and provide CDBG-eligible activities that serve low- and moderate-income persons.

HOME Investment Partnership Act

The HOME Investment Partnership (HOME) program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80 percent of AMI. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and nonprofit organizations.

HOME funds can be used to support four general affordable housing activities:

- Homeowner Rehabilitation
- Homebuyer Activities
- Rental Housing
- Tenant-based Rental Assistance

It is important to note that the HOME program requires the Participating Jurisdiction to provide a permanent contribution to affordable housing. This is referred to as match, which is 25 percent of the total HOME funds drawn down for project costs and must be from non-federal resources.

Section 8 Rental Assistance

The Orange County Housing Authority administers the Section 8 Housing Choice Voucher program on behalf of the City of Irvine and all other Orange County cities that do not have housing authorities. The Section 8 Housing Choice Voucher program is a federal program that provides rental assistance to very-low-income persons in need of affordable housing. The program offers a voucher that pays the difference between the payment standard (an exception to fair market rent) and what a tenant can afford to pay (e.g., 30 percent of their income). A voucher also allows a tenant to choose housing that may cost above the payment standard, with the tenant paying the extra cost. The waiting list is currently closed, but is expected to re-open within the 2013-2021 planning period. As of January 2013 there are a total of 825 households in Irvine receiving a Section 8 Housing Choice Voucher. Out of the 825 households, 287 are families, 224 are disabled persons and 314 are elderly persons.

Opportunities for Sustainable Housing

State Assembly Bill 32 (AB32) was enacted January 1, 2007 to address air pollution, greenhouse gases and is known as the California Global Warming Solutions Act of 2006. AB 32 authorizes the State Air Resources Board to establish greenhouse emissions limits; monitor compliance with and enforce any rule, regulation, order, emission limitation, emissions reduction measure pursuant to state law. State Senate Bill 375 (SB375), was enacted January 1, 2009 to implement AB 32 through regional coordination of land use and transportation. A key component of SB 375 is the development of a Sustainable Community Strategy (SCS), a document outlining the region's plan for combining transportation resources, such as roads and mass transit, with a realistic land use pattern, in order to meet a state target for reducing greenhouse gas emissions. The strategy must take into account the region's housing needs, transportation demands, and protection of resource and farm lands. An SCS is required for each Metropolitan Planning Organization (MPO) in the state. The Southern California Association of Governments (SCAG) adopted its first SCS in 2012 as part its quadrennial Regional Transportation Plan (RTP). The RTP is a federally required document from each MPO to determine allocation of federal funding for regional and transportation improvements, The 2012 RTP was the first to include an SCS to coordinate land use and housing planning with transportation. The Orange County Subregion of SCAG, under the provisions of SB375, opted to develop its own SCS, separate from that of SCAG, but included as part of the final SCAG SCS. The Orange County SCS is also required to be consistent with the SB 375 for consistency between land use, housing and transportation planning.

SB 375 modified Housing Element law to achieve consistency between the land use pattern outlined in the SCS and the state-mandated RHNA. The legislation also substantially increased cities' and counties' accountability for carrying out their housing element plans. SB375 requires all communities to include in the housing element update an analysis of the opportunities for sustainable housing and energy conservation with respect to residential development. State law requires the energy conservation section of the housing element to inventory and analyze the opportunities to encourage the incorporation of energy saving features, energy saving materials, and energy efficient systems and design for residential development. Communities across the country are struggling with the repercussions of the 2006-2008 housing market collapse. Local jurisdictions having dwindling resources are facing new environmental requirements from state and federal governments. One option for jurisdictions to meet their regulatory obligations and improve the lifestyle of their constituents is to adopt an energy efficiency program that can leverage funds from a variety of sources to address multiple related energy objectives, using newly created local green jobs. A well designed program can create a self-sustaining model to implement energy efficiency and conservation while improving the economic and environmental health of all its constituents for years to come.

Energy-related housing costs can directly impact the affordability of housing. While state building code standards contain mandatory energy efficiency requirements for new development, the City and utility providers are also important resources for encouraging and facilitating energy conservation and helping residents minimize energy-related expenses.

Planning and Land Use

Over 14,000 U.S. and foreign companies have offices in Irvine, and the City draws many employees from surrounding cities and counties. In fact, Irvine has the largest daytime population of any city in Orange County. Reducing vehicle miles traveled is a prime opportunity for the City of Irvine to conserve energy. However, reducing vehicle use can be difficult to accomplish and is best directed through regional plans and programs. The City of Irvine, through its land use patterns that facilitate within areas of the City such as the Irvine Business Complex, higher density housing, mixed-use development, and non-automobile travel, can contribute toward meeting this goal.

The City has adopted several higher density zoning districts along established transportation corridors and in proximity to transportation centers. These zoning districts promote infill development to facilitate housing in proximity to jobs, transportation and amenities, which can maximize energy efficiency and conservation. For example, in the IBC, located in the southwest portion of the City in Planning Area 36, the City created the 5.0 IBC Mixed Use zoning district to accommodate a mixture of retail, office, and residential uses. The City then prepared the Irvine Business Complex Residential Mixed-Use Vision Plan (Vision Plan), which was conceptually endorsed by the City Council in 2006 and completed in 2009. The Vision Plan was considered by the Planning Commission on April 1, 2010 and approved by the City Council on July 13, 2010. The IBC was initially developed solely as a commercial and industrial center serving Southern California as a regional economic and employment base, including hotel, restaurant, commercial, retail, industrial and office uses. A major component of the Vision Plan is providing housing opportunities for the local and regional employment base that support and complement commercial and industrial uses in the IBC. It also includes a multiple use district and an urban neighborhood district with land uses that specify ground floor retail, offices, and restaurants, with upper floors accommodating offices or residential.

Conservation Incentives for the Building Industry and Residents

The City of Irvine has extensive programs that address five key aspects of environmental sustainability: reduction of greenhouse gas emissions, energy conservation, recycling, pollution prevention and green building. The City is committed to conserving energy as a means of creating a sustainable environment. Irvine adopted an Energy Plan in July 2008 to implement the policies of the Energy Element of the General Plan. The Energy Plan also sets forth four energy conservation goals for the City: 1.) involve 100 percent of Irvine residents and businesses in reducing energy consumption; 2.) reduce building energy use 30 percent by the year 2015; 3.) transition new buildings Citywide to renewable energy; 4.) reduce greenhouse gas emissions Citywide to 1990 levels by 2020, in accordance with State Assembly Bill 32 (AB 32), which was passed in 2006 by the State Legislature. The City's recycling program offers ways to encourage and facilitate residential and commercial recycling through curbside recycling and demolition/construction recycling. Irvine's pollution prevention program focuses on efforts to protect local air and water quality. The City also formally endorses third-party verified green building certification programs, such as Build It Green's GreenPoint Rated for residential properties and the US Green Building Council's LEED certification for new construction, rehabilitation and neighborhood planning.

Promoting Green Building and Energy Efficient Building Standards and Practices

As of 2013, the City of Irvine has done and is doing much in the way of environmental management and protection, all while promoting the principles of sustainability. Touted as one of America's 50 greenest cities with cutting edge initiatives on energy, green building, and sustainability, Irvine proudly stands as an environmentally progressive city. Since its incorporation in 1971, the City has been a pioneer in planning and steadfast in executing its bold vision for an urban, planned community. As a signatory to the U.S. Conference of Mayors Climate Protection Agreement in 2006 and 2009, Irvine has repeatedly demonstrated its commitment to preserving the environment that makes it so attractive to residents, businesses and visitors.

The City of Irvine's Residential Rehabilitation Program provides $5,000 grants and loans up to $25,000 to qualifying low and very low income homeowners in need of health and safety, building code, and accessibility–related repairs. Only owner-occupied single-family dwellings and manufactured homes located in the City of Irvine are eligible for funding. Energy conservation measures are considered an eligible repair under this program.

Consistency with AB32, SB375 and the California Attorney General Global Warming Measures Opinions and Directives

The City of Irvine has implemented the provisions of SB 375 and the SCS through large-scale projects such as the Irvine Business Complex Residential Mixed-Use Vision Plan, and is currently implementing these provisions within the proposed Heritage Fields mixed-use development concurrent with construction of the Orange County Great Park, all on the former MCAS El Toro. These implementation actions of the City are consistent with examples of greenhouse gas reduction measures in the context of a housing element found in the California Attorney General Global Warming opinions and directives regarding implementation of AB 32, SB375 and new CEQA guidelines. The Attorney General lists examples of potential greenhouse gas reduction measures in the context of a housing element such as:

- Improve the jobs-housing balance and promote a range of affordable housing choices near jobs, services and transit, consistent with the City's master plan.
- Concentrate mixed use, and medium to higher density residential development in designated areas near jobs, transit routes, schools, shopping areas and recreation, such as the IBC.
- Encourage transit-oriented developments that are compatible within existing residential villages.
- Designate mixed use areas.

Because the City is required to impose enforceable mitigation measures to address greenhouse gas emissions, each development project will be required to address this in its environmental review and mitigation measures will be required to comply with the law.

Special Housing Needs

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special needs. Special circumstances may be related to one's employment and income, family characteristics, and disability, among other factors. Pursuant to state Housing Element law, special needs groups include the following: persons with disabilities, senior households, large households, and single-parent households, the homeless and farm workers.

Persons with Disabilities

The Americans with Disabilities Act (ADA) defines a disabled person as having a physical or mental impairment that substantially limits one or more major life activities. Disabled persons have special needs and many earn little income, have high health care costs, are dependent on supportive services, and/or require special building accommodations, such as access ramps or elevators.

Developmentally Disabled

Section 4512 of the State of California Welfare and Institutions Code provides the following definitions for persons with developmental disabilities:

(a) "Developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. As defined by the Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

(b) "Services and supports for persons with developmental disabilities" means specialized services and supports or special adaptations of generic services and supports directed toward the alleviation of a developmental disability or toward the social, personal, physical, or economic habilitation or rehabilitation of an individual with a developmental disability, or toward the achievement and maintenance of independent, productive, normal lives. The determination of which services and supports are necessary for each consumer shall be made through the individual program plan process. The determination shall be made on the basis of the needs and preferences of the consumer or, when appropriate, the consumer's family, and shall include consideration of a range of service options proposed by individual program plan participants, the effectiveness of each option in meeting the goals stated in the individual program plan, and the cost-effectiveness of each option. Services and support listed in the individual program plan may include, but are not limited to, diagnosis, evaluation, treatment, personal care, day care, domiciliary care, special living arrangements, physical, occupational, and speech therapy, training, education, supported and sheltered employment, mental health services, recreation, counseling of the individual with a developmental disability and of his or her family, protective and other social and sociolegal services, information and referral services, follow-along services, adaptive equipment and supplies, advocacy assistance, including self-advocacy training, facilitation and peer advocates, assessment, assistance in locating a home, child care, behavior training and behavior modification programs, camping, community integration services, community support, daily living skills training, emergency and crisis intervention, facilitating

circles of support, habilitation, homemaker services, infant stimulation programs, paid roommates, paid neighbors, respite, short-term out-of-home care, social skills training, specialized medical and dental care, supported living arrangements, technical and financial assistance, travel training, training for parents of children with developmental disabilities, training for parents with developmental disabilities, vouchers, and transportation services necessary to ensure delivery of services to persons with developmental disabilities. Nothing in this subdivision is intended to expand or authorize a new or different service or support for any consumer unless that service or support is contained in his or her individual program plan.

(c) Notwithstanding subdivisions (a) and (b), for any organization or agency receiving federal financial participation under the federal Developmental Disabilities Assistance and Bill of Rights Act of 2000, as amended, "developmental disability" and "services for persons with developmental disabilities" mean the terms as defined in the federal act to the extent required by federal law.

The Developmental Disabilities Assistance and Bill of Rights Act (Act) was passed by 106th Congress and became federal law January 2001. As defined by the Act, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

According to the Regional Center of Orange County (RCOC), an estimated 1,074 persons in Irvine have developmental disabilities. Generally, persons with developmental disabilities may require life-long assistance in their daily living and/or work. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

Table C-28 presents the number and proportion of Irvine residents with one or more developmental disabilities, as reported by the RCOC. According to the RCOC, approximately 1,074 persons in Irvine have one or more developmental disabilities. However, the community has indicated there are developmentally disabled Irvine residents who are not clients of the RCOC. These persons are difficult to quantify since most support organizations do not track the number of individuals served by the type of disability. Additionally, many may live at home with their parents or families and are presumed to be included in the overall household income census of the parents or families.

Table C-28: Developmentally Disabled Persons by Age – 2013

Age	Persons	Percent of Persons in Age Group
0-14	588	55%
15-22	210	20%
23-54	246	23%
55-65	19	2%
65+	11	>1%
Total	**1,074**	**100%**

Source: Regional Center of Orange County

Non-Housing Resources for Persons with Developmental Disabilities

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The RCOC is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. The RCOC is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

Any resident of Orange County who has a developmental disability that originated before age 18 is eligible for services. Services are offered to persons with developmental disabilities based on Individual Program Plans and may include: adult day programs, advocacy, assessment/consultation, behavior management programs, diagnosis and evaluation, independent living services, infant development programs, information and referrals, mobility training, prenatal diagnosis, residential care, respite care (temporary institutional care of a dependent elderly, ill or handicapped person, providing relief for their usual caregivers), physical and occupational therapy, transportation, consumer, family vendor training and vocational training. RCOC also coordinates the state-mandated Early Start program, which provides services for children under age three who have or are at substantial risk of having a developmental disability. RCOC services do not include the provision of housing. According to the RCOC February 2010 Facts and Statistics data, the RCOC serves approximately 16,728 individuals. As of 2012, 380 Irvine residents were receiving services through RCOC.

Another community resource for persons with disabilities is the Dayle McIntosh Center. The mission of the Dayle McIntosh Center is to advance the empowerment, equality, integration and full participation of people with disabilities in the community. The Center is not a residential program, but instead promotes the full integration of disabled persons into the community. Dayle McIntosh Center is a consumer-driven organization serving all disabilities. Its staff and Board of Directors are composed of over 50 percent of people with disabilities. Its two branch offices service over 500,000 people with disabilities in Orange County and surrounding areas. The Center's South County branch is located in Laguna Hills, immediately adjacent to Irvine.
Statewide data from the Employment Development Department shows persons with developmental disabilities to be at the extremely low income category with most earning well below 30 percent of the AMI. Due to their extremely low income they can afford the lowest rents only with rental assistance from parents, families or the federal Section 8 Voucher program. Job

support is available to the developmentally disabled through the Dayle McIntosh Center and vendors of the RCOC. However, rental assistance is not. According to the DDS 2009-2010 Annual Report of Employment and Day Programs, the percentage of individuals with developmental disabilities working in California is 13 percent. This data reflects wages reported to the DDS for the purpose of unemployment insurance reporting. The DDS data shows that the average 4th quarter wages of a California RCOC client in 2010 was $1,624. Those who are not working must rely on support from parents, families and/or monthly Supplemental Security Income (SSI) payments to cover food, clothing and housing costs.

The majority of persons with developmental disabilities cannot drive and, therefore, are in need of assistance with transportation. Thus, it is desirable for developmentally disabled persons to live near transportation and community resources such as grocery stores, libraries, banks, and recreational facilities. It is also advantageous for these individuals to live in close proximity to one another to allow for social interactions and efficient delivery of support services.

The City of Irvine provides transportation support to residents through the TRIPS program, which is available to residents 18+ who are unable to drive due to a permanent physical and/or cognitive disability. Services include rides to medical appointments, work, school, grocery shopping, etc. In addition, the Orange County Transportation Authority (OCTA) offers the ACCESS bus program, which is a shared-ride service for people who are unable to use the regular fixed route bus service due to functional limitations caused by a disability. Passengers must be certified by OCTA to use the ACCESS system by meeting the ADA eligibility criteria. The ACCESS program provides curb-to-curb pick up and drop off and also provides a door-to-door service at an additional cost. A subscription service allows riders to receive service without the need to call and request each trip, which is beneficial to riders who are traveling to work, school, medical appointments or other destinations on a regular basis.

City Council Action Addressing Housing Needs for Developmentally Disabled

In response to citizen concerns regarding housing needs for the developmentally disabled population in Irvine, the City Council at its May 14, 2013 meeting directed staff to prepare a report within 30, but no more than 45 days which:

- Identifies the scope of the current as well as the future housing needs of the disabled and developmentally disabled population.
- Summarizes the current adopted City Council housing policies for the disabled and specifically the developmentally disabled.
- Describes housing and services that are currently being provided by others to serve the needs of these citizens.
- Provides the City Council with a list of possible solutions, if inadequacies are found; and
- Returns with a structure for a task force that would convene and then bring back recommendations to the City Council for consideration.

Housing Needs of Persons with Disabilities

Persons with disabilities have special housing needs, such as accessible and affordable housing, and housing near public transportation, services and community facilities. According to the State Department of Social Services, a number of residential facilities are located in Irvine to serve the

disabled population. Six adult residential care facilities offer a total capacity of 32 beds for persons with developmental disabilities. Several affordable housing projects serve the disabled population. These include AbilityFirst (24 units), Mariposa Villas (40 units), Sutton Irvine Residence (nine units), Woodbridge Manor I (100 units), Woodbridge Manor II (50 units), Woodbridge Manor III (15 units), Doria Apartments Phase I and II (20 units) and Alegre Apartments (11 units).

Residential care facilities serving six or fewer persons are considered a regular residential use and are permitted in all residential districts pursuant to state Health and Safety Code and state Welfare and Institutions Code. Residential care facilities serving more than six persons are conditionally permitted in all residential districts.

The City currently has two all-affordable apartment complexes for the disabled: Mariposa Villas and AbilityFirst Apartments. The City partnered with multiple agencies to facilitate the development of Mariposa Villas, an accessible 40-unit apartment complex affordable to very low income households. Mariposa Villas is currently home to over 60 persons with disabilities. The AbilityFirst complex features 14 one-bedroom and nine two-bedroom rental units built specifically for low income individuals with disabilities. Additionally, seven out of 165 affordable units in the Woodbridge Manor apartment complex are designated specifically for disabled seniors. The units are on the ground floor and feature accessible bathrooms and lower countertops in the kitchen.

To make housing in Irvine more accessible, the City provides loans and grants for accessibility improvements to homes. The City's voluntary Universal Design Principle program also encourages developers to offer universal design features where permitted by architecture and elevations. Universal Design concepts simplify life by making homes and associated living environments more useable by more people including: children, aging populations and persons with disabilities. These design features accommodate the aging of family members by incorporating universal design principles and elements in the materials, technology and products in the construction of a new home. Additional resources for persons with disabilities are outlined in Table C-29 below.

Table C-29: Resources for Persons with Disabilities

Program	Description
Down Syndrome Foundation of Orange County	Promotes Down Syndrome awareness and acceptance through the development and financial support of educational, social and support programs
City of Irvine Office of Disability Services	Provides information and support services to people with disabilities who live or work in Irvine. Services offered include disability awareness events, informational seminars, recreational/social activities, access reporting and referrals.
Foundation Fighting Blindness, Inc.	Drives the research that will provide prevention, treatments and cures for people afflicted with retinal degenerative diseases
Irvine Adult Day Health Center	Provide services designed to help individuals maintain their mobility and independence enabling them to remain in their own home as long as possible
Project Independence	Promotes the community integration of adults with developmental disabilities and creates services which expand their opportunities for personal freedom and choice
Sutton Foundation, Inc.	Provides adults with developmental and other disabilities the opportunity to learn daily life skills

Table C-29: Resources for Persons with Disabilities

Program	Description
Irvine Residents with Disabilities Advisory Board (IRDAB)	Responds to disability issues related to transportation, community awareness, employment, housing, accessibility and social/recreational facilities. Identifies and recommends programs and services to meet the needs of disabled residents.
Community Partners Emergency Response Team	Invites disability community involvement in brainstorming concerns and in preparing for emergencies
Access Reporting Policy	Forwards citizen complaints regarding community accessibility to the appropriate City department for swift investigation and resolution, culminating in a plan of action within two weeks
Irvine Civic Center	Offers monthly social and recreational activities for persons with disabilities of all ages. Provides accommodation services for all public meetings and City sponsored classes, programs and activities.
Accessible Apartments	Assists Persons with disabilities with finding accessible apartments
City of Irvine TRIPS Program	Provides transportation for medical appointments, work, school, social, etc. (Cost: $1.90)
Dayle McIntosh Center	Advances the empowerment, equality, integration and full participation of people with disabilities in the community through programs, services and advocacy.

Elderly

Senior households are those headed by individuals aged 65 or older. Senior households often have lower and fixed incomes, physical or mental disabilities, and/or dependence needs. According to the 2006-2010 ACS, 8,933 households in Irvine (12 percent of City total) were headed by seniors (Table C-30). Of that total, 6,428 (72 percent of senior headed households) were owner-households and 2,505 (28 percent of senior headed households) were renter-households. A significant number of these elderly households reside in the two mobile home parks. The proportion of senior households in Irvine has increased since 1990, when 8.9 percent of households (3,583) were headed by seniors.

Table C-30: Households by Tenure by Age of Householder

	Owner		Renter	
Householder Age	Households	%	Households	%
Under 65 years	31,696	83.1%	31,051	92.5%
65 to 74 years	3,693	9.7%	1,164	3.5%
75 to 84 years	1,964	5.2%	633	1.9%
85 years and over	771	2.0%	708	2.1%
Total Households	38,124	100%	33,556	100%

Source: U.S. Census 2006-2010 ACS

Based on data from the American Community Survey, the senior population in Irvine is expected to almost triple (to 18,963) by 2035. Low income elderly renters are a particularly vulnerable group, and are often the most in need of affordable housing options. Currently in Irvine, 27 elderly residential facilities offer a combined capacity of 1,063 beds. Several HUD-funded projects serve the elderly and disabled population. These include the Inn at Woodbridge (116 units), Harvard Manor (100 units), Woodbridge Manor I (100 units), Woodbridge Manor II (50 units), and Woodbridge Manor III (15 units). Additional non-housing resources for the elderly in Irvine are summarized in Table C-31 below.

Table C-31: Resources for the Elderly

Program	Description
City of Irvine TRIPS Program	Provides transportation for medical appointments, work, school, social, etc. (Cost: $1.90)
Irvine Seniors Services Outreach Program	Transportation is provided by Outreach volunteers for seniors who need transportation to medical appointments and grocery shopping.
The 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.
Lakeview and Rancho Senior Centers	Offers a broad variety of programs and services for the elderly.
Meals at the Rose Garden Cafe	Breakfast (every Tuesday) and lunch (Monday-Friday) served at the Lakeview Senior Center for adults 60 and older (Cost: $2-4)
Meals on Wheels	Provides nutritious, healthy, great tasting meals to senior residents or other individuals who cannot prepare or shop for meals themselves
Irvine Senior Mousers	Provides older adults with the education and help they need to get connected to the latest computer technology and fully enjoy the benefits and excitement of computers and the Internet
American Association for Retired Persons	For persons 50 years and older and is dedicated to service, education, advocacy and socialization
Irvine Senior Citizen Council	Advises the Irvine City Council on City policy matters pertaining to special interests and concerns to senior citizens. Its duties include: acting in an advisory capacity in establishing policy on all matters pertaining to special interests and concerns to senior citizens; acting as a sounding board for persons, schools, and organizations that have an interest in senior citizen activities and programs; and advising the City Council and staff regarding the planning of facilities, transportation, activities, services and programs designed to serve seniors.
Residential Rehab Program	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 100 residents from these communities have been assisted through the program.

Large Families and Female-Headed Households

Large Households

Large households are those with five or more members as defined by HCD and HUD. Typically, these households include two or more children and/or extended family members. The 2006-2010 ACS reported 5,148 households in Irvine with five or more members, representing approximately 7.2 percent of total households. Among the large households, 68 percent were homeowners and 32 percent were renters (Table C-32).

Table C-32: Household Size by Tenure

Householder Age	Owner		Renter	
	Households	%	Households	%
1 person	7,207	19%	10,349	31%
2 persons	12,404	33%	10,894	32%
3 persons	6,830	18%	5,450	16%
4 persons	8,207	22%	5,191	15%
5 persons	2,656	7%	1,141	3%
6 persons	683	2%	466	1%
7 persons or more	137	0%	65	0%
Subtotal: 5 or more	3,476	9%	1,672	5%
Total Households	38,124	100%	33,556	100%

Source: U.S. Census 2006-2010 ACS,

The City's existing housing stock by number of bedrooms is summarized in Table C-33 below. The 2006-2010 ACS reported approximately about one-half of all housing units in Irvine (36,595 units) had three bedrooms or more, which indicates that there is a sufficient number of larger housing units suitable for large households. However, most of these larger units are owner-occupied units.

Table C-33: Existing Housing Stock-Number of Bedrooms by Tenure

Bedroom Type	Owner Households		Renter Households		Total Households	
	Number	Percent	Number	Percent	Number	Percent
0 Bedroom	114	0.3%	935	2.8%	1,049	1.5%
1-Bedroom	1,292	3.4%	9,980	29.7%	11,272	15.7%
2-Bedroom	7,417	19.5%	15,347	45.7%	22,764	31.8%
3-Bedroom	14,218	37.3%	5,601	16.7%	19,819	27.6%
4-Bedroom	11,589	30.4%	1,462	4.4%	13,051	18.2%
5+ Bedroom	3,494	9.2%	231	0.7%	3,725	5.2%
Total	38,124	100%	33,556	100%	71,680	100%

Source: Bureau of the Census, 2006-2010 ACS

Housing assistance needs among large households include rental subsidies, assistance in rehabilitation and room additions, and provision of adequately sized and affordable housing. Of the total number of affordable housing projects, the City offers a significant number of affordable family apartments with three bedrooms or more (see Table C-34). Section 8 rental assistance is also available through the Orange County Housing Authority to income-qualified large households, particularly those living in overcrowded conditions.

Table C-34: Affordable Housing with Three Bedrooms or More

Project Name	Type	Assisted Units/ Income Level	Unit Size
Orchard Park	Family	59 very low income units	2, 3, 4 BR
Woodbridge Villas	Family	60 very low income units	2, 3, 4 BR
The Parklands	Family	120 very low income units	1, 2, 3 BR
Windwood Knoll	Family	58 very low and low income units	2, 3, 4 BR
Woodbridge Oaks	Family	120 very low and low income units	2 and 3 BR

Table C-34: Affordable Housing with Three Bedrooms or More

Project Name	Type	Assisted Units/ Income Level	Unit Size
Harvard Manor	Senior	100 extremely low and very low income units	1, 2, 3, 4 BR
Santa Alicia	Family	86 very low and low income units	1, 2, 3, 4 BR
Northwood Place	Family	186 very low and low income units	1, 2, 3 BR
San Leon Villas	Family	74 very low and low income units	1, 2, 3 BR
San Marino Villas	Family	59 very low and low income units	1, 2, 3 BR
Cross Creek	Family	45 very low and low income units	2 and 3 BR
Harvard Court	Family	34 very low and low income units	1, 2, 3 BR
Northwood Park	Family	34 very low and low income units	1, 2, 3 BR
Windwood Glen	Family	40 very low and low income units	1, 2, 3 BR
Deerfield	Family	20 very low and low income units	1, 2, 3 BR
Orchard Park	Family	59 very low income units	2, 3, 4 BR
Villa Sienna	Family	216 very low and low income units	1, 2, 3 BR
Woodbridge Willows	Family	40 very low and low income units	1,2, 3 BR
Cornell Court	Family	22 very low and low income units	1, 2, 3 BR
Turtle Rock Canyon	Family	66 very low and low income units	1, 2, 3 BR
San Paulo Apartments	Family	203 very low, low, and moderate income units	1, 2, 3 BR
Montecito Vista	Family	161 extremely low, very low, and low income units	2 and 3 BR
Windrow Apartments	Family	96 extremely low and very low income units	1, 2, 3 BR
Laguna Canyon	Family	120 very low income units	1, 2, 3 BR
The Arbor at Woodbury	Family	90 extremely low, very-low and low income units	1, 2, 3 BR
Woodbury Walk	Family	150 very-low income units	1, 2, 3 BR
Kelvin Court	Family	27 very-low income units	1, 2, 3 BR
Granite Court	Family	71 extremely low and very-low	1, 2, 3 BR
Doria Apartments, Phase I	Family	60 very low and low income units	1, 2, 3 BR
Total		**2,476**	

Female-Headed Households

Single-parent families with children often require special attention due to their needs for affordable childcare, health care, and housing assistance. The Census Bureau reported 6,669 female-headed households in Irvine, representing 9.3 percent of all households in the community (Table C-35). Female-headed households represented approximately eight percent of owner households and 11 percent of renter households.

Table C-35: Household Type by Tenure

Household Type	Owner		Renter	
	Households	%	Households	%
Married couple family	25,400	66.6%	12,442	37.1%
Male householder, no wife present	1,131	3.0%	1,643	4.9%
Female householder, no husband present	3,132	8.2%	3,537	10.5%
Non-family households	8,461	22.2%	15,934	47.5%
Total Households	38,124	100%	33,556	100%

Source: U.S. Census 2006-2010 ACS

Following a directive issued by the Office of Management and Budget, the Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is considered poor by federal standards. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level."

Female-headed households are disproportionately affected by poverty (Table C-36). ACS data for the 2009-2011 period reported 8,458 households (11 percent of all households) in Irvine living in poverty. Approximately 18 percent of female-headed families and 22 percent of female-headed non-family households reported incomes below poverty level.

Table C-36: Poverty Status of Households

Household Type and Poverty Status	Households	Percent
Total households below poverty level:	8,458	11.1%
Family households:	2,906	3.8%
Married-couple family	1,361	1.8%
Other family:	1,545	2.0%
Male householder, no wife present	316	0.4%
Female householder, no husband present	1,229	1.6%
Nonfamily households:	5,552	7.3%
Male householder	2,707	3.5%
Female householder	2,845	3.7%
Total households at or above poverty level:	68,027	88.9%
Family households:	47,876	62.6%
Married-couple family	39,476	51.6%
Other family:	8,400	11.0%
Male householder, no wife present	2,653	3.5%
Female householder, no husband present	5,747	7.5%
Nonfamily households:	20,151	26.3%
Male householder	10,318	13.5%
Female householder	9,833	12.9%
Total Households	**76,485**	**100.0%**

Source: 2009-2011 ACS Table C17017

Single-Parent Household Resources

Housing needs for single-parent households include affordable housing options located near public transportation, child care, recreational and other community facilities. The City offers a number of affordable family apartments. Section 8 rental assistance is also available to income-qualified single-parent households. Additional resources for single-parent households are outlined below in Table C-37.

Table C-37: Resources for Single-Parent Households

Program	Description
Child Resource Center	Provides an opportunity for parents, teachers, and students to expand their knowledge of child development, gain ideas for children's activities, and enhance their creativity with on-site tools and equipment
Irvine Child Care Project (ICCP)	Provides quality, affordable school-age child care through community-based, nonprofit organizations located on elementary school sites for children of families who live and/or work in Irvine
City of Irvine FOR Families	Provides information and short-term support to individuals, couples and families living or working in Irvine who need assistance identifying and accessing needed services and resources
IUSD School Readiness Program	Provides parent education, provider education, parents and child interactive programs, along with health support services for the primary prevention of academic, health and family problems
Children's Home Society of CA (for Funding Assistance)	Provides a variety of services to children and families and works to improve their quality of life by offering vital informational, educational, and resource services, which include Community Education Services, Child Care and Development Services, and Family Resource Services. CHS is also an expert resource for child care providers, other social service agencies, and government agencies at the local, state, and national level.
Orange County Child Care Development and Planning Council	Mobilizing public and private resources and fostering partnerships to address the child care and developmental needs of Orange County children, families, and providers
Irvine Child Care Committee	Serves as a resource and to make child care recommendations to the Community Services Commission and City Council.
Irvine Children's Health Program (I-CHP)	Assists income eligible families in accessing affordable quality health care for their children
Irvine Children's Fund	Assists the community by funding scholarships to working, low income families for before and after school child care
Irvine's Play After-school Club (I-PAC)	After school park programs
Kids Klub Licensed Day Care Program	Affordable after school Day Care program

Farmworkers

Only 164 Irvine residents held "Farming, Forestry, and Fishing" occupations, according to the 2005-2009 American Community Survey. These persons are most likely employed in plant nurseries, landscaping or gardening companies. As such, the City has no need for farm worker housing and affordable housing needs of those who held the "Farming, Forestry, and Fishing" occupations would be accommodated under the City's various affordable housing programs.

Homeless

The County of Orange Housing and Community Services Department undertakes a biannual "Point-in-Time" survey of the homeless population as part of its application for homeless assistance grant funds to HUD. The most recent Point-in-Time Survey for which results are available was conducted in January 2011. It is estimated that there were approximately 6,939 homeless persons in the county at the time of the survey, of which 2,667 were sheltered and 4,272 were unsheltered[5]. The 2011 survey estimates the total homeless population in Irvine as 118 persons, with 50 persons sheltered and 68 persons unsheltered. The survey asked respondents where they lived just prior to becoming homeless. Of the 610 survey respondents, 10 (1.6%) reported Irvine as their last city of residence[6].

The 2010 Census reported four homeless persons in Irvine[7]. The homeless live in cars, parks, under bridges, motels, and in homeless shelters trying to maintain their dignity while they struggle to survive. As a result, most homeless remain hidden.

To address the problem of homelessness, the City of Irvine is an active participant in the County of Orange Homeless Coalition, a countywide Continuum of Care (CoC) umbrella organization that brings together government agencies and community-based nonprofit agencies to focus on eliminating homelessness in Orange County. The CoC is a planning model designed to provide assistance to homeless persons at every level of need and to move a client from homelessness to permanent housing. The CoC addresses both the lack of housing affordable to the lowest income levels and addresses the underlying causes of homelessness such as substance abuse, domestic violence and mental illness.

For many Irvine residents, the first entry into the CoC is through an emergency shelter, where individuals and families obtain emergency housing and supportive services directed to getting people off the streets and into a safe environment. The next component of the CoC is transitional housing, designed as short-term housing for up to two years, where persons move into a more stabilized housing arrangement than an emergency shelter. The final component of the CoC is permanent housing, both with and without supportive services. The ultimate goal of the CoC system is to move people toward housing alternatives where they are able to reside permanently in safe and sanitary housing.

The City's major homeless services provider Families Forward offers a range of supportive services and programs. In 2012, their transitional housing facility served 52 families that included 103 children. The average length of stay in these transitional units is a year, depending on the needs of the individual families. Their Rapid Re-Housing Program provides short term transitional housing of six months or less and served 42 families including 99 children in 2012.

In addition, a 192-unit SRO facility that serves the near homeless is located in Irvine. Table C-38 lists the different facilities and service agencies in and around Irvine that serve the homeless and those at risk of becoming homeless.

---

5 2011 Orange County Homeless Census and Survey Comprehensive Report, Applied Survey Research, 2011
6 Ibid, p. Appendix V, Table 12.a
7 SCAG, Local Housing Element Assistance: Existing Housing Needs Data Report, 2012

Table C-38: Homeless Facilities Serving Irvine

Name Location	Type of Services
The Salvation Army Hospitality House Santa Ana	A 50-bed shared room shelter for men, women, and children. Maximum stay is 3 days within a month.
Families Forward Irvine	Thirteen condominiums are used as transitional housing for families. Maximum stay is 12 months. Food pantry; career coaching; life skills training; and referral services. Back-to-School program provides backpacks and school supplies to homeless children. Other programs include Adopt a Family and Homeless Prevention.
South County Outreach	Services to Irvine residents include food pantry, emergency rental and utility assistance, computer training, counseling and referrals to other assistance organizations.
Women's Transitional Living Center	Prevents homelessness by providing emergency rental and utility assistance, motel vouchers and other crisis intervention services to victims of domestic violence and human trafficking.
Irvine Inn	192-unit Single Room Occupancy (SRO) facility.
AIDS Services Foundation Irvine	Limited financial assistance for HIV-disabled clients for rent, utilities, medical insurance, and medications. The Housing Coordinator maintains a free Roommate Referral Program.
Second Harvest Irvine	This organization is based in Irvine and provides food for organizations that serve the homeless in Irvine and throughout Orange County.
CSP Youth Shelter Laguna Beach	A board and care with 6 beds for children and family members. Maximum stay is two weeks
HomeAid - Orange County, Inc.	Builds and renovates shelters for the temporarily homeless, with the goal of adding to the number of shelter beds in Orange County
Laura's House	Prevents and reduces the incidence of domestic and family violence through shelter and support programs, education and outreach
Salvation Army Orange County-Tustin	Provides emergency and transitional assistance food and shelters, alcohol and drug rehabilitation services, employment preparation and placement services and youth recreation and development programs
Serving People in Need (S.P.I.N.)	Assists low income and homeless people with financial assistance for housing costs and, through a network of comprehensive support services
Human Options	Assists battered women and their children with services such as shelter, food, counseling, childcare, and legal assistance.

College Students

The City of Irvine is home to the University of California, Irvine (UCI), Concordia University and Irvine Valley College. As of Fall 2012, UCI had 28,184 students enrolled and more than 15,000 students are enrolled at Irvine Valley College for the 2012-2013 academic year. Concordia University's enrollment as of April 2013 is 3,251 students. The presence of college students and faculty contributes to the local economy and can affect short-term housing demands. Most undergraduate students at UCI are housed on campus in dormitories. There are seven apartment complexes/dormitories that tailor to the needs of undergraduate and four apartment complexes that target graduate students and their families at the UCI campus. However, the majority of graduate students must seek housing off campus.

In 2007, UCI updated its Long-Range Development Plan (LRDP), which includes plans for student and faculty housing. As a general land use plan, the LRDP is neither an enrollment plan nor an implementation plan. Rather, the LRDP contains a framework of policies and guidelines

to accommodate an identified level of enrollment and physical development. According to the LRDP, housing for upper division undergraduate and graduate students is provided in the East Campus sector. Approximately 12,582 students reside in East Campus, in housing built at an average density of 48 beds per acre. The 2007 LRDP identifies two mixed-use areas as potential sites that will combine housing for upper division undergraduate and graduate students with support facilities such as food service, commercial or campus retail, meeting space, cultural facilities and other related venues. One of these mixed-use areas includes plans for the development of 435 multi-family dwelling units within the Mixed Use-Commercial area of the North Campus sector. As an inclusion area use, this housing may be used to house University faculty, staff, and students, and/or sold or rented to the private market in order to generate revenue to support UCI academic programs.

The University of California, Board of Regents in 1983 approved the establishment of the Irvine Campus Housing Authority (ICHA), a nonprofit corporation created to administer the housing program. As part of its duties, ICHA assesses faculty and staff housing needs, makes policy recommendations regarding future phases of housing, and oversees the implementation and management of affordable employee housing on the UCI campus. Over the past two decades, ICHA has assisted in the development of 10 phases of faculty and staff housing in University Hills, the on-campus community-in-residence established under a ground lease from the University of California, Board of Regents. University Hills consists of approximately 1,229 dwelling units on approximately 240 acres in the southern sector of the campus, at an average density of 5.1 dwelling units per acre. The 2007 LRDP accommodates an additional 450 dwelling units within the same general land areas identified in the 1989 LRDP by increasing the density of new housing built to approximately 12 units per acre. The development of faculty and staff housing at additional sites on the East Campus and the North Campus is also permitted.

Projected Housing Needs

Regional Housing Needs Allocation

State law requires that a community provide an adequate number of sites to allow for and facilitate production of the City's regional share of housing. To determine whether the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify "adequate sites." Under state law adequate sites are those with appropriate zoning and development standards, with services and facilities, needed to facilitate and encourage the development of a variety of housing for all income levels. Irvine's RHNA for the 2013-2021 planning period has been determined by SCAG to be 12,149 housing units, including very low income households, low income households, moderate income households and above moderate income households (Table C-39).

Table C-39: Regional Housing Needs Allocation

Income Category	New Construction Need
Extremely Low/Very Low (0% - 50% AMI)[1]	2,817
Low (51% - 80% AMI)	2,034
Moderate (81% - 120% AMI)	2,239
Above Moderate (over 120% AMI)	5,059
Total Units	**12,149**

Note 1: AB2634 from the 2005-2006 Legislative Session mandates that localities calculate the subset of the very low income regional need that constitutes the communities need for extremely low income housing. As an alternative to calculating the subset, local jurisdictions may assume that 50 percent of the very low income category is represented by households of extremely low income (less than 30 percent of the MFI).
Source: SCAG Regional Housing Needs Allocation, 2008.

Table C-40 illustrates the RHNA allocation for jurisdictions with populations over 100,000 in Orange County. The Irvine population represents approximately seven percent of the County population, but is allocated 32 percent of the County's RHNA.

Table C-40: RHNA Among Large Orange County Jurisdictions

Jurisdiction	2010 Population	% of County Population	RHNA	% of County RHNA
Anaheim	353,643	11.2%	5,702	15.02%
Costa Mesa	117,178	3.7%	2	0.01%
Fullerton	138,610	4.4%	1,841	4.85%
Garden Grove	175,618	5.5%	747	1.97%
Huntington Beach	203,484	6.4%	1,353	3.56%
Irvine	217,686	6.9%	12,149	32.0%
Orange	142,708	4.5%	363	0.96%
Santa Ana	357,754	11.3%	204	0.54%
Unincorporated	120,088	3.8%	5,272	13.89%
County	3,166,461	100.0%	37,966	100.0%

Sources: State Department of Finance Population and Housing Estimates, 2013; SCAG RHNA.

Sites Inventory and Analysis

Inventory of Vacant Land Suitable for Residential Development

The majority of vacant residential properties in Irvine are scattered throughout the City in 10 different planning areas. A planning area is defined as a contiguous unit of land that is bounded by natural or manmade features such as roads, ridgelines, canyons or streams. Planning areas provide for coordinated planning and development through the use of zoning. They also provide a recognizable geographic unit which will retain a specific identity in the City's zoning documents. Irvine's Zoning Ordinance establishes 37 planning areas which are completely or partly within the City boundaries. In addition, space has been reserved for one planning area outside of City boundaries but within the Irvine sphere of influence. Most of the planning areas (21 of the 38) are designated for residential development with limited commercial/industrial uses. However, there are some planning areas that have no residential development at all.

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the regional growth. Irvine is committed to identifying sites at appropriate densities as required by law. The state has established "default" density standards for local jurisdictions. State law assumes that a density standard of 30 units per acre for metropolitan jurisdictions, such as Irvine, is adequate to facilitate the production of housing affordable to lower income households. Therefore, in estimating potential units by income range, it is assumed that:

- A density of 0 to 10 units per acre (primarily for single-family homes) is assumed to facilitate housing in the above moderate income category;
- A density of 11 to 29 units per acre (primarily for medium density multi-family developments) is assumed to facilitate housing in the moderate income category; and
- A density of 30 or more units per acre (primarily for higher density multi-family developments) is assumed to facilitate housing in the very low and low income category.

Table C-41 summarizes the number of potential housing units that can be accommodated on vacant residential sites in the City's planning areas. A full parcel-by-parcel inventory can be found in Appendix B, including specific zoning, land use designation, lot size, and other detailed information.

Table C-41: Residential Development Potential on Vacant Sites

Planning Area	Land Use Designation	Zoning	Acreage	Density Range (du/acre)	Potential Capacity (Units)
Low Density Zones (less than 30 dwelling units per acre)					
PA 1 (Orchard Hills)	Low Density	2.2D	235.5	*0-31.0	3,588
PA 6 (Portola Springs)	Medium Density	2.3K	372.0	0-12.5	2,232
PA 18 (Laguna Altura)	Medium Density	2.2	163.7	0-6.5	982
PA 22 (Shady Canyon)	Estate Density	2.1A	74.0	0-12.5	78
PA 40 (Cypress Village)	Medium Density	2.4I	55.4	0-31	665
Subtotal			***900.6***		***7,545***
High Density Zones(greater than 30 dwelling units per acre)					
PA 30 (Great Park)	Great Park	3.2	51.6	10-50	1,548
PA 33 (Irvine Center)	Regional Commercial	4.7C	10.6	0-55.0	1584

Table C-41: Residential Development Potential on Vacant Sites

Planning Area	Land Use Designation	Zoning	Acreage	Density Range (du/acre)	Potential Capacity (Units)
PA 36 (Irvine Business Complex)	Urban & Industrial	5.1	34.8	30.0+	1,044
PA 39 (Los Olivos)	Medium High Density	2.4/2.4H	44.8	30.0-50.0	1,343
PA 40 (Cypress Village)	Medium High Density	2.3N	3.5	0-31.0	104
PA 51 (Great Park)	Great Park	8.1	18.7	10-50.0	562
Subtotal			*164.0*		*5,184*
Total			**1,046.6**		**12,729**

*Zoning Ordinance Special Development Requirements allow a higher dwelling unit per acre than traditionally allowed in a low density zone.

Realistic Development Capacity

The City's residential development standards, including maximum lot coverage, height, open space, parking, and setback requirements, can limit the potential capacity of a site. Realistic estimates of residential capacity on the City's vacant land are based on recent development trends in Irvine and maximum unit caps allowed in each planning area.

Based on City records, recent residential developments have been able to utilize density bonuses to achieve an average of 105 percent of the maximum density allowed. Due to the City's inclusionary housing requirements, most developments qualify for a density bonus. Particularly for multi-family rental housing, most developments either exceed maximum allowable densities or reach very close to the maximum densities permitted. For condominium/townhomes, most developments achieved the mid-range of the allowable densities. Conservatively, the sites inventory uses average densities that range between 70 and 80 percent of the maximum permitted, based on site characteristics and master plan objectives of the planning areas. Table C-42 demonstrates that projects are typically built at densities of 30 dwelling units or greater, even when there is no minimum density requirement.

Table C-42: Recent Developments in Irvine

Project Name	Land Use Designation (Zoning)	Planning Area	Residential Density Allowed	Actual Density		Acreage	Max. Capacity (units)	Actual Capacity (units)
				Density	% of Max.			
Central Park	IBC Mixed Use	36	30.0-52.0 du/acre	32.2 du/acre	62%	42.75[1]	2,223	1,377
Camden Apartments	IBC Mixed Use	36	30.0-52.0 du/acre	55.13 du/acre[2]	106.20%	5.26	273	290
The Plaza-Irvine (Phase I & II)	IBC Mixed Use	36	30.0-52.0 du/acre	38.0 du/acre	73.30%	5.25	273	200
The Plaza-Irvine (Phase III & IV)	IBC Mixed Use	36	30.0-52.0 du/acre	48.0 du/acre	92.50%	3.10	161	149
Main Street Village	IBC Residential	36	30.0-50.0 du/acre	49.2 du/acre	94.50%	9.78	509	481
Kelvin Court Apartments	IBC Residential	36	30.0-52.0 du/acre	43.0 du/acre	83.0%	3.07	159	132

Table C-42: Recent Developments in Irvine

Project Name	Land Use Designation (Zoning)	Planning Area	Residential Density Allowed	Actual Density		Acreage	Max. Capacity (units)	Actual Capacity (units)
				Density	% of Max.			
Axis 2300	IBC Residential	36	30.0-52.0 du/acre	59.5 du/acre	115%	1.93	100	115
Campus Center Apartments/ Avenue One Condos	IBC Residential	36	30.0-52.0 du/acre	51.0 du/acre	98%	6.69	348	341
Campus Center Expansion	IBC Residential	36	30.0-52.0 du/acre	52.0 du/acre	100.0%	0.99	51	51
2801 Kelvin Avenue	IBC Residential	36	30.0-52.0 du/acre	47.9 du/acre	92.20%	5.18	269	248
Avalon Jamboree Village	IBC Residential	36	30.0-52.0 du/acre	57.0 du/acre[3]	109.40%	4.50	234	256
Calypso	IBC Residential	36	30.0-52.0 du/acre	49.0 du/acre	94.30%	3.76	195	184
Granite Court Apartments	IBC Residential	36	30.0-58.0 du/acre	59.1 du/acre	102.90%	1.20	69	71
The Village Apartments	4.7C Urban Commercial	33	0-55.0 du/acre	49.5 du/acre	90.0%	31.31	1,722	1,550
The Park	4.7C Urban Commercial	33	0-55 du/acre	50.9 du/acre	92.5%	28.58	1,572	1,455

Notes:
1. Based on net acreage.
2. This project was permitted to exceed 52 du/ac due to provision of affordable units. A maximum of 56 du/ac was allowed.
3. Density bonus project.

Since the Irvine Company is the major landowner in the City, large sites such as ones shown in the sites inventory have historically been subdivided into smaller tracts and parcels due to their own master planning processes. However, the City's strategy is to work cooperatively with developers to facilitate the subdivision of large sites, through specific and master planning efforts, to increase the feasibility of development of affordable housing development on these sites or to off-set costs. For example, the Northern Sphere is a large area of the City that was initially an undeveloped area encompassing Planning Areas 1, 5B, 6, 8A, 9, and 9A (see Planning Area map in Appendix B). When the Irvine Company began master planning this area most of the parcels were 50 acres or more. Through the planning and entitlement process the City encouraged the subdivision of large parcels into smaller tracts through development agreements and incentives such as a reduction in park dedication requirements (as permitted by the Subdivision Ordinance) in order to encourage the construction of affordable housing. Specifically, the reduction in park dedication requirements required for residential development helps lower the cost of construction of the units planned for lower income households. Other incentives such as expedited processing for multiple subdivision maps further facilitated the feasibility of building affordable housing on these sites. As a result, there are three all-affordable housing projects located in the Northern Sphere: Woodbury Walk Apartments, The Arbor at Woodbury Apartments and Doria Apartments. All of these projects were built on parcels six acres or less in size, which were considered by nonprofit developers such as Jamboree Housing Corporation and Bridge Housing Corporation to be appropriate for the development of very low income housing. To this effect, these affordable housing projects were successfully planned, financed, and are constructed or under construction. Another example of the City's commitment

to facilitating small lot development is Planning Area 40, which has a three and a half acre site dedicated to the City by the Irvine Company through a development agreement. The site has been entitled and will be developed as a 104 unit affordable housing project by the City through its nonprofit organization, the Irvine Community Land Trust.

The City provides to all developers a Subdivision Manual ("Manual"), which is a supplementary document that identifies the procedures for administering and implementing the State Subdivision Map Act and the City of Irvine Subdivision Ordinance. The Manual is adopted by the City Council and revised from time to time by the City of Irvine Director of Community Development. The Manual serves to assist users by providing a comprehensive description of the City's requirements and procedures for processing subdivision-related applications.

Analysis of Non-Vacant and Underutilized Sites

The City of Irvine is a relatively new community. Future residential development will occur on vacant properties as shown in the Sites Inventory (Appendix B). While the Spectrum and IBC do contain underutilized properties that can accommodate high density residential and mixed use developments, this Housing Element does not rely on underutilized sites to meet the City's RHNA.

Accommodating the Development of Housing Affordable to Lower Income Households

To accommodate the development of affordable housing, the City is committed to identifying sites at appropriate densities as required by law. The state has established "default" density standards for local jurisdictions. State law assumes that a density standard of 30 units per acre for urban jurisdictions such as Irvine, as being able to facilitate the production of housing affordable to lower income households.

Sites depicted in Appendix B within zoning districts allowing higher densities (up to 50 units per acre) are used to fulfill the City's RHNA for lower income households as well as moderate and above moderate income households. Sites that permit up to 30 units per acre are used for the City's RHNA for moderate income households. In reality, many of the City's affordable housing projects are developed at densities lower than 30 units per acre. Therefore, these density assumptions are conservative compared to state law and the City's past development trends. The City, as demonstrated in this Housing Element, has adequate vacant sites to accommodate its RHNA for all income groups.

Environmental Constraints and Adequate Infrastructure

Environmental Constraints

Environmental factors can constrain residential development in a community by increasing costs and reducing the amount of land suitable for housing.

Hillsides

The City of Irvine is comprised of relatively flat land where most development takes place, as well as hillsides at the City's north and south borders. The hillsides are an integral part of the community's image and identity, providing a stunning visual backdrop, an environmental sanctuary, 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 for guidelines that allow for development with minimal impact to natural topographical features. The development capacity reflects the impact of hillside development constraints in specific planning areas.

Natural Community Conservation Plan (NCCP)/Habitat Conservation Plan (HCP)

The Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP) is a regional land use and conservation plan aimed at preserving entire biotic communities and was developed as a result of the NCCP Act passed by the California Legislature in 1991. It created a regional network of land reserves to protect entire communities of native plants and animals, while at the same time allowing development to move forward in other areas.

In the mid-1990s the City of Irvine, County of Orange and various other cities and landowners entered into an agreement to place certain lands with the NCCP Reserve. The goal of the program is to bring much-needed certainty, both for 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 plan is a more effective way to manage development than the project-by-project regulation of years past. It also results in a better outcome for the rare open spaces in Irvine.

Natural Hazards

Irvine is susceptible to many natural hazards, including wildfires, mudslides, and flooding. Other geological conditions of concern that present additional vulnerability to the community include earthquake fault zones, liquefaction areas, landslide areas, and steeply sloped hillsides. Development in areas with known hazards must ensure that adequate precaution and mitigation are afforded to protect public health and safety.

Adequate Infrastructure Capacity

Lack of infrastructure and public services can constrain the development of housing. Costs to extend infrastructure or to provide public services can significantly affect the cost of housing and the timing of development.

Water Service

The Irvine Ranch Water District (IRWD) provides domestic water service to Irvine residents and businesses. Approximately 35 percent of IRWD's drinking water is purchased from the Metropolitan Water District of Southern California. Imported water comes from the Colorado River via the Colorado River Aqueduct and from Northern California via the State Water Project. The remaining 65 percent comes from local wells. The Irvine Ranch Water District provides all of Irvine's daily water supply. Adequate water is available for the level of development projected by the City.

Wastewater Service

Public wastewater lines, which exclude those connecting from private properties, are maintained by the Irvine Ranch Water District. All planning areas in the City are master-planned to provide adequate wastewater service to the level of development that is projected per the City's current land use plan.

Roads

As the City matures, it must coordinate the pace of development with the circulation systems. Planned roadway capacities may be exceeded if development continues without effective transportation demand measures, and coordination of alternative transit systems. The City utilizes a computer traffic model to assist in analyzing proposed land use changes.

Schools

The Irvine Unified School District (IUSD) serves the majority of the City's residential neighborhoods. Other school districts which serve Irvine residents include the Santa Ana Unified School District, Saddleback Valley Unified School District and the Tustin Unified School District. Each school district's student generation rate changes over time. Rates are based on factors such as density, type of new development, and new or existing residential units. Typical school sizes for the IUSD are as follows:

- Elementary School (K-6): 600 students, with provisions to house a maximum of 720 students on an average site of ten acres
- Middle School (7-8): 700 students, with provisions to house a maximum of 900 students on an average site of 20 acres
- High School (9-12): 1,800 students, with provisions to house a maximum of 2,400 students on an average site of 40 acres

Trash

Residential, institutional, regional commercial, and industrial solid waste is presently collected by private firms, with residential and neighborhood commercial collection exclusively handled by a single waste hauler franchised by the City. Collected waste not intended for recycling is typically transported directly to the Frank R. Bowerman Landfill. This facility is located north of Portola Parkway in unincorporated County land within Planning Area 3 and is operated by the County of Orange.

Waste generation can be expected to increase as the population in the City and County continues to grow. As landfill capacity decreases, additional solid waste disposal facilities will be necessary. Efforts to limit waste flowing into landfills through source reduction and recycling will become increasingly important as the economies of scale for landfill construction and operation becomes increasingly prohibitive. A significant amount of the solid waste generated in the City of Irvine is being diverted from the landfill and reused or recycled through City and private sector waste reduction and recycling programs. In the future, public reliance on County waste disposal sites may diminish if local private sector development of additional material recovery, recycling and other non-disposal facilities occurs. Such development could increase the responsibility of the City to review and control the siting of such waste facilities. In 2009, Orange County cities renewed an agreement with the County to continue using the Frank R. Bowerman Landfill and two other regional landfills, which will continue under County operation.

Public Facilities

City facilities and services include the Civic Center, Lakeview Senior Center, Rancho Senior Center, the Animal Care Center, the Aquatics Center and 14 community centers. Two County libraries are also located within Irvine. A Citywide study, which analyzed service programs (not

facilities and infrastructure), concluded that the "majority" of Irvine residents and workers enjoy access to most of the services they need and that, for the most part, they are satisfied with the availability of those services.

Parks and Recreation

The City of Irvine's public park system is divided into two park categories: community parks and neighborhood parks. The City has 19 developed community park sites totaling 350 acres and five special facilities totaling 45.5 acres. There are 37 public neighborhood parks totaling 163 acres and many private neighborhood parks. In addition, the City has 11 landscaped public recreational trails totaling 43 miles. The Great Park currently has 200 developed acres of parks and recreation, which include six soccer fields, two of which are currently in use and the remaining four under construction that will open in July 2013.

Fire Services

The Orange County Fire Authority (OCFA) was formed in 1995 as a joint power authority and is governed by a 24-member board comprised of representatives of the 22 cities and the unincorporated areas it protects. As a partner agency, Irvine receives regional fire protection and emergency services from one of the largest regional fire service organizations in California. OCFA currently operates 70 fire stations, 11 of which are within the City. The OCFA policy for fire protection and emergency services in Irvine is as follows:

- For fire and basic life safety incidents in urban areas, a first due unit on scene within a seven minute, 20 second response time 80 percent of the time.
- For advanced life support incidents, units shall be located and staff available within 10 minutes response time 80 percent of the time.

Police Services

Police services are provided by the City of Irvine Public Safety Department. The number of authorized sworn police officers as of February 2013 was 197, plus three recruits. Staffing goals are adjusted annually as addressed in the City's Strategic Business Plan to ensure that, at a minimum, the following emergency response standards are met:

- Responding to Priority E (Emergency) events within six minutes 85 percent of the time.
- Responding to Priority I (Crimes in Progress) events within 10 minutes 85 percent of the time.
- Responding to Priority II (Less Serious Crimes just occurred) events within 20 minutes 90 percent of the time.

Housing Constraints

A number of factors can constrain the development and improvement of housing in a community. These include governmental, market and environmental constraints.

Governmental Constraints

Land Use Controls

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.

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.

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 within Irvine, and the Subdivision Ordinance that regulates the division and improvement of land. The City of Irvine'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 that accommodate housing:

- **Estate Density (0 to 1 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 (0 to 5 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 (0 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 (0 to 25 units/acre):** This level of density is intended for the development of multiple-family housing with on-site recreation areas for common use.
- **High Density (0 to 40 units/acre):** This level of density is intended for the development of multiple-family housing with on-site recreation areas for common use.

- **Multi-Use (0 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 (10 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 Marine Corps Air Station El Toro site. The Overlay Plan Maximum Intensity Standards for the Orange County Great Park includes 400 acres set aside for residential uses to accommodate 4,894 low and medium density housing units.
- **Urban/Industrial (Irvine Business Complex)**: 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 hotel/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 Vision Plan establishes a minimum residential density of 30 units per acre. The correlation between General Plan land use designations and zoning districts is presented in Table C-43.

Table C-43: Land Use and Zoning Categories Permitting Residences

Land Use	Density (du/ ac)	Zoning Categories	Typical Residential Type(s)
Estate Density (LDR)	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-2.2E	Single-family detached homes in well-defined neighborhoods.
Medium Density (MDR)	0-12.5	2.3A-2.3O	Includes single-family detached and attached units, townhouses and condominiums.
Medium-High Density (HDR)	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	Multiple-family attached housing
Multi-Use (MU)	0-50	3.1, 3.1A-3.1H	A complementary mix of retail stores, commercial services, restaurants, offices, residences, and civic uses within a small-town, pedestrian-oriented district.
Urban Commercial	0-55	4.7A-4.7C	Areas allowing retail and office commercial uses and conditionally permitting residential use in an urban, high-intensity setting
Irvine Business Complex Mixed Use	30+	5.0	Allows a mix of commercial, retail and residential uses and also restricts the amount of traditional industrial/ warehouse uses
Irvine Business Complex Residential	30+	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	10-50	1.9, 3.2, 8.1, 8.1A,	Allows for a mix of residential, commercial, recreational and educational uses that promotes and supports a balanced development strategy

Source: City of Irvine General Plan, 2012.

IBC Residential Mixed Use Vision

The IBC Residential Mixed Use Vision Plan is a policy framework that outlines goals and design guidelines for residential and mixed-use developments in Planning Area 36, the IBC. The planning area is divided into four districts, two of which (the Urban Neighborhood and the Multi-Use District) encourage mixed-use with ground floor commercial, urban parks and street landscape treatments. The Multi-Use District is comprised of nearly all portions of the planning area located 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 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 that is intended as a zoning designation in which a wide variety of uses are allowed on the same site consistent with the Great Park land use category as defined in the 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 65 percent and building height of 70 feet permitted in this 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 within the same site, including the integration of complementary uses within 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* §65915-65918), developers are entitled to a density bonus and/or equivalent concessions or incentives for provision of affordable units. The City of Irvine requires that a minimum of 15 percent of all housing developments be affordable and allows for a minimum density bonus of 20 percent per state law combined with other incentives for the development of affordable housing. Effective January 1, 2005 Senate Bill 1818 significantly reduces the percentage of affordable units that a developer must provide in order to receive a density bonus and requires up to three concessions, depending upon the percentage of affordable units in the development. Under the law, developers can receive a maximum density bonus of 35 percent when a project provides one of the following:

- 11 percent of total units for very low-income households
- 20 percent of total units for low-income households
- 40 percent of total units for moderate-income households

The legislation also imposes new statewide parking standards and density incentives for developers that donate land for affordable housing. The City's density bonus ordinance (Sec. 2-3-10. of the Zoning Ordinance) is consistent with state law since it references current state law for specific requirements.

Development Standards

Residential development standards established in the Zoning Ordinance are designed to protect and promote the health, safety, and general welfare of residents, as well as implement the policies of the 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 C-44 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 within Irvine discussed.

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. 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 10 to 50 units per 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.

Lot Size and Area

The 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 C-44: Residential Development Standards

District	Min. Lot Area	Setbacks	Lot Coverage (%)	Max. Height Main Bldg.	Parking
Estate Density	2,400 sq. ft.to 1 Acre	Front-10 to 50 ft. Side– 5 to 35 ft. Rear-10 to 25 ft.	25% 35% (2.1A only)	35 to 50 feet	1,2,3 Bedrooms: 2 spaces 4+ Bedrooms: 3 spaces Visitor parking is also required
Low Density Residential	3,000-4,000 sq. ft.	Front-10 to 50 ft. Side- 5 to 10 ft. Rear-10 ft.	50%	30 to 35 feet	
Medium Density Residential	2,400 sq. ft.	Front-10 to 50 ft. Side-5 to 10 ft. Rear-10 ft.	Unlimited	35 feet	

Table C-44: Residential Development Standards

District	Min. Lot Area	Setbacks	Lot Coverage (%)	Max. Height Main Bldg.	Parking
Medium-High Density Residential	2,400 sq. ft. to 0.5 acre-	Front-10 to 50 ft. Side-10 ft. Rear-6 to 10 ft.	50% (single family detached) Unlimited (applies to all other uses)	35-50 feet	
High Density Residential	2,400 sq. ft. (SF detached)to 0.5 acres (all other uses)	Front-10 to 50 ft. Side-5 to 10 ft. Rear-10 ft.	50%	35 to 50 feet	
Multi-Use	2,400 sq. ft. (SF detached) to 0.25 acres (all other uses)	Front-15 to 45 ft. Side & Rear-TBD	50% to 65%	35 to 70 feet	
IBC Mixed Use	10,000 sq. ft. to 0.5 acre	Front- 20 to 40 ft. Side- 10 ft. Rear-10 ft.	75%	FAA Height limits	
IBC Residential	0.5 acre	Front- 10 to 30 ft. Side & Rear-10 to 30 ft.	65%	FAA Height limits	
Trails and Transit Oriented Development	2,400 sq. ft. (SF detached) to 0.25 acre (all other uses)	Front-15 to 45 feet Side & Rear- TBD	50% (SF) 65% (Mixed Use)	70 feet	
Transit Oriented Development	2,400 sq. ft.	Front- 8 to 45 feet Side and Rear- 10 feet	50% (SF detached) 65% (nonresidential, mixed-use) Unlimited (residential, attached)	35 ft. (SF detached) 70 ft. (residential attached, nonresidential)	
Urban Commercial	10,000 sq. ft.	Front- 15 to 30 ft. Side & Rear-5 to 10 ft.	70 to 100%	TBD	

Source: City of Irvine Zoning Ordinance, 2013.

Yards and Setbacks

Front yard setback requirements range from eight to 50 feet, depending on the zone district and where the lot is located. 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.

Lot Coverage

The City imposes reasonable limits on building lot coverage. Within the multiple-family zone districts (Medium< Medium-High and High Density Residential), structures and parking may occupy up to 100 percent 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 within single-family districts allow structures to occupy 25 to 50 percent of the lot.

Minimum Floor Area Ratio

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

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). Second units require an additional parking space. Parking requirements within multiple-family 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 multi-family districts the parking requirements are as follows:

- Attached development, ownership:
  - Studio: 1 space per unit (1 covered)
  - 1 bedroom: 1.5 spaces/unit (1 covered)
  - 2 or more bedrooms: 2 spaces/unit (2 covered) or .7 spaces/unit if project has resident garages

- Attached development, rental and low or moderate income ownership:
  - Studio; 1 space per unit (1 covered)
  - 1 bedroom; 1.4 spaces/unit (1 covered)
  - 2 bedrooms; 1.6 spaces/unit (1 covered)
  - 3 or more bedrooms; 2 spaces/unit (1 covered)

Visitor parking is also determined by unit size. A minimum of 0.25 visitor parking space per unit are required of all projects within the multiple-family districts.

For projects meeting the density bonus requirements, the following state parking standards may be used, inclusive of guest and handicapped parking.

- Studio to One Bedroom: 1 parking space
- Two to Three Bedrooms: 2 parking spaces
- Four or More Bedrooms: 2.5 parking spaces

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 and comparable to the parking standards permitted by the state Density Bonus law for affordable housing projects eligible for a density bonus. Therefore, the City's parking standards are not considered a constraint.

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 50 feet in medium and 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.

Housing in the Coastal Zone

Approximately 250 acres of the City of Irvine 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 Public Resources Code Section 30519 in the California Coastal Act, the City's Local Coastal Program only applies to this 36-acre industrial site. As this site is currently developed and the General Plan and Zoning Ordinance designate it for industrial use, the City anticipates no housing development on the site in the foreseeable future.

Fees and Exactions

Development impact fees offset the costs of improvements serving the development. Planning and processing fees cover administrative review of the development by City Community Development and Public Works departments. The City's fee schedule is based on 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 C-45.

Some fees such as permit issuance fees, slurry seal fees, and traffic related fees, are collected at permit issuance by the Community Development Permit Counter. Transit Corridor Agency (TCA) fees and school fees are collected by the City's Building Division. Water and sewer fees are collected by the Irvine Ranch Water District. In 2007 the City Council passed an Economic Stimulus Ordinance in response to changes in the housing market throughout the nation, including Irvine. The Ordinance was adopted to stimulate and encourage new residential development in the City by allowing deferral of some development impact fees and optional in-lieu fees, such as park fees, street surface construction impact fees, and affordable housing in-lieu fees. The fees may be deferred until final inspection, or issuance of a temporary or final Certificate of Occupancy.

Table C-45: Planning and Development Fees for Residential Projects

Planning and Processing Fees	Fee/Deposit
Building and Safety Fees	
Inspection	Single-Family: $0.26/square foot; Multiple-family: $0.20/square foot
Model Plan Check	Single-Family: $0.25/square foot; Multiple-family: $0.25/square foot
Production Dwelling Plan Check	Single-Family: $0.025/square foot; Multiple-family: $0.02/square foot
Major Thoroughfare and Bridge Fee	
San Joaquin Hills Transportation Corridor Zone A Zone B	Single-Family: $4,185/unit; $3,242/unit Multiple-family: $2,348/unit; $1,892/unit
Foothill/Eastern Trans. Corridor Zone A Zone B	Single-Family: $4,560/unit; $3,246/unit Multiple-family: $2,663/unit; $1,889/unit
Temporary Generator Permit	Plan Review Fees: $116.18 Permit fees: $205.74 + $0.75 microfilming fee (per plan sheet)
Environmental Impact Report	Environmental Impact Report: Initial Deposit: $30,000 Minimum Balance: $10,000
Annexation, Concept Plan, Conditional Use Permit, Detachment, General Plan Amendment, Zone Change	Fee Per Hour: $128 Initial Deposit: $12,000 Minimum Balance: $2,500

Table C-45: Planning and Development Fees for Residential Projects

Planning and Processing Fees	Fee/Deposit
Development Agreement, Master Plan	Fee Per Hour: $128 Initial Deposit: $10,000 Minimum Balance: $2,000
Tentative map, Tentative Map Extension, Park Plan	Fee Per Hour: $128 Initial Deposit: $4,000 Minimum Balance $1,000
Transportation Plan Review	Fee Per Hour: $132.40
Systems Development Charge	1% of valuation
Road Wear and Tear Slurry Fee	New Units: $0.03/sf Remodels or addition: $0.03/sf Maximum Fee Per unit: $50
Strong Motion Instrumentation Program	Residential (1-3 stories) - $0.10 for each $1,000 valuation
Systems Development Charge	1% of valuation
Preliminary Plan Check Review	$125/hour, $62.50 minimum Plan Check Revisions: $124.55
Transportation Corridor Fee	Varies according to number of units (Average: $3,240)
Park Dedication In-Lieu Fee	Dedication Requirement x Fair Market Value
Bake Parkway (Fee District 89-1)	$0.05 to $1.45/sf
University Research Park Fee	$3.00/sf
Irvine Business Transportation Mitigation Complex Fee	$1,996 per dwelling unit
Irvine Business Complex Neighborhood Infrastructure Improvement Program fees	$5,860 - $15,235 depending on unit type
School Facilities Fee	$2.97-$4.46/sf
Irvine Unified School District Fee	$5.22 per square foot
Strong motion instrumentation program (SMIP) State mandated	$0.10 for each $1,000 valuation
Systems Development charge-Circulation	0.5 percent of valuation as calculated by building code
Systems development charge-Non-circulation	0.5 percent of valuation as calculated by building code
Fire station 6 assessment fee	Varies based on assessor parcel number
Permit Issuance fee (residential new construction)	$37
Automation fee	5% of building plan check fee and permit “inspection” fee
Slurry seal fees for road wear and tear	$0.03 per square foot or $50 maximum per unit
Water Connection Fee	$1,910-$3,028 per unit depending on density
Sewer Connection Fee	$100 inspection fee plus 10 percent of the bondable cost for the public sewer system
Water/Sewer Meter Fee	Fees are charged by outside agencies

Source: City of Irvine, 2013.

IBC 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 for the Irvine Business Complex. The area wide circulation program ensures that all land uses, including market rate and affordable housing,

have adequate infrastructure. The IBC Development Fee 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. In January 2011, the City Council adopted new IBC fees. However, in June 2012, the Planning Commission received confirmation that fees would be increased, consistent with Section 9-36-15 (H) of the Zoning Ordinance, based on the Engineering News Construction Cost index, effective July 1, 2012. These new fees apply to all new IBC development, including density bonus units, as follows:

Table C-46: IBC Transportation Mitigation Fees

Land Use	New Fee Rate
Residential	$1,996 per dwelling unit
Commercial	$5.84 per square foot
Hotel	$2,610 per room
Extended Stay Hotel	$1,611 per room
Office	$5.84 per square foot
Manufacturing	$1.61 per square foot
Mini-Warehouse	$1.04 per square foot

Table C-47: IBC Neighborhood Infrastructure Fees

Unit Type	New Fee (effective July 1, 2012)
Rental- with required Affordable Housing provided on-site	$ 5,860.00
Rental- using menu option for Affordable Housing requirement	$ 7,617.00
For Sale- On-Site Affordable Housing- with required Affordable Housing provided on-site	$13,477.00
For Sale- Affordable Housing Menu Option- using menu option for Affordable Housing requirement	$15,235.00

University Research Park Fee

The University Research Park (URP) fee was adopted in conjunction with The University of California Regents' approval of the UCI 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 UCI. The fee applies to all land owned by the campus of UCI 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.

Table C-48 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 are limited. Most development proposals are large-scale and involve development on previously undeveloped land. As such, the complexity of project review is not

comparable to older communities where development proposals involve few units or previously developed land. The City's fee structure reflects the types of developments in the City and necessary costs associated with proper review and project mitigation.

Table C-48: Comparison of Residential Development Fees[1]

	Costa Mesa	Fountain Valley	Irvine	Lake Forest	Tustin
Development Agreement	$5,000	$7,460	**$10,000**	$10,000	$2,000
Tentative Map	$1,380	$2,180	**$4,000**	$8,000	$3,000
General Plan Amendment	$3,400	$9,265	**$12,000**	$10,000	$2,000
Conditional Use Permit	$1,000	$3,455	**$1,500-$12,000**	$6,500	$3,000
Environmental Impact Report	Consultant Estimate + 10%	Cost + 15%	**$30,000**	$9,500	$4,000
Zone Change	$1,820	$4,715	**$12,000**	$10,000	$950

[1] Does not represent the total cost. All development fees are simply the deposit amount for staff to charge against for time spent working on a project. Therefore, not every project uses the entire deposit for processing.

Combining planning/processing fees and development impact fees, a developer can expect to pay approximately $13,000 in fees per single-family unit and $23,000 to $56,000 in fees per multi-family unit, depending on the location of the project within the City.

Table C-49: Overall Development Cost for a Typical Residential Development

Development Cost	Single-Family	Multiple-Family
Estimated Fees per Unit	$13,000	$23,000-$56,000
Estimated Cost of Development per Unit*	$309,253	$237,597-$458,237
Estimated Proportion of Fee Cost to Overall Development Cost	4.2%	5.0-9.6%

*Assumes Single-Family unit is 1,000 square feet and Multiple-Family Unit is 800 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 funding 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 percent or less of the AMI was allocated a total of $7.7 million from the City's in-lieu fee account. Other financial subsidies given to facilitate development of affordable housing also include reductions in the parkland dedication standard for new affordable units.[8] 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, a reduction in development standards such as setbacks requirements, landscaping requirements, parking requirements, and building heights. As previously noted the City adopted the Economic Stimulus Ordinance, which allows developers to defer payment of certain fees from issuance of building permits to final inspection or issuance of a temporary or final certificate of occupancy.

[8] Division 5, Chapter 10, Section 5-5-1004(G). The reduction applies to the affordable units only. The normal park dedication fee is five acres per 1,000 population; the reduction allowed for affordable units is three and one-half acres per 1,000 population. The park dedication requirements can be met through dedication of land acreage, construction of park improvements, payment of park fees in-lieu, or by a combination of the aforementioned methods.

Processing and Permitting Procedure

Permitted Uses within Residential Zones

The Zoning Ordinance stipulates the residential types permitted, conditionally permitted, or prohibited in each zone. Residential types in the City include single-family dwellings, second dwelling units, manufactured housing, transitional housing, supportive housing, residential care facilities, multiple-family dwellings, and mixed-use, among others. Summarized below are the different types of residential uses permitted or conditionally permitted in various zoning districts within the City.

- **Single-Family Dwellings:** Detached, single-family dwelling units are permitted in the following residential districts: Estate, Low Density Residential, Medium Density Residential, Medium-High Density Residential, High Density Residential and Transit Oriented Development.

  Single-family homes are also conditionally permitted in the Multi-Use, Trails & Transit Oriented Development and IBC Residential districts. This provision allows the development of small-lot single-family homes that fall within the density range of the multiple-family districts, but offers a product type that may be more compatible with surrounding uses.

- **Attached Residential:** Condominiums, townhomes, and apartments are permitted in the Estate, Low, Medium, Medium-High, Transit Oriented Development and High Density Residential districts. They are also conditionally permitted in the Multi-Use, IBC Mixed-Use IBC Residential and Trails & Transit Oriented Development districts.

- **Second Units:** Irvine's Zoning Ordinance outlines the conditions under which second dwelling units may be permitted in all residential districts. These conditions are consistent with state law and include:

  - The unit is not intended for sale and may only be rented.
  - The lot is zoned for single-family or multiple-family use.
  - The lot contains an existing single-family dwelling.
  - The second unit is either attached to the existing dwelling and located within the living area of the existing dwelling or detached from the existing dwelling and located on the same lot as the existing dwelling.
  - The floor area of a second unit shall not exceed 30 percent of the floor area of the existing living area. This requirement is not applicable to second units on single-family detached lots equal to or greater than 20,000 square feet. Any construction shall conform to height, setback, lot coverage, fees, charges and other zoning requirements generally applicable to residential construction in the district in which the property is located.
  - Any construction shall conform to height, setback, lot coverage, fees, charges and other zoning requirements generally applicable to residential construction in the zone in which the property is located.
  - The total area of floor space for a detached second unit shall not exceed 1,200 square feet. This requirement is not applicable to second units on single family detached lots equal to or greater than 20,000 square feet.

- The second unit shall be in compliance with any local building code requirements that apply to detached dwellings, as appropriate.

  Second units are also permitted in the Transit 3.2 Oriented Development and 8.1 Trails & Transit Oriented Development zoning districts. Second units are conditionally permitted in the Multi-Use and IBC Mixed Use zoning districts. A second unit that conforms to the requirements above shall not be considered to exceed the allowable density for the lot upon which it is located and shall be deemed to be a residential use that is consistent with the existing General Plan and Zoning designation for the lot.

- **Manufactured Housing:** A manufactured home meeting national standards and installed on a foundation system, pursuant to the California Health and Safety Code, on an individual lot is treated as a standard single-family residential development. Manufactured structures are permitted in all residential districts in the City and the Transit Oriented Development district. No additional standards are required for approval or construction of units. They are also conditionally permitted in the Multi-Use, Trails & Transit Oriented Development, Community Commercial and IBC Mixed Use districts.

- **Home Care Facilities:** The Irvine Zoning Ordinance defines home care as "the care of six or fewer elderly persons or disabled persons or children or persons identified in the specific land use identified in the California Health and Safety Code, Section 1566.3, such as, but not limited, to transitional housing, congregate care facility, and convalescent home." A state-authorized or certified family care home, foster home, or group home serving six or fewer persons with disabilities or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is permitted in all residential districts. Home care facilities are permitted in all residential districts, as well as in the following:

  - 3.1 Multi-Use
  - 5.0 IBC Mixed Use
  - 8.1 Trails and Transit Oriented Development

- **Residential Care Facilities**: The Irvine Zoning Ordinance defines a residential care facility as "any family home, group care facility or similar facility providing 24-hour non-medical services, supervision or assistance essential for sustaining the activities of daily living. Residential care facilities include: shelters, board and care facilities, halfway houses, wards of the juvenile court and the like and excludes Sober Living Facilities." Residential care facilities are conditionally permitted in all residential districts, except the Estate Residential Density district. They are also conditionally permitted in the following:

  - 3.1 Multi Use
  - 5.0 IBC Mixed Use
  - 5.5 Medical and Science
  - 6.1 Institutional
  - 8.1 Trails and Transit Oriented Development

- **Emergency Shelters**: Senate Bill 2, enacted in October 2007, requires local governments to identify one or more zoning categories that allow emergency shelters without

discretionary review. The statute permits the City to apply limited conditions to the approval of ministerial permits for 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 2011 Point in Time Count by the OC Partnership to End Homelessness, Irvine's share of the regional unsheltered homeless population is estimated to be 68 individuals. The estimated sheltered homeless population in Irvine is 50 persons.

In the City of Irvine, emergency shelters are currently permitted by right in the IBC Multi-Use, General Industrial, Medical and Science, Business Park, and Institutional zoning districts, consistent with state law. The term "permitted by right" means that no discretionary permits are required in order to operate an emergency shelter in these districts. Emergency shelters must comply with the general development standards outlined in the Zoning Ordinance for each zoning district and must obtain a building permit if any structural changes will be made to the building. In addition, they must comply with parking standards, which require a parking space for every four beds and each employee. Building permits are obtained administratively over the counter at the City. Properties zoned IBC Multi-Use, General Industrial, Medical and Science, Business Park, and Institutional are located near easy access to public transportation and services. Over 7,399 acres of properties zoned IBC Multi-Use, General Industrial, Medical and Science, Business Park, and Institutional are suitable for emergency shelter use. These properties are scattered throughout the City in Planning Areas 12, 13, 31, 32, 34, 35 and 51. Maps of vacant and underutilized sites that can feasibly be used for emergency shelters along with a sites inventory are depicted in Appendix D. They are located along transportation corridors with easy access to social services and public transportation. These districts will be more than able to accommodate, in vacant and underutilized properties or through conversion of older buildings, Irvine's estimated homeless population of 118 sheltered and unsheltered homeless individuals.

- **Transitional Housing**: The *California Health and Safety Code* (§50675.2) defines "transitional housing" and "transitional housing development" as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. This definition of transitional housing does not encompass all transitional housing facilities, particularly those that operate as group quarters or community care facilities that charge fees rather than rents.

  Under the City's current development regulations, the City facilitates and encourages the development of transitional housing by treating facilities that serve six or fewer persons as regular residential uses. Such facilities are permitted by right in all residential uses (see also discussions under "Housing for Persons with Disabilities"). They are also permitted by conditional use permit in the two other non-residential mixed-use zoning districts. The City of Irvine regulates these facilities by land use type (single-family homes, multiple-family apartments, or condominiums) rather than by their users.

  Large transitional housing facilities that operate as regular housing developments are considered regular residential use and permitted by right in the City's residential zones.

Large transitional housing facilities (serving more than six persons) that operate as community residential care facilities (i.e. group quarters) are conditionally permitted in all districts except for the Estate Density district. The CUP criteria used to review transitional housing pertains to performance standards. The findings are the same as those used for other uses requiring a CUP and would not prevent the approval of transitional housing facilities. Pursuant to the Zoning Code (Chapter 2-9), the findings are as follows:

- 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; and
- Major issues associated with the development of the site have been addressed and resolved when development of the site is not subject to the master plan approval.

- **Supportive Housing:** The *Health and Safety Code* (§50675.14 (b)) defines "supportive housing" as housing with no limit on length of stay, that is occupied by target populations (including persons with disabilities, homeless, persons aging out of the foster system, etc.) and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

  Most supportive housing is built and managed by nonprofit housing developers in partnership with nonprofit service providers. Supportive housing comes in all shapes and sizes, and is designed to meet the needs of both the people to be served and the communities where it is located. It could be a renovated motel offering furnished Single Room Occupancy apartments; a multiple-family development where tenants with disabilities live alongside other families with low incomes; a small, more service-intensive building; or scattered-site apartments. The City of Irvine encourages development of supportive housing by allowing this type of use to operate as multiple-family rental housing in all residential zones where multiple-family housing is permitted.

  Single Room Occupancy: The City facilitates and encourages the development of new Single Room Occupancy (SRO) units as well as the rehabilitation of existing SRO units, which along with any other types of residential units are eligible to receive the density bonus as part of the City's Density Bonus Ordinance. The City includes SRO housing in its definition of hotel/motel and conditionally permits SRO units in the Multi-Use, Community Commercial, IBC Mixed Use, Industrial, Medical and Science, and Trails and Transit Oriented Development zones. SRO units are also permitted in the Lower Peters Canyon Regional Commercial zone. The Irvine Inn is an existing SRO complex in the City that provides housing with supportive services for homeless or near homeless individuals.

Conditional Use Permit Process

New residential projects not permitted by right require a CUP in order 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; and
- 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 conditional use permit affects land located within the coastal zone, the proposed conditional use permit will comply with the provisions of the land use plan of the certified local coastal program.
- Based upon 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.

Conditional use permit 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 Environmental Impact Report (EIR), which contemplated residential uses at all densities, as well as number of units to be built. An approved EIR allows developers to rely on the certainty of gaining approval of a conditional use permit 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 numerous existing 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 projects throughout the City. Granite Court, a 100 percent 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:

- Providing evidence that a Notice of Intent (NOI) was filed with the State Water Resources Control Board.

- Submittal of a Water Quality Management Plan (WQMP) 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.

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. As previously mentioned, the City Council passed an Economic Stimulus Ordinance to stimulate and encourage new residential development in the City by allowing deferral of some development impact fees and optional in-lieu fees, such as park fees, street surface construction impact fees, and affordable housing in-lieu fees. The fees may be deferred until final inspection or issuance of a temporary or final Certificate of Occupancy. In addition, the City offers a reduction in park dedication standards (as permitted by the Subdivision Ordinance) in order 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 provides, where feasible, financial subsidies to offset the cost impacts of development and planning fees. Financial assistance can come in the form of CDBG, HOME funding 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 was allocated a total of $7.7 million from the City's in-lieu fee account.

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.

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.

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 the California Environmental Quality Act (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, but most residential projects are approved in two to four months. Table C-50 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 state 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 permit processing procedures are not a significant constraint on residential development.

Table C-50 : Processing Times

Project Type	Reviewing Bodies	Public Hearing Required	Appeal Body	Estimated Total Processing Time (based on working days)
Single-Family Detached Units	Planning Commission,	Yes	City Council	No EIR: 4 months EIR: 1-2 years
Single-Family Subdivision	Subdivision Committee, Planning Commission	Yes	City Council	No EIR: 5 months EIR: 1-1 ½ years
Multiple-Family	Planning Commission,	Yes	City Council	No EIR: 6 months to 1 year EIR: 1-2 years
Multiple-Family (with subdivisions)	Subdivision Committee, Planning Commission, Community Services Commission	Yes	City Council	No EIR: 5 months EIR: 1-2 years
Mixed Use	Planning Commission, Community Services Commission	Yes	City Council	No EIR: 5 months to 1 year EIR: 1-2 years

Table C-51 outlines the standard processing times for some of the City's more common approvals and permits.

Table C-51: Timelines for Permit Procedures

Type of Approval or Permit	Typical Processing Time (based on working days)
Conditional Use Permit or Master Plan	16 weeks
Zone Change	20-26 weeks
General Plan Amendment	20-26 weeks
Environmental Impact Report	12-24 months

Note: Subdivision review is included within the timeframes indicated in this table.
Source: City of Irvine, 2013.

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

- Environmental Determination - Projects that require an EIR can take an additional six months to process.
- Projects that require 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:

- Conditional Use Permit
- Tentative Tract Map
- Master Plan
- General Plan Amendment
- Zone Change

Projects that require a Master Plan, Tentative Tract Map and/or Conditional Use Permit take approximately 12-16 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 18-20 weeks to process. These estimates, however, are highly dependent upon the completeness of the submittal, 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 18 months to process. Approval requirements are the same for all residential projects, regardless of whether it is a single-family or multiple-family development. Table C-52 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 timeframe for development.

Table C-52: Typical Processing Procedures by Project Type

	Single Family Detached Units	Subdivision/ Planned Development	Attached Residential
Typical Approval Requirements	• Master Plan/ Conditional Use Permit • Addressing Plan • Grading Plan • Landscape Plan • Building Plan • Tentative Tract Map	• Tentative Tract Map • Master Plan/ Conditional Use Permit	• Master Plan/ Conditional Use Permit • Addressing Plan • Grading Plan • Landscape Plan • Building Plan • Tentative Tract/Parcel Map
Estimated Total Processing Time	No EIR: 6 months to 1 year EIR: 1-2 years	No EIR: 5 months EIR: 1-1 ½ years	No EIR: 6 months to 1 year EIR: 1-2 years

Source: City of Irvine, 2013.

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 Conditional Use Permit, 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, Subdivision Committee, City Council and Zoning Administrator.

Development Review Committee: The purpose of the City's Development Review Committee (DRC) is to provide a weekly and on-going forum for City departments to identify and discuss issues related to development proposals, and work towards 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.

Inclusionary Zoning Ordinance

The City of Irvine has been at the forefront of providing affordable housing. The provision of affordable housing was always an important goal for the City of Irvine, 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 2003 and 2013, approximately 362 affordable units (such as Granite Court Apartments and Tribeca Flats at Central Park West) have been built and/or approved as a result of the Inclusionary Housing Ordinance.

Requirements

In March 2003, the Irvine City Council approved a zone change to revise Chapters 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 of Irvine. Under these provisions, residential projects are required to provide a minimum of 15 percent of their total units as affordable units and shall be allocated in accordance with the following percentages:

- Five percent of the actual number of dwelling units shall be affordable as rental or ownership units to households earning less than 50 percent of the County median income.
- Five percent of the actual number of dwelling units shall be affordable as either rental or ownership units, with the emphasis on ownership units, to households earning 51 percent to 80 percent of the County median income.
- Five percent 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 households earning 81 percent to 120 percent of the County median income.

Occasionally, developers will ask the City for permission to deviate from the above ratios and provide a different mix of affordable units in their projects. These requests are usually for a unit mix that provides a deeper level of affordability, in order to ensure compliance with tax credit or 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.

Affordable units must be located within the planning area or on the site of the proposed project, unless the developer is qualified to utilize menu option alternatives. Developers are only eligible for the menu option alternatives when:

- 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 percent 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.

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.
- Payment of in-lieu fees.
- Transfer control of units to a nonprofit housing agency.
- Transfer of off-site credits for affordable units not provided on the site.
- Provision of alternative housing.
- Dedication of land for affordable housing.
- An alternative option acceptable to the City.

Incentives

To assist in compliance with the Inclusionary Affordable Housing Implementation Plan, 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 Redevelopment Agency or Land Trust;
- Financial assistance if excess affordable units are provided; and
- Reduction in overall inclusionary requirements if an increased number of lower income units are provided.

The City of Irvine had an informal affordable (inclusionary) housing goal for many years prior to formalizing this affordable housing goal as a policy implemented through the Zoning Ordinance in 2003. The original affordable housing goal was included in the City's 2000 General Plan. In 2003, the City formalized this affordable housing goal into an inclusionary housing policy, during an upward housing market. Adoption of the inclusionary housing policy had not slowed 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 approximately $180,000. This level of subsidy is typical and does not impact the cost of overall housing development to the extent of making a project infeasible. 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.

Codes and Enforcement and On/Off-Site Improvement Standards

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 2010 California Building Code, which is based on the 2009 International Building Code. The 2010 California Green Building Standards Code, Electrical Code, Mechanical Code and Plumbing Code were also adopted. All applications made after January 1, 2011 are subject to the most recently adopted code. Effective January 1, 2014 new building codes will once again be adopted.

The City's Code Enforcement Office has a staff of four persons. Most are inspectors, each having expertise in different areas of code enforcement, but capable of investigating any type of complaint. Staff enforces a variety of codes including:

- California Building Codes
- Zoning Ordinance
- Municipal Codes relating to Water Quality, Noise, Trash, and Public Nuisance.
- Sections of the Uniform Fire Code, Uniform Housing Code, and Building Code including ADA accessibility requirements

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

- Residential Property Management – Public Nuisance Items
- Drainage
- Illegal Home Occupation
- Construction Without Permits
- Trash/Trash Cans
- Inoperative Vehicles/Illegal Parking
- Noise
- Water Quality violations involving paint spills, oil spills, raw sewage, washing debris into gutter, draining pool into gutter, storm drain

Code Enforcement staff responds to approximately 60 new residential complaints and participates in about 130 active investigations and actions each month. Enforcement procedure places emphasis on voluntary compliance. On the average, the City's Code Enforcement Office administers:

- 600 Residential Courtesy Notices per year
- 300 Pre-Citation Notices per year
- 10 Administrative Citations per year

On-/Off-Site Improvement Standards

The City of Irvine'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 (Plans). These Plans are intended to ensure uniform design and provide guidance to those preparing improvement plans for the City. Irvine's Standard Plans establishes varying standards for residential streets, depending on the design and scope of the project. The Standard Plan identifies three types of residential streets – local streets, private ways, and private courts:

- **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 26 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 within Planning Area 4, an area which was annexed to the City in 1994 after entitlements had previously been granted by the County. A minimum of one outdoor solid waste collection bin per 12 dwelling units is required by the City, 50 percent 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 sometimes 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 park land or pay fees in lieu at the rate of five acres per population of 1,000. In order to encourage the construction of low and moderate income housing, the City has modified the park dedication policy for developers of affordable housing:

- Affordable housing developers may reduce the dedication standard to a minimum of 3.5 acres per population of 1,000.
- In order 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 10 years,

and that projects for family units will be located within ½ mile of a publicly maintained park and/or school playground.

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

- 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.

Constraints on Housing for Persons with Disabilities

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

Zoning and Land Use Policies and Practices

The City has a total of 33 residential care facilities including:

- Six adult residential facilities ranging in capacity from three persons to six persons.
- Twenty-seven residential care facilities for the elderly ranging in capacity from two persons to 399 persons.

Currently, housing facilities for persons 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 *Health and Safety Code* §1520.5 are enforced by the State 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.

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 that 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 persons with disabilities, but not for housing families that are similarly sized or situated.[9] The City of Irvine 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

[9] California court cases (such as *City of Santa Barbara v. Adamson* (1980) 27 Cal.3d 123, and *City of Chula Vista v. Pagard* (1981) 115 Cal.App.3d 785 have ruled an ordinance as invalid if it defines a "family" as (a) an individual; (b) two or more persons related by blood, marriage, or adoption; or (c) a group of not more than a specific number of unrelated persons as a single housekeeping unit. These cases have explained that defining a family in a manner that distinguishes between blood-related and non-blood related individuals does not serve any legitimate or useful objective or purpose recognized under the zoning and land use planning powers of a municipality, and therefore violates rights of privacy under the California Constitution.

provisions to ensure accessibility for persons with disabilities. These standards are consistent with the Americans with Disabilities Act and Title 24. No local amendments that would constrain accessibility or increase the cost of housing for persons 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 persons 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 provides basic information about 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 persons with disabilities. The City's zoning and building codes, as well as its approach to code enforcement, allow for special provisions that meet the needs of persons 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 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 disabled population. The City of Irvine's Office of Disability Services provides information and support services to people with disabilities who live or work in the City. Disability Services offers:

- 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 citizen complaints regarding community accessibility to the appropriate City department for swift investigation and resolution.

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 a 16-member board, with half of the members being residents with disabilities and the remainder comprised of residents who have a family member with a disability and persons who work in the field of disability services. Meetings are open to the public and are held on a monthly basis at the Irvine City Hall.

The mission of IRDAB is to:

- Identify and recommend programs and services that would meet the social, physical and emotional needs of residents who have disabilities.
- To provide advocacy and support programs.
- To assess community needs and provide appropriate recommendations to City Departments.
- To work collaboratively with organizations within Irvine and surrounding areas, which have an impact on residents with disabilities.

The City currently has two all-affordable apartment complexes for the disabled: Mariposa Villas and AbilityFirst Apartments. Additionally, seven out of 165 affordable units in the Woodbridge Manor apartment complex are designated specifically for disabled seniors. 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 a handicapped accessible 40-unit apartment complex affordable to very low income households. Mariposa Villas is currently home to over 60 persons with disabilities.

The City collaborated with AbilityFirst, a nonprofit organization serving children and adults with physical and developmental disabilities, in the development of a 24-unit apartment complex. The complex features 14 one-bedroom and nine two-bedroom rental units built specifically for low 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 of Irvine, the County of Orange, the State of California and the U.S. Department of Housing and Urban Development.

Market Constraints

Market constraints include local housing cost components, such as the availability and cost of land, as well as cost of construction. These constraints are often out of the City's control, but can result in housing that is not affordable to lower income households, or may render residential construction economically infeasible for developers.

Land Costs

While the City of Irvine has vacant land, much of it is already subject to development agreements or is located in the Hillsides land use category, which permits very limited residential development due to terrain and physical hazards, or is dedicated as permanent open space. Under-utilized land offers additional land for housing development, but given that most properties were developed in the last 20 years, demolition of existing improvements that are in excellent condition is not a financially feasible option.

In 2012 the estimated land value for a site in the City of Irvine with access, available utilities, and zoned for medium density residential (12 du/acre), was $3,600,000 per acre, or $82.64 per square foot.

Construction Costs

Construction factors such as type of construction, custom versus tract development, materials, site conditions, finishing details, amenities, square footage, and structural configuration can increase the cost of housing. The International Conference of Building Officials provides estimates for the average cost of labor and materials for typical Type V wood-frame housing. Estimates are based on "good-quality" construction, providing for materials and fixtures well above the minimum required by state and local building codes.

Availability of Financing

The availability of financing may impact the ability of a household to purchase or improve housing. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications by the income, gender, and race/ethnicity of the applicants. Table C-53 summarizes the disposition of loan applications in Irvine by loan type during 2011. HMDA data shows that approximately 73 percent of government-backed home purchase loan applications were approved, while 72 percent of conventional loans were approved. The loan approval rate for refinancing applications was similar to home purchases, at 71 percent.

Table C-53: Disposition of Loan Applications

Loan Type	Number of Applicants	Percentage Approved	Percentage Denied	Percentage Other
Government-Backed Purchase	234	72.6%	9.4%	17.9%
Conventional Purchase	2,034	72.0%	13.0%	14.9%
Refinance	8,967	71.2%	15.4%	13.4%
Home Improvement	208	76.9%	12.0%	11.1%

Source: Home Mortgage Disclosure Act (HMDA), 2011 http://www.ffiec.gov/hmda/online_rpts.htm

The ability to maintain housing can often depend on the ability of households to obtain home improvement loans for repairs and upgrades. The table shows that the 77 percent approval rate for home improvement loan applications during 2011 was slightly higher than for home purchase and refinancing applications. To assist lower income households in making improvements to their homes, the City offers assistance through its Residential Rehabilitation Program (RRP), which provides financial assistance to low- and moderate-income Irvine homeowners for critical home improvement projects. Financial assistance through the RRP consists of 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 dwellings or manufactured homes located in the City are eligible for funding.

Foreclosures

Between 2000 and 2005, with low interest rates, "creative" financing (e.g., zero down payment, interest only and adjustable loans), and predatory lending practices (e.g. aggressive marketing, hidden fees, negative amortization), many households purchased homes that were beyond their financial means. Under the false assumptions that refinancing to lower interest rates would always be an option and home prices would continue to rise at double-digit rates, many households were unprepared for the hikes in interest rates, expiration of short-term fixed rates, and decline in sales prices that set off in 2006. A significant number of foreclosures occurred as a result of significantly increased mortgage payments, and mortgage loans that exceed the value of the homes. In Orange County, 5,555 Notices of Default were filed in the fourth quarter of 2009, compared to 4,481 filed during the same period in the previous year, representing a 24 percent increase in one year.[10]

During the past few years, the foreclosure rate has dropped substantially. For example, from February 2012 to February 2013 notices of default dropped by 59 percent and notices of sale decreased by 57 percent in Irvine[11]. This reduction is likely related to increasing property values, as the number of "underwater" homes declines. During 2012, the number of homes in Orange County for which the mortgage amount exceeded home value dropped by nearly 28,000[12].

[10] http://www.dqnews.com/Articles/2010/News/California/CA-Foreclosures/RRFor100127.aspx, accessed April, 2010.

[11] http://www.foreclosureradar.com/california/orange-county/irvine-foreclosures (accessed 3/22/2013)

[12] http://www.ocregister.com/articles/homeowners-500351-county-orange.html (accessed 3/22/2013)

Goals, Policies and Programs

The City of Irvine's long term housing goal is to provide housing that fulfills the diverse needs of the community. In the short term, this will be accomplished with the objectives, policies, and programs set forth in this Housing Plan. The goals, policies, and programs in the Plan build upon the identified housing needs in the community, constraints confronting the City, resources available to address the housing needs, and a review of accomplishments under the 2008-2014 Housing Element. (The review of accomplishments is contained in Appendix C). The goals, policies, and programs contained in this section will guide City housing policy through the 2013-2021 planning period.

Goals are statements of community desires that are broad in both purpose and aim, but are designed specifically to establish direction. Policies provide specific standards for achieving a goal. Essentially, goals represent desired outcomes the City seeks to achieve through the implementation of policies. Further articulation of how the City will achieve the stated goals is found in the programs that identify specific actions the City will undertake toward putting each goal and policy into action. Quantified objectives identified in particular programs are estimates of assistance the City will be able to offer, subject to available resources.

To make adequate provision for the housing needs of all economic segments of the community, the programs in the Housing Plan aim to:

- Provide adequate sites for the development of affordable housing
- Assist in the development of affordable housing
- Conserve and improve the existing affordable housing stock
- Preserve units at-risk of conversion to market rate uses
- Address and remove or mitigate constraints
- Provide equal housing opportunities

The City has also adopted the ambitious goal of creating 9,700 units of affordable housing by the year 2025, representing approximately 10 percent of the City's total projected housing units. In order to achieve this goal, the City completed a Housing Strategy and Implementation Plan to clarify and expand its housing goals, propose an affordable housing strategy for the City, and offer an implementation plan to put the strategy into action. The Housing Strategy presents the following goals and priorities:

- Maintain the high quality of both new and existing housing
- Disperse the affordable units throughout the community
- Incorporate green design/sustainable development and accessible development features to improve affordability and contribute to resource conservation and accessibility
- Facilitate development of additional rental housing
- Create equity-building opportunities for first-time homebuyers

Goals and Policies

Provide Adequate Sites

A major element in meeting the housing needs of all segments of the community is the provision of adequate sites, sizes and prices of all types of housing. Persons of different ages, incomes and lifestyles have a variety of housing needs that evolve over time and in response to changing life circumstances. Providing an adequate and diverse supply of housing accommodates the changing housing needs of residents. The Irvine General Plan and Zoning Ordinance establish where housing may be located to provide adequate housing and maximize use of limited land resources. New development should be constructed at appropriate densities that maximize the intended use of the land.

GOAL 1.0 **Provide suitable sites for housing development that can accommodate a range of housing by type, size, location, price and tenure.**

Policy 1.1 Ensure a mix of housing for all economic segments across all planning areas.

Policy 1.2 Strive to improve the City's jobs-to-housing balance.

Policy 1.3 Utilize land donations as an effective strategy to facilitate affordable housing development.

Policy 1.4 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.

Policy 1.5 Advocate balanced residential and employment growth in the region, to ensure all jurisdictions share the responsibility for housing the region.

Policy 1.6 Ensure proper land use planning for adequate infrastructure, services, and facilities is provided to serve existing and future residents.

Assist in the Development of Affordable Housing

Affordable housing is essential for a healthy community. In addition to a diverse mix of housing types, it is necessary to make housing available for residents of all income levels by seeking funding from various sources to increase the opportunities for development of affordable housing units. The City actively works with both nonprofit and for-profit developers in the production of affordable for-sale and rental housing. Recognizing that a safe, decent and affordable place to live plays a significant role in establishing strong neighborhoods and a sense of community pride, the City supports programs that make purchasing and renting a home a realistic option for all households.

GOAL 2.0 **Assist in the provision of housing that meets the needs of all economic segments of the community.**

Policy 2.1 Provide density and regulatory incentives to facilitate permanent affordable housing development.

Policy 2.2 Assist developers to access financing to produce a mix of housing.

Policy 2.3 Coordinate with housing developers to access funding sources for permanent affordable housing. Assist in creating partnerships between nonprofits and market rate developers.

Policy 2.4 Assist developers, through new construction, to increase supply of permanent affordable rental units with supportive services that target seniors and persons with disabilities and extremely low income households.

Policy 2.5 Assist developers to increase supportive services that allow seniors and persons with disabilities to live independently.

Policy 2.6 Maintain quality design, siting, construction and maintenance while minimizing affordable housing cost.

Policy 2.7 Promote Universal Design Principle and Green Building techniques to reduce housing costs in the long-run and to create housing that meet the special needs of residents.

Conserve and Improve the Existing Housing Stock

Conserving and improving the housing stock helps maintain investment in the community and keeps existing housing affordable. Despite the majority of the City's housing stock being relatively new, some rehabilitation needs are anticipated. A number of factors can cause residential units to become unsafe or unhealthy to live in. Preventing these problems from occurring and addressing them when they do occur protects the safety and welfare of the residents and assists in meeting housing needs throughout Irvine. The City will focus its efforts on rehabilitation, code enforcement, and preserving existing affordable units to take a proactive approach toward conservation of the current housing stock.

GOAL 3.0 Maintain and enhance the existing viable housing stock and neighborhoods within Irvine.

Policy 3.1 Identify substandard properties through the Residential Rehabilitation Program.

Policy 3.2 Encourage lower income property owners to utilize housing rehabilitation loans and grants to bring properties up to code, make accessibility improvements and mitigate lead-based paint threats.

Preserve Units At-Risk of Conversion to Market Rate Uses

Seven projects in the City are considered to be at-risk of converting to market-rate housing due to expiration of low income use restrictions or rent subsidies. These projects consist of a total of 528 affordable rental units that are assisted with project-based Section 8 assistance and bonds.

GOAL 4.0 Maintain the affordability of all at-risk units in the City.

Policy 4.1 Monitor all units considered at risk of conversion to market rate.

Policy 4.2 Provide incentives to maintain affordability, if feasible, to owners of rent-restricted properties at risk of converting to market-rate.

Address and Remove or Mitigate Governmental Constraints

Pursuant to state law, the City is obligated to address and, where legally possible, remove government constraints affecting the maintenance, improvement, and development of housing. Removing constraints on housing development can help to address housing needs in the City by expediting construction and lowering development costs.

GOAL 5.0 **Mitigate to the extent legally feasible any potential governmental constraints to housing production and affordability.**

Policy 5.1 Monitor legislative changes to ensure that City policies and regulations comply with state and federal laws.

Policy 5.2 Monitor and adjust City fees, development standards, incentives and development review processes to ensure such requirements do not unduly constrain housing development.

Provide Equal Housing Opportunities

To meet the housing needs of all segments of the community, the Housing Plan includes a program to promote housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, or physical disability. The City currently contracts with nonprofit organizations to provide fair housing and tenant/landlord services to Irvine residents.

GOAL 6.0 **Continue to promote equal housing opportunity in the City's housing market regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, or physical disability**.

Policy 6.1 Partner with fair housing organizations to provide a variety of fair housing and tenant/landlord services.

Policy 6.2 Work with the property managers and residents of rental housing throughout the City to ensure compliance with fair housing laws.

Housing Programs

Program 1: Residential Sites Inventory

The City will provide adequate residential and mixed-use designated sites to accommodate the City's RHNA of 12,149 units (2,817 very low, 2,034 low, 2,239 moderate and 5,059 above moderate income units).

Timeframe and Objectives:

- Maintain, in the City's Geographic Information Systems (GIS) database, a residential sites inventory of the City's RHNA and update this inventory annually.
- To ensure sufficient residential capacity is maintained in the sites inventory to accommodate the identified need, the City will develop and implement a formal ongoing project-by-project evaluation procedure pursuant to Government Code Section 56863 within six months of adoption of the Housing Element by the City Council. Should an approval of commercial development result in a reduction of capacity within mixed use zones 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 (subject to minimum reproduction costs), the City will make the map of vacant and underutilized sites available.
- Continue to pursue alternative options for meeting the RHNA (through preservation, legislative changes and regional cooperation). Annually, beginning in May of each year, evaluate the City's funding availability and opportunities to pursue acquisition/rehabilitation of affordable housing projects and preservation of at-risk housing.

- Monitor on a bi-annual basis in March and September the rate of residential development to ensure that adequate infrastructure, services and facilities are available.

Funding Sources: General funds
Responsible Agencies: Community Development/Planning
Relevant Policies: Policies 1.1, 1.2, 1.3, 1.4, 1.5, and 1.6

Program 2: Irvine Community Land Trust

The City will coordinate with the Irvine Community Land Trust (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, during the time period of this Housing Element update.

Timeframe and Objectives:

- Assist in the development of 100 permanent affordable units (100 rental housing units), including units for extremely low income households, by 2014. Specifically the City will assist the ICLT in the development of these units through the following actions:
    - Annually allocate funding in May to the ICLT for the development of affordable housing development when CDBG, HOME or other funding is available.
- Partner on an on-going basis with for-profit and nonprofit housing developers and other entities to pursue permanent affordable housing opportunities in concert with the ICLT.

Funding Sources: CDBG, HOME, public and private grants
Responsible Agencies: Housing Division
Relevant Policies: Policies 1.3, 2.2, and 2.3

Program 3: Inclusionary Zoning Ordinance

The City will continue to implement the Inclusionary Zoning Ordinance to require 15 percent 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.

Timeframe and Objectives:

- Continue to implement the Inclusionary Zoning Ordinance.
- Monitor the impact of the Inclusionary Zoning Ordinance on housing supply and price through the Zoning Ordinance required annual residential land appraisal in the City and modify ordinance as necessary and appropriate. Specifically, monitor the variables used in the in-lieu fee calculations to reflect market conditions.

Funding Sources: General Fund
Responsible Agencies: Housing Division
Relevant Policies: Policy 1.1

Program 4: Mixed-Use and Transit-Oriented Development

The City promotes mixed-use and transit-oriented development as a means of coordinating residential and employment development, reducing traffic congestion, and enhancing the jobs to housing balance in the community. Three areas allow for mixed-use development – the IBC, the Irvine Spectrum Center and the private Great Park Neighborhoods development surrounding the Orange County Great Park. Increased densities and height limits are offered in these areas.

Timeframe and Objectives:

- Continue to implement on a project-by-project submittal basis the Irvine Business Complex Vision Plan and Mixed Use Overlay Zoning Ordinance that was approved by the Planning Commission on April 1, 2010, and the City Council on July 13, 2010.
- Continue to monitor development trends bi-annually in the Great Park and IBC to ensure that appropriate development standards and adequate incentives are provided to encourage mixed-use and transit-oriented developments. As appropriate, modify incentives and development standards to enhance feasibility of mixed use developments in these areas.
- Monitor, in conjunction with the annual progress report to HCD, development in the Great Park Neighborhoods and IBC areas to ensure adequate sites continue to be available for meeting the City's RHNA. When non-residential development occurs in the Great Park Neighborhoods and IBC, update the sites inventory and RHNA progress to make sure remaining sites in the City are able to accommodate the City's remaining RHNA. Through the annual report to HCD on the progress of implementing the City's Housing Element, provide an update on the City's sites inventory and RHNA status.

Funding Sources: General Funds, HOME, CDBG,
Responsible Agencies: Community Development/Planning
Relevant Policies: Policies 1.1 and 1.2

Program 5: Financial Participation

The City will provide deferred payment loans and/or grants if available, to local housing developers to subsidize the cost of developing affordable housing units. There are sources available that must be used exclusively for the production of affordable housing. A priority for the funds will be housing that is permanently affordable. The City will also assist developers in accessing financing from state and federal housing programs to produce a mix of housing.

Timeframe and Objectives:

- Assist in the development of 100 new permanent affordable rental units by 2015.
- Partner with for-profit and nonprofit housing developers to pursue permanent affordable housing opportunities on an on-going basis.

Funding Sources: HOME, CDBG,
Responsible Agencies: Housing Division
Relevant Policies: Policies 2.2 and 2.3

Program 6: Housing Rehabilitation

The Residential Rehabilitation Program provides financial assistance to lower-income Irvine homeowners for critical home improvement projects. Financial assistance through the program consists of 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 dwellings or manufactured homes located in the City of Irvine are eligible for this funding.

Timeframe and Objectives:

- Rehabilitate 80 owner-occupied housing units (10 households annually beginning each fiscal year).
- Distribute program information via the City website and at public counters, as well as through the City's Code Enforcement program, on an ongoing basis. Update program information on a semi-annual basis.

Funding Sources: CDBG
Responsible Agencies: Community Development/Housing Division
Relevant Policies: Policies 3.1 and 3.2

Program 7: Affordable Housing Brochure

The City has made available to its residents an up-to-date brochure detailing the various affordable housing resources in Irvine, including rental and homeownership opportunities. The brochure is updated every four to six months (and as new projects come on-line) and is accessible on the City's website, as well as at the City Community Development Department counter and both City senior centers.

Timeframe and Objectives:

- Update Affordable Housing Brochure bi-annually.
- Distribute Affordable Housing Brochure at City department counters, community locations, and post the brochure on the City website.

Funding Sources: General Fund
Responsible Agencies: Housing Division
Relevant Policies: Policy 6.2

Program 8: Preservation of At-Risk Units

State law requires jurisdictions to provide in their housing elements a program to preserve publicly-assisted affordable housing projects at risk of conversion to market-rate housing. Between 2013 and 2021, the City will have 528 assisted rental units in seven developments that are at risk of converting to market-rate.

Project Name	Type	Assisted Units/ Income Level	Unit Size	Funding Source(s)	Earliest Date of Conversion
Sutton Irvine Residences	Senior	9 very low income units	1 BR	HUD Section 202 and Section 8	2014
Harvard Manor	Senior	100 extremely low and very low income units	1, 2, 3, 4 BR	Section 8	2013
Orchard Park	Family	59 very low income units	2, 3, 4 BR	Section 8	2017
Woodbridge Villas	Family	60 very low income units	2, 3, 4 BR	Section 8	2017
The Parklands	Family	120 extremely low and very low income units	1, 2, 3,4 BR	Section 8	2018

Project Name	Type	Assisted Units/ Income Level	Unit Size	Funding Source(s)	Earliest Date of Conversion
Windwood Knoll	Family	60 extremely low and very low income units	2, 3, 4 BR	Section 8	2018
Woodbridge Oaks	Family	120 very low income units	2 and 3 BR	Section 8	2018

Timeframe and Objectives:
The City of Irvine will work with property owners, interest groups and the state and federal governments on an ongoing basis to implement the following measures to conserve its affordable housing stock:

- **Monitor At-Risk Units:** Annually monitor the status of at-risk units in conjunction with the annual progress report to HCD.
- **Work with Potential Purchasers or Property Owners:** Where feasible, provide technical assistance 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. Annually meet with the Irvine Apartments Company (IAC) in conjunction with the annual progress report to HCD to identify projects with expiring Section 8 contracts and discuss incentives/conditions for extending the affordability covenants.
- **Tenant Education:** California Legislature extended the noticing requirement of at-risk units opting out of low-income use restrictions to one year. Should a property owner pursue conversion of the units to market rate, the City will ensure that tenants are properly noticed and informed of resources available to them for assistance.

Funding Sources: CDBG; HOME.
Responsible Agencies: City of Irvine Housing Division; Orange County Housing Authority
Relevant Policies: Policies 4.1 and 4.2

Program 9: Housing Choice Voucher
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 percent 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 Orange County Housing Authority. 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 referrals to households and homeowners interested in participating in this program.

Timeframe and Objectives:
- Continue to refer income-qualified households to the Orange County Housing Authority on an on-going basis.
- Assist in publicizing the program on the City website and at public counters.

Funding Sources: HUD Section 8
Responsible Agencies: Orange County Housing Authority
Relevant Policies: Policies 1.1 and 2.4

Program 10: Housing for the Homeless/Special Needs Populations/Extremely Low Income Households

Extremely low income households and households with special needs typically have limited housing options. Special needs populations include persons with disabilities (developmental, physical or mental), senior households, large households, single-parent households, the homeless and farm workers. Housing types appropriate for these groups include: emergency shelters, transitional housing, supportive housing, residential care facilities, convalescent homes, congregate care facilities and SRO units. The City Zoning Ordinance allows housing types that serve special needs populations as residential uses subject only to those restrictions that apply to other residential uses of the same type in the same zoning district.

Timeframe and Objectives:

- Encourage on an ongoing basis the development of housing for extremely low income households and persons with special needs through:
    - Financial assistance when available through funding sources such as the federal Section 811 program;
    - Reduced park fees;
    - Flexible development standards; and
    - Expedited processing.
- Partner when feasible with for-profit and nonprofit housing developers and other entities to pursue affordable housing opportunities for special needs households on an on-going basis.
- 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. The task force will:
    - Be comprised of nine members from various stakeholder organizations such as the Regional Center of Orange County;
    - Provide recommendations to the City Council on housing policies based on the needs of the developmentally disabled;
    - Begin meeting on a monthly basis in September 2013;
    - Dissolve in minimum six months' time or upon completion and submission of a report to the City Council.

Responsible Agency: Community Development/Building
Funding Sources: General fund
Relevant Policies: Policies 2.4, 2.5, 5.1, and 5.2

Program 11: Universal Design

The City's Universal Design Principle program is a voluntary program in which participating homebuilders may offer universal design features that simplify life by making homes and associated living environments more useable by more people including children, aging populations and persons with disabilities. These design features incorporate universal design principles and elements in the materials, technology and products used in the construction of a new home. The City provides basic information about the program on its website and provides

links with more detailed information. Program materials are also available at City Hall in the Community Development Department. Typically Building & Safety staff take calls from developers interested in offering Universal Design features to potential homebuyers.

Timeframe and Objectives:

- Distribute materials on Universal Design Principle to builders and homebuyers on an on-going basis.
- Evaluate incentives to encourage participation in Universal Design Principle program annually.

Funding Sources: General Fund
Responsible Agencies: Community Development/Building
Relevant Policies: Policy 2.7

Program 12: Fair Housing

The City contracts with nonprofit organizations to provide fair housing and tenant/landlord mediation services. Activities provided by these organizations include: outreach and education; public presentation; advocacy; referral; fair housing investigations; mediation/dispute resolution; and legal representation.

Timeframe and Objectives:

- Distribute fair housing materials as requested. Make materials available on the City 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.

Funding Sources: CDBG
Responsible Agencies: Housing Division
Relevant Policies: Policies 6.1 and 6.2

Program 13: Assist in Development of Extremely Low-Income Housing

The City shall 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, the 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 Local Housing Trust Fund program.

Timeframe and Objectives:

- Seek funding opportunities on an ongoing basis to assist in the development of extremely low income housing.
- Promote the program to the development community through promotional material within six months after adoption of the Housing Element.

Funding Sources: CDBG, HOME, Local Housing Trust Fund
Responsible Agencies: Community Development Department
Relevant Policies: Policies 1.3, 1.4, 2.1, 2.2, 2.3, 2.4, 2.5 and 5.2

Quantified Objectives: 2013-2021

The following table summarizes the City of Irvine's quantified objectives over the planning period of the Housing Element in the areas of new construction, rehabilitation, preservation, and assistance.

Table C-54: Quantified Objectives

	Extremely Low[1]	Very Low	Low	Moderate	Above Moderate	Total
RHNA	1,409	1,408	2,034	2,239	5,059	12,149
Units to be Constructed	80	200	200	1,500	3,000	4,980
Units to be Rehabilitated	80	80	50	0	0	210
Units to be Conserved	264	264	0	0	0	528

Note 1: AB2634 from the 2005-2006 Legislative Session mandates that localities calculate the subset of the very low income regional need that constitutes the communities need for extremely low income housing. As an alternative to calculating the subset, local jurisdictions may assume that 50 percent of the very low income category is represented by households of extremely low income (less than 30 percent of the MFI).

Glossary

Above Moderate Income: Persons or households earning more than 120 percent of the Area Median Income (AMI), adjusted for family size.

Acre, Gross: The total horizontal area within the boundaries of a subdivision, or within an individual lot or parcel of land, before the deduction of public streets, easements or other areas to be dedicated or reserved for public use that prohibits any surface use of the land. Gross acreage includes all private streets, drives, aisles and auto courts.

Acre, Net: The total horizontal area within the boundaries of a subdivision, or within an individual lot or parcel of land, after the deduction of public streets, easements or other areas to be dedicated or reserved for public use that prohibits any surface use of the land. Net acreage includes all private streets, drives, aisles and auto courts.

Affordability Covenant: A property title agreement that places resale or rental restrictions on a housing unit.

Affordable Housing: As prescribed under state and federal statutes, housing that cost generally no more than 30 to 35 percent of the gross household income, depending on tenure. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other costs.

Affordable Housing Cost: The maximum cost allowable for owner-occupied affordable housing units as prescribed by state statute, determined using the income limits set forth by the State Department of Housing and Community Development (HCD). In general and subject to state statutory allowances, for extremely low income households, affordable housing costs do not exceed 30 percent of 30 percent of the area median income (AMI); for very low income households, 30 percent of 50 percent of AMI; for lower income households, 30 percent of 70 percent of AMI; for moderate income households, the affordable housing cost is between 28 percent of gross household income and 35 percent of 110 percent of AMI.

Affordable Rent: The maximum rent allowable for rental affordable housing units, as prescribed by state statute, determined using the income limits set forth by the State Department of Housing and Community Development (HCD). In general and subject to state statutory allowances, for extremely low income housing units, rents are 30 percent of 30 percent of the area's median income (AMI); for very low income units, 30 percent of 50 percent of AMI; for lower income units, 30 percent of 60 percent of AMI; for moderate income units: 30 percent of 110 percent of the AMI.

Annexation: The incorporation of land area into the jurisdiction of an existing city with a resulting change in the boundaries of that city.

Area Median Income (AMI): The State Department of Housing and Community Development (HCD) adjust each county's median family income, as determined by the United States Department of Housing and Urban Development (HUD) for its Section 8 Housing Voucher Program, to reflect economic conditions in each county in the state. AMI is used to set affordability levels for state housing programs, and is revised annually.

Assisted Housing: Housing that has been subsidized by federal, state, or local housing programs.

At-Risk Housing: Multi-family rental housing that is at risk of losing its status as housing affordable to low and moderate income tenants due to the expiration of federal, state or local agreements.

California Department of Housing and Community Development (HCD): The state department responsible for administering state -sponsored housing programs and for reviewing housing elements to determine compliance with the state Housing Element Law.

Census: The official United States decennial enumeration of the population conducted by the U.S. Bureau of the Census.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD). This grant allots money to cities and counties for housing rehabilitation and community development activities, including public facilities and economic development.

Condominium: A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis, as prescribed by state statute.

Density: The number of dwelling units per unit of land. Density is usually expressed "per acre," e.g., a development with 100 units located on 20 acres has density of 5.0 units per acre.

Density Bonus: The allowance of additional residential units beyond the maximum allowable density in exchange for the provision or preservation of affordable housing units at the same site or at another location.

Development Impact Fees: A fee or charge imposed on developers to pay for a local jurisdiction's costs of providing services to new development.

Development Right: The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under the existing zoning regulation. For example, a development right may specify the maximum number of residential dwelling units permitted per acre of land.

Dwelling, Multi-family: A building containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

Dwelling, Single-family Attached: A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall. Row houses and townhomes are examples of this dwelling unit type.

Dwelling, Single-family Detached: A dwelling not attached to any other dwelling, which is designed for and occupied by not more than one family and surrounded by open space or yards.

Dwelling Unit: One or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the unit for the exclusive use of a household.

Emergency Shelter: A facility that provides shelter to homeless households and/or homeless individuals on a limited short-term basis, as defined by state statute

Entitlement Jurisdiction: A local jurisdiction, which based on its population, is entitled to receive funding directly from HUD. Examples of entitlement programs include CDBG,

HOME and ESG. An entitlement city must have a population of 50,000 or more. An entitlement Urban County must have a population of 200,000 or more, including residents in the unincorporated areas and in small cities that do not independently qualify as entitlement cities (with less than 50,000 residents).

Extremely Low Income: Income level as prescribed by state statute, which generally means persons or households earning less than 30 percent of the area median income (AMI), adjusted for family size.

Fair Market Rent (FMR): Fair Market Rents (FMRs) are rental rates defined by HUD as the median gross rents charged for available standard units in a county or Standard Metropolitan Statistical Area (SMSA), as published annually by HUD.

First-Time Homebuyer: Defined by HUD as an individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home. Local jurisdictions may adopt local definitions for first-time homebuyer programs that differ from non-federally funded programs.

Floor Area Ratio (FAR): The gross floor area of all buildings on a lot divided by the lot area; usually expressed as a numerical value (e.g., a building having 10,000 square feet of gross floor area located on a lot of 5,000 square feet in area has a FAR of 2:1).

General Plan: The General Plan is a legal document, adopted by the legislative body of a city or county, setting forth policies regarding long term development. California law requires the preparation of seven elements or chapters in the General Plan: Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. Additional elements, such as Economic Development, Urban Design and similar local concerns, are permitted.

Group Quarters: A facility that houses unrelated persons not living in households (U.S. Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single room occupancy housing.

Home Mortgage Disclosure Act (HMDA): The Home Mortgage Disclosure Act requires larger lending institutions making home mortgage loans to publicly disclose the location and disposition of home purchase, refinance and improvement loans. Institutions subject to HMDA must also disclose the gender, race, and income of loan applicants.

HOME Program: The HOME Investment Partnership Act, Title II of the National Affordable Housing Act of 1990. HOME is a federal program administered by HUD that provides formula grants to states and localities to fund activities that build, buy, and/or rehabilitate affordable housing for rent or home ownership, or provide direct rental assistance to low income people.

Homeless: Households and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation (e.g., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered homeless are families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter (e.g., emergency, transitional, battered women, and homeless youth shelters; and commercial hotels or motels used to house the homeless).

Household: The Census Bureau defines a household as all persons living in a housing unit whether or not they are related. A single person living in an apartment as well as a family

living in a house is considered a household. A household does not include individuals living in dormitories, prisons, convalescent homes, or other group quarters.

Housing Problems: Defined by HUD as a household that: (1) occupies a unit with physical defects (lacks complete kitchen or bathroom); (2) meets the definition of overcrowded; or (3) spends more than 30 percent of income on housing cost.

Housing Stock: All housing units, occupied or vacant, located in a specific geographic area.

Housing Unit: A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall.

Income Limits: The state determines income limits for extremely low, very low and lower income households based on equivalent limits established by the U.S. Department of Housing and Urban Development (HUD) for its Section 8 program. In addition, the state determines income limits for moderate income households. Income limits are adjusted for family size and revised annually.

Large Household: A household with five or more members.

Low Income: Income level as prescribed by state statute, which generally means persons or households earning 51-80 percent of the Area Median Income (AMI), adjusted for family size.

Lower Income: Income level as prescribed by state statute, which generally means persons or households earning 80 percent of area median income (AMI), adjusted for family size. For purposes of qualifying for assisted housing, lower income households include low income households, very low income households, and extremely low income households.

Low Income Housing Tax Credit (LIHTC): The Low Income Housing Tax Credit (LIHTC) was created by the Tax Reform Act of 1986. Under the LIHTC program, states issue federal tax credits for the acquisition, rehabilitation, or new construction of affordable rental housing. The credits can be used by property owners to offset taxes on other income, and are generally sold to outside investors to raise initial development funds for a project.

Market Rate Housing: Housing available on the open market without any subsidy of which the price is determined by the market forces of supply and demand.

Moderate Income: Income level as prescribed by state statue, which generally means persons or households earning 81-120 of the Area Median Income (AMI), adjusted for family size.

Overcrowding: A household with more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as a household with greater than 1.5 persons per room.

Overpayment: The extent to which gross housing costs, including utility costs, exceed 30 percent of gross household income, based on data published by the Census Bureau. Severe overpayment exists if gross housing costs exceed 50 percent of gross income. Overpayment is also referred to as cost burden.

Parcel: The basic unit of land entitlement. A designated area of land established by plat, subdivision, or otherwise legally defined and permitted to be used, or built upon.

Physical Defects: A housing unit that lacks a complete kitchen or bathroom facilities. Local jurisdictions may expand the Census definition in defining units with physical defects.

Project-Based Rental Assistance: Rental assistance provided for a project, not for a specific tenant. A tenant receiving project-based rental assistance gives up the right to that assistance upon moving from the project.

Reasonable Accommodation: In the context of the Housing Element, reasonable accommodation refers to providing flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements in order to achieve equal access to housing.

Regional Housing Needs Allocation (RHNA): The Regional Housing Needs Allocation (or Assessment) (RHNA) is based on projections of population growth and housing unit demand, and assigns a share of the region's future housing need to each local jurisdiction within the SCAG (Southern California Association of Governments) region. The housing need numbers serve as the basis for the update of the Housing Element.

Rehabilitation: The upgrading of a building previously in a dilapidated or substandard condition for human habitation or use.

Second Unit: A second residential unit built on land zoned for residential use, on the same lot as an existing single-family dwelling unit intended for residency by one family or household, and containing one or more rooms with sleeping, kitchen and sanitation facilities. Kitchen facilities include cooking appliances and a sink that measures 200 or more square inches in surface area, or a sink that measures less than 200 square inches in surface area augmented by an automated dishwasher. Sanitation facilities include a toilet, sink, bathtub and/or shower.

Section 8 Housing Choice Voucher Program: A tenant-based rental assistance program that subsidizes a household's rent in a privately-owned house or apartment. The program is administered by local public housing authorities. Assistance payments are based on 30 percent of household annual income. Households with incomes of 50 percent or below the area median income are eligible to participate in the program.

SCAG: The Southern California Association of Governments is a regional planning agency, which encompasses six counties: Imperial County, Riverside County, San Bernardino County, Orange County, Los Angeles County and Ventura County. SCAG is responsible for preparing the Regional Housing Needs Allocation (RHNA).

Special Needs Groups: Segments of the population that have a more difficult time finding decent affordable housing due to special circumstances. The state Housing Element Law identifies the elderly, disabled, large families, single-parent households, farm workers, and the homeless as special needs groups. A local jurisdiction may also consider additional special needs, such as students, military households, etc.

Subdivision: The division of a lot, tract or parcel of land in accordance with the Subdivision Map Act (*California Government Code* §66410, et seq.).

Substandard Housing: Housing that does not meet minimum standards contained in the state Housing Code (i.e., does not provide shelter, endangers health, safety or well-being of occupants). Local jurisdictions may adopt more stringent local definitions.

Substandard, Suitable for Rehabilitation: Substandard units that are structurally sound and for which the cost of rehabilitation is considered economically warranted.

Substandard, Needs Replacement: Substandard units that are structurally unsound and for which the cost of rehabilitation is considered infeasible, such as instances where the majority of a unit has been damaged by fire.

Supportive Housing: Housing that includes a supportive service component.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents, i.e., case management, medical and psychological counseling, childcare, transportation, job training.

Very Low Income: Income level as prescribed by state statute, which generally means persons or households earning 0-50 percent of the Area Median Income (AMI), adjusted for family size.