

Appendix A: Public Participation

Public Meeting Outreach

1. Public Notices

City Council Announcement
City Council Meeting
Tuesday, March 12, 2013

***Topic: Housing Element Workshops
Community Development***

- The City of Irvine will host two workshops to solicit community feedback on its Housing Element, which guides the City's housing goals and policies to provide safe and decent housing for all Irvine residents.
- The first workshop is tomorrow, Wednesday, March 13th from 9:30-11:30 a.m. in the Civic Center Conference and Training Center.
- The second workshop is Tuesday, March 19th from 5:30-7:30 p.m., also in the Conference and Training Center here at the Civic Center.
- For more information, please contact Amy Mullan at 949-724-7454.



NOTICE

Of Public Workshops to Be Held on the Housing Element Update

**INFORMATION
AVAILABLE:**

The City of Irvine is beginning the process of updating its Housing Element, which will establish the City's housing goals and policies through June 30, 2021. In order to provide information to the community regarding this process and to gain a better understanding of the particular needs and issues of all Irvine residents and stakeholders on housing-related matters, the City's Community Development Department will be hosting workshops to gather public input on the City's Housing Element update.

You are invited to attend one of the following meetings on the Housing Element update:

Wednesday, March 13 Irvine Civic Center Conference & Training Center
9:30-11:30 a.m.
1 Civic Center Plaza, Irvine 92606

Tuesday, March 19 Irvine Civic Center Conference & Training Center
5:30 -7:30 p.m.
1 Civic Center Plaza, Irvine 92606

CITY CONTACT: For more information, contact Amy Mullan, Senior Planner at **(949) 724-7454** or **amullan@cityofirvine.org**.

NOTICE DATE: **February 28, 2013**

PUBLISHED: **February 28, 2013 and March 7, 2013**

POST UNTIL: **March 7, 2013**



NOTICE

Of a Public Workshop to Be Held on the Housing Element Update

**INFORMATION
AVAILABLE:**

The City of Irvine is beginning the process of updating its Housing Element, which will establish the City's housing goals and policies through June 30, 2021. In order to provide information to the community regarding this process and to gain a better understanding of the particular needs and issues of all Irvine residents and stakeholders on housing-related matters, the City's Community Development Department will be hosting a workshop to gather public input on the City's Housing Element update.

You are invited to attend the following meeting on the Housing Element update:

Tuesday, March 19 Irvine Civic Center Conference & Training Center
5:30 -7:30 p.m.
1 Civic Center Plaza, Irvine 92606

CITY CONTACT: For more information, contact Amy Mullay, Senior Planner at (949) 724-7454 or amullay@cityofirvine.org.

NOTICE DATE: **March 14, 2013**

PUBLISHED: **March 14, 2013**

POST UNTIL: **March 20, 2013**

AFFIDAVIT OF PUBLICATION

STATE OF CALIFORNIA,)
) ss.
County of Orange)

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the **Irvine World News**, a newspaper that has been adjudged to be a newspaper of general circulation by the Superior Court of the County of Orange, State of California, on August 23, 1990, Case No. A-154653 in and for the City of Irvine, County of Orange, State of California; that the notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

February 28, March 7, 2013

"I certify (or declare) under the penalty of perjury under the laws of the State of California that the foregoing is true and correct":

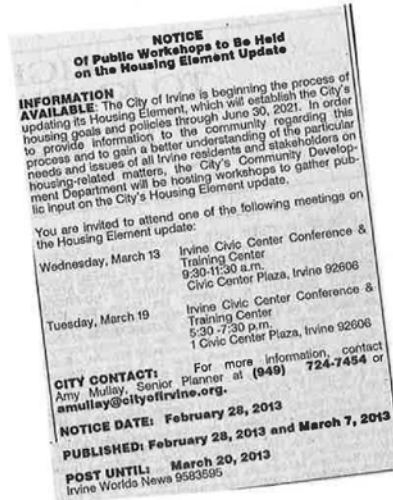
Executed at Santa Ana, Orange County, California on

Date March 7, 2013

Signature: *David Wall*

Irvine World News
625 N. Grand Ave.
Santa Ana, CA 92701
(714) 796-2209

PROOF OF PUBLICATION





City of Irvine Invites Residents to Comment on Housing Element Plan

The City of Irvine is beginning the process of updating its Housing Element, which will establish the City's housing goals and policies through June 30, 2021. The City's Community Development Department is hosting two public workshops to help staff gain a better understanding of the particular needs and issues of all Irvine residents and stakeholders on housing-related matters and to gather public input on the City's Housing Element update.

Workshops will include a presentation on what a Housing Element is and how it relates to the General Plan and housing production, as well as a discussion on how housing needs are determined. The public is invited to attend one of the following meetings:

Wednesday, March 13

9:30-11:30 a.m.

Irvine Civic Center Conference & Training Center
1 Civic Center Plaza, Irvine

Tuesday, March 19

5:30-7:30 p.m.

Irvine Civic Center Conference & Training Center
1 Civic Center Plaza, Irvine

For more information, contact Amy Mullay, Senior Planner at 949-724-7454 or email amullay@cityofirvine.org.



Housing Element Update Public Workshops Mailing List

First Name	Last Name	Company	Title	Address	City	State	Zip
Jochim	Lynn	5 Point Communities	Division President	25 Enterprise, Ste 400	Aliso Viejo	CA	92656
Roger	Edwards	AbilityFirst		1300 E. Green Street	Pasadena	CA	91106
Robb	Cerruli	Advanced Real Estate	Director of Property Development	22974 El Toro Rd	Lake Forest	CA	92630
Brenda	Rodriguez	Affordable Housing Clearinghouse	Executive Director	23851 El Toro Road, Ste. 401	Lake Forest	CA	92630
Philp	Yeager	AIDS Services Foundation		17982 Sky Park Circle, Suite J	Irvine	CA	92614
Kari A.	Rigoni	Airport Land Use Commission		3160 Airway Avenue	Costa Mesa	CA	92626
Gerard	Wells	Allen Matkin		515 S Figueroa St, 7th	Los Angeles	CA	90071
Ray	Diradoorian	Allergan	Vice President	2525 Dupont Drive	Irvine	CA	92612
Jim	McAler	Alzheimer's Association of OC		17771 Cowan, Ste. 200	Irvine	CA	92614
Joyce	Hummel	Apt Market Research		151 Kalmus Dr. Ste J-5A	Costa Mesa	CA	92626
Mimi	Zinchevsky	Assistance League of Irvine		2452 Alton Parkway	Irvine	CA	92605
Michael	Finger	AvalonBay Communities, Inc.	Development Manager	4440 Von Karman Avenue #300	Costa Mesa	CA	92650
Christopher	Payne	AvalonBay Communities, Inc.	Vice President of Development	4440 Von Karman Avenue #300	Costa Mesa	CA	92650
Lawrence	Scott	AvalonBay Communities, Inc.	Regional VP	4440 Von Karman Avenue #300	Costa Mesa	CA	92650
Philip	Beltencourt	Beltencourt and Associates		110 Newport Center Drive, Suite 200	Newport Beach	CA	92660
Bryan	Starr	BIA of Southern California, OCC	Director of Governmental Affairs	17744 SkyPark, Ste 170	Irvine	CA	92614
Mike	Balsamo	BIA of Southern California, OCC		17744 SkyPark, Ste 170	Irvine	CA	92614
Victor	Cao	BIA of Southern California, OCC	Governmental Affairs Assistant	#500 - 1901 Rosser Avenue	Burnaby B.C	V5C 6S3	Canada
Eric	Martin	Bosa Development	Vice President, Development	2202 30th Street	San Diego	CA	92104
Brad	Wiblin	Bridge Housing Corporation		400 Montgomery Street, Ste 400	San Francisco	CA	94104
Mindy	Stagesberg	Bristol Group Inc.		15082 Clemons Circle	Irvine	CA	92604
Dan	Carlson	Carlson PR	Principal	3501 Jamboree Rd, Ste 100	Newport Beach	CA	92660
Dave	Desper	CB Richard Ellis	Sr. Vice President	1100 W. Town & Country Road, Suite 120	Orange	CA	92668
Cara	Weidman	CB Richard Ellis		4940 Irvine Boulevard	Irvine	CA	92620
Sid	Gardner	Children and Family Futures		19762 MacArthur Blvd, Ste 300	Irvine	CA	92612
Charles	McKenna	CIP Real Estate		24035 El Toro Road	Laguna Hills	CA	92653
Vern	Jones	City of Laguna Hills	Community Development Director	24264 El Toro Road	Laguna Woods	CA	92637
Sammy	Rake	City of Laguna Woods	Community Development Director	25550 Commercecenter Drive, Suite 100	Lake Forest	CA	92630
Gayle	Ackerman, AICP	City of Lake Forest	Director of Development Services	PO Box 1768	Newport Beach	CA	92655
Kim	Brandt	City of Newport Beach	Community Development Director	20 Civic Center Plaza, Ross Annex	Santa Ana	CA	92702
Jay M.	Trevino, AICP	City of Santa Ana	Executive Director of Planning & Building	300 Centennial Way	Tustin	CA	92780
Elizabeth	Binsack	City of Tustin	Director of Community Development	17531 Von Karman Ave	Irvine	CA	92614
Jorge A.	Cordero	CNH		3 Park Plaza #1200	Irvine	CA	92614
Stephen	Schioemer	Coilers Seeley	Senior Vice President	17701 Cowan Avenue, Suite 200	Irvine	CA	92614
Dr. Mary	Scott	Concordia University		1530 Concordia West	Irvine	CA	92612
Mike	Balsamo	County of Orange Planning & Development Services		320 N. Flower Street	Santa Ana	CA	92703
Judy	Bowers	Cox Business Services		29947 Avenida De Las Banderas	RSM	CA	92688
Barry	Calvert	CP Pistons		1802 McGaw	Irvine	CA	92614
Deborah	Diep	CSJF Center for Demographic Research		2600 East Nutwood Avenue, Ste. 750	Fullerton	CA	92834
Arthur C.	Danielian, FAIA	Danielian Associates	President	Sixty Corporate Park	Irvine	CA	92606
Michl	Ritsche	Davenport Partners	Partner	180 Newport Center Dr, Ste 180	Newport Beach	CA	92660
Steve	Zuckerman	Davenport Partners	Property Manager	900 S. San Gabriel Blvd, Ste 100	San Gabriel	CA	91776
Dorores	Kollmer	Dayla McIntosh Center		13272 Garden Grove Blvd.	Garden Grove	CA	92843
Mary Ann	Desmond	DEFT, Inc	President, CEO	17451 Von Karman	Irvine	CA	92614
Martin E.	Reiner	Enovis	President	845 14th Street, Ste 200	Santa Monica	CA	90403
Denise	Cato	Fair Housing Council of O.C.	Chief Operating Officer	201 South Broadway	Santa Ana	CA	92701
Joe	Emerson	Fairfield Residential		5510 Morehouse Dr, Ste 200	San Diego	CA	92121
Margie	Wakeham	Families Forward	Executive Director	9221 Irvine Boulevard	Irvine	CA	92618
Ken	Low	Fieldstead, Inc	PO Box 19061	2699 White Road, Ste 101	Irvine	CA	92614
George	Cout	GC Properties, Inc		2152 Dupont Dr, St 203	Irvine	CA	92612
Joe	Cook	Granite Investment Group	V.P.-Acquisitions	2 Park Plaza, Ste 600	Irvine	CA	92614
Meridith	Miller	Greenlaw Partners		4440 Von Karman Avenue	Newport Beach	CA	92660
Katie	Munoz	Grimmway Management Co.	General Manager	606 E. Chapman Avenue	Orange	CA	92668
Mark	Korando	Habitat for Humanity	Senior Vice President	2205 S. Ritchey Street	Santa Ana	CA	92705
Rick	Burnett	Harsch Investments		2330 E. Mira Monte Unit F	Palm Springs	CA	92264
James	Pate	Harsch Investments		1121 Sky Saimon Street	Portland Oregon		97205
K.L.	Hansen	Hedley Construction		3300 Irvine Avenue	Newport Beach	CA	92660
Vijay	Raina	Highgate	the Park Central Hotel	870 7th Avenue, Second Floor	New York	NY	10019
Vivian	Cleick	Human Options	Executive Director	PO Box 53745	Irvine	CA	92619
Brian J.	Jackson	IBI Group		1840 Von Karman Ave, Ste 110	Irvine	CA	92612
Kimberly	Beeson	Irvine Adult Day Health Services		20 Lake Road	Irvine	CA	92604
Heidi	Molgaard	Irvine Apartment Communities	Director of Asset Management	110 Innovation Dr	Irvine	CA	92617
		Irvine Chamber of Commerce		2485 McCabe Way	Irvine	CA	92614
		Irvine Child Development Center		2 Civic Center Plaza	Irvine	CA	92606
		Irvine Children's Fund		14301 Yale Avenue	Irvine	CA	92606
Sharon	Wellikson	Irvine Housing Opportunities		2192 Dupont Drive, Ste. 105	Irvine	CA	92612
Rochelle	Mills	Irvine Ranch Water District	Water Resources Manager	15600 Sand Canyon Avenue	Irvine	CA	92619
Kelly	Walsh	Irvine Unified School District		5050 Barranca Parkway	Irvine	CA	92604
Jim	Helman	Irvine Unified School District	Assistant Director	100 Nightmist	Irvine	CA	92619
Lorrie	Ruiz	Irvine Unified School District	Director of Facilities Management	550 Irvine Center Drive	Irvine	CA	92618
Holly	Sandler	J.L. Hare Associates, Inc	Executive Vice President	1450 N. Tustin Avenue, Ste 105	Santa Ana	CA	92705
Laura	Archuletta	Jamboree Housing Corporation		17701 Cowan Avenue, Suite 200	Irvine	CA	92614
Ryan	Luckert	Jeffer, Mangels, Butler & Marmaro LLP	Land Use Analyst	1500 Avenue of the Stars, 7th Floor	Los Angeles	CA	90067
Ru Y.	Yin	Jenson Printing		17352 Murphy Ave	Irvine	CA	92614
Mel	Roth	Jewish Family Services		1 Federation Way	Irvine	CA	92603
Brian	Satikov	JL Hare Associates, Inc		1450 N Tustin Ave, Ste 105	Santa Ana	CA	92705
Brian	Adams	JOHN ST. ADAMS 7 ASSOC, INC		5100 Birch St. 2nd Floor	Newport Beach	CA	92660
Alan	Murphy	John Wayne Airport		3159 Airway Avenue	Costa Mesa	CA	92626
Jamies	Padia	JP Realty Services		2967 Michelson # 6130	Irvine	CA	92612
George L.	Falcone	Kamps Falcone Architects		2691 Richter Avenue #12	Irvine	CA	92606
Edwin	Sundareson	KB Home Coastal Inc.		3 Jenner, Suite 100	Irvine	CA	92618
Jim	Axel	Kirroy Realty Corp	VP, Asset Management	12200 W Olympic Blvd, Ste 200	Los Angeles	CA	90064
Wendy	Peterson	Kroobe Martens Olson & Bear, LLP		2040 Main Street, 14th floor	Irvine	CA	92614
Jlrair	Garabedian	KTYG Group, Inc		17922 Fitch	Irvine	CA	92614
Lynn	Conger	Lakeview Senior Center		20 Lake Road	Irvine	CA	92604
Roland A.	Childs	Landco, LLC		432 So Bentley Ave	Los Angeles	CA	90049
Karen	Stine	Laura's House		99 Corporate Drive, Ste. 225	Ladera Ranch	CA	92684
Greg L.	Eriksen	Law Office of Greg L. Eriksen, APC		2806 E. Katella Avenue, Suite 202	Orange	CA	92667
Robert C.	Hawkins, Esq	Law Office of Robert C. Hawkins		14 Corporate Plaza, Suite 120	Newport Beach	CA	92660

Housing Element Update Public Workshops Mailing List

First Name	Last Name	Company	Title	Address	City	State	Zip
David	Whitney	Lee & Associaes	Senior Vice President	3991 MacArthur #100	Newport Beach	CA	92660
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Donna	Kelly	Lennar Homes	Vice President Community Development	25 Enterprise	Aliso Viejo	CA	92655
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		Mental Health Association of OC		622 Town & Country Road	Orange	CA	92666
Brad	Peruzzi	Mill Creek Residential Trust, LLC		949 South Coast Drive, Suite 400	Costa Mesa	CA	92626
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Tom	Garlock	Nexus		9 Kara	Irvine	CA	92620
		OC Community Housing Corporation		2024 N. Broadway, Suite 300	Santa Ana	CA	92706
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Jim	Graves	OLEN		7 Corporate Plaza	Newport Beach	CA	92660
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Dave	Stefanides	Orange County Association of Realtors	Government Affairs Director	25552 La Paz Road	Laguna Hills	CA	92653
Lucy	Dunn	Orange County Business Council	President	2 Park Plaza, Ste 100	Irvine	CA	92614
Michele	Hernandez	Orange County Fire Authority	Strategic Services	1 Fire Authority Road	Irvine	CA	92602
		Orange County Housing Providers		26241 Paseo de Alicia, Ste 120	Laguna Hills	CA	92653
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Timor	Rafiq	Rafiq & Associates, Inc		14 Water Lily Way	Trabuco Canyon	CA	92679
Marlene	Yu	Realty Benefit	Agent	19462 Sierra Mia	Irvine	CA	92603
Jacqui	Kerze	Regional Center of Orange County	Community Outreach Coordinator	P.O. Box 22010	Santa Ana	CA	92702
Mike	Dederian	Royalty Carpets		17111 Red Hill Avenue	Irvine	CA	91514
Kimberly	Seever	Saddleback Unified School District		25631 Peter Hartman Way	Mission Viejo	CA	92691
Jeff	Starr	Saddleback Unified School District	Director, Business Services	25631 Peter Hartman Way	Mission Viejo	CA	92691
Rich	Salter	Salter Group	Consultant	23 Sandstone	Irvine	CA	92604
Tova	Coman	Santa Ana Unified School District		1601 E. Chestnut Avenue	Santa Ana	CA	92701
Jessica	Mears	Santa Ana Unified School District		1601 E. Chestnut Avenue	Santa Ana	CA	92701
Pam	Sapetto	Sapetto Group, Inc		231 E. Memory Lane	Santa Ana	CA	92705
John	Saunders	Saunders Property Company		4525 "A" McArthur Boulevard	Newport Beach	CA	92660
		Second Harvest Food Bank		8014 Marine Way	Irvine	CA	92618
Seda	Yaghoubian	SEMA	Principal	25 Orchard Ste 100	Lake Forest	CA	92630
Brian P.	Melhaus	Shea Properties		26840 Aliso Viejo Pkwy, #100	Aliso Viejo	CA	92656
Steve	Stambaugh	Shea Properties		26840 Aliso Viejo Pkwy, #100	Aliso Viejo	CA	92656
George M.	Mearns	Sidley Austin Brown & Wood LLP		555 W. Fifth St., Ste 4000	Los Angeles	CA	90013
Steve	Smith	South Coast Air Quality Management District	Planning and Rules	21865 E. Copley Drive	Diamond Bar	CA	91765
		South County Outreach		26776 Vista Terrace	Lake Forest	CA	92630
Planning	Department	Southern California Edison Company		14155 Bake Parkway	Irvine	CA	92618
Tom	Sakai	Springbrook Realty Advisors, Inc.	Principal	1300 Bristol St. North, Ste. 210	Newport Beach	CA	92660
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Patrick	Strader	Starpointe Ventures	President	19700 Fairchild Road, Ste 240	Irvine	CA	92612
Tim	Strader Jr.	Starpointe Ventures	President	19700 Fairchild Road, Ste 240	Irvine	CA	92612
Cindy	Greive	Taylor/Lengman		16871 Noyes Avenue	Irvine	CA	92606
Alex	Wong	TCR		17541 Jacaranda	Irvine	CA	92612
Ryan	Hamilton	The Hanover Company		5847 San Felipe, Ste 3800	Houston	TX	77057
Jeff	Davis	The Irvine Company	VP Entitlement	560 Newport Center Dr.	Newport Beach	CA	92660
Mike	LeBlanc	The Irvine Company	Senior VP Entitlement	560 Newport Center Dr.	Newport Beach	CA	92660
Cesar	Covarrubias	The Kennedy Commission		17701 Cowan Avenue, Suite 200	Irvine	CA	92614
Karen	Gully	The Planning Center		3 MacArthur Place, Suite 1100	Santa Ana	CA	92707
Randy	Jackson	The Planning Center	President	3 MacArthur Place, Suite 1100	Santa Ana	CA	92707
Walter	Froms	Trammell Crow	Senior Vice President	4 Park Plaza, Suite 700	Irvine	CA	92614
Brock	Wagner	Tustin Unified School District		300 S. C Street	Tustin	CA	92780
Alex	Marks, AICP	UC Irvine, Campus and Environmental Planning	Senior Planner	750 University Tower	Irvine	CA	92697
Kim	Burdett	University of California, Irvine	Director of Housing Outreach	209 Aldrich Hall	Irvine	CA	92697
Jeff	Axtell	Vestar		7575 Carson Blvd	Long Beach	CA	90808
Linda	Lomash	Veterans First		1540 E. Edinger Avenue	Santa Ana	CA	92705
Darrell	Gary	Windstar Communities		9381 Judicia Dr, Ste 100	San Diego	CA	92121
Kathy	Strong	Womens Transitional Living Center		PO Box 6103	Orange	CA	92663
Susan	Johnson			14762 Bel Aire Street	Irvine	CA	92604
Hank	Liao						
Dale	Jelinek						
Tresa	Oliveri						
Matt	Shannon						
Tim	Stokes	Allergan		2525 Dupont	Irvine	CA	92612

City of Irvine 2013 - 2021 Housing Element Update

An Overview of Housing Element
Process and Content



What is a Housing Element?

- One of the seven State mandated elements of General Plan
- Provides an assessment of both current and future housing needs for households of all income levels
- Identifies constraints and opportunities for meeting those needs
- Provides a comprehensive strategy that establishes goals, policies, and programs



Why Update the Housing Element?

- Updates are currently required by State law every eight years
- New Housing Element will cover period from October 13, 2013– June 30, 2021
- Subject to statutory requirements and mandatory review by the State Department of Housing and Community Development (HCD)



Housing Element Contents

1. Housing Needs Assessment
2. Sites Inventory and Analysis
3. Analysis of Constraints
4. Goals, Policies and Programs
5. Quantified Objectives



Housing Needs Assessment

Identifies and analyzes existing and projected housing needs of the community based on:

- Demographics, income and employment trends
- Household characteristics
- Special needs populations
- Housing stock conditions
- At risk housing analysis

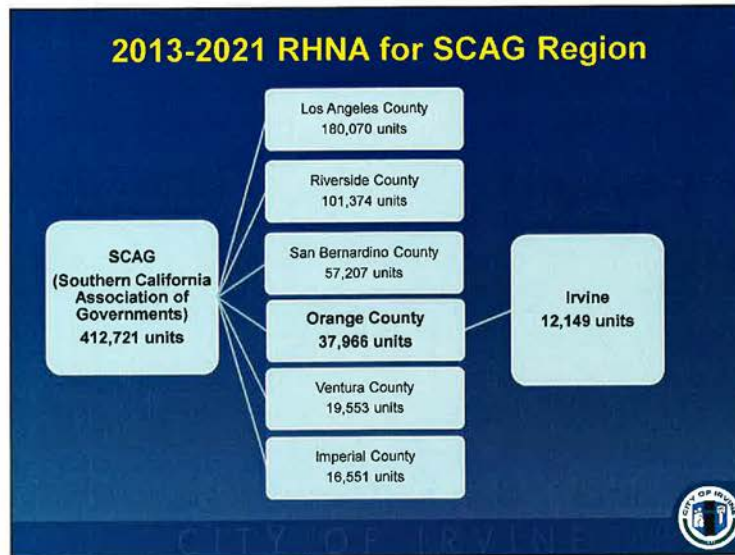
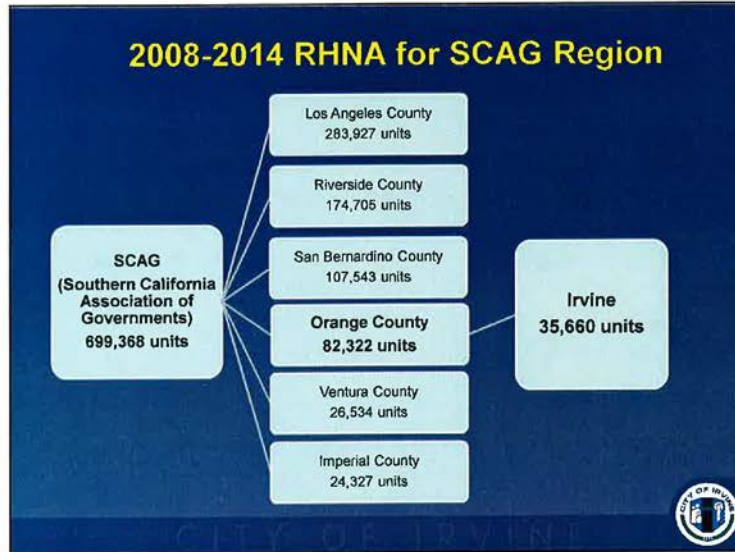


Housing Needs Assessment

Projected housing needs portion addresses the Regional Housing Needs Allocation (RHNA).

- RHNA requires a mix of housing for all economic segments of the community (four income categories)
- Linked to availability of adequate sites with appropriate zoning (vacant or underutilized); and/or





City of Irvine RHNA Allocation

Income Category	Current RHNA	2013-2021 RHNA
Very Low Income	7,735 units	2,817 units
Low Income	6,408 units	2,034 units
Moderate Income	7,139 units	2,236 units
Above Moderate Income	14,378 units	5,059 units
TOTAL	35,660 units	12,149 units



Sites Inventory & Analysis

- Detailed land inventory that identifies specific sites to accommodate residential development that will meet projected housing needs
- Determines if "adequate" sites exist to accommodate RHNA obligation
- If adequate sites cannot be identified the City must identify actions to create opportunities for housing



Constraints

- Analysis of factors that may potentially constrain development, improvement & preservation of housing
- Includes governmental and non-governmental constraints
- Environmental and infrastructure constraints are also analyzed



Goals, Policies and Programs

- The housing element establishes goals, policies and programs to provide housing that fulfills the diverse needs of the community and meet State mandates.
- Current housing programs will be reviewed.
- State law requires that programs must do the following:
 - ✓ Have a specific commitment and timeframe
 - ✓ Identify agencies responsible for implementation
 - ✓ Propose measurable outcomes
 - ✓ Demonstrate the City's commitment to implement
 - ✓ Identify funding sources



Quantified Objectives

- Estimation of the number of units, by income level, to be constructed, rehabilitated and conserved over the planning period
- Number of units is derived from identifying housing needs, developable parcels, financial resources and analyzing constraints
- Quantified objectives need not equal the RHNA allocation



Recent Changes to State Law

- Housing element cycle has changed from five (5) to eight (8) years
- If Housing Element is not adopted within 120 days of deadline, it must be updated every four years.
- If Housing Element is not updated, penalties are incurred.



Next Steps

- Prepare Draft Housing Element
- Public review
- Planning Commission hearing
- HCD mandatory review
- City Council hearing & final Housing Element adoption



City of Irvine 2013 - 2021 Housing Element Update

Questions and Comments



City of Irvine Housing Element Public Workshop
 March 13, 2013
 9:30 a.m. – 11:30 a.m.

Name	Address	Email	Company/Organization	Phone Number
Paul Harvey			The Parker	
Daley Muesch			Advocate	
Rose Nguyen			Advocate	
Carol Clayman			Parent (Irvine)	
Stretchen Cass			Parent-Advocate @rox.net @Dorwin	
Jackie Adams			Parent-AAAAD	
Kamel Dikana			Parent ADHD	
Stan Hsieh			Parent of Autistic	
Chris Arthur			Palm Communities ties.com	
Linda Tang			Kennedy sum.org Commissioner	

City of Irvine Housing Element Public Workshop
March 13, 2013
9:30 a.m. – 11:30 a.m.

Name	Address	Email	Company/Organization	Phone Number
Lysa Pestolesi			Parent	
Fran Gustin			Parent	
Jaqueline Venz			Parent / RCIDC	
Susie Blanes			e.orec	
TIMOTHY FEEL			Parent	
Setsuo Horita			Parent	
John Bell			USC	

City of Irvine Housing Element Public Workshop
 March 19, 2013
 5:30 p.m. – 7:30 p.m.

Name	Address	Email	Company/Organization	Phone Number
MARK HUMPHREYS	[REDACTED]	[REDACTED]	none	[REDACTED]
HANK LIHO	[REDACTED]	[REDACTED]	N/A	[REDACTED]
DAN GARRISS	[REDACTED]	[REDACTED]	et Rankson PR	[REDACTED]
JUDE McLaughlin	[REDACTED]	[REDACTED]	IRDOAB	[REDACTED]
Alexis S. Cole	[REDACTED]	[REDACTED]	net Parent	[REDACTED]
Sue Johnson	[REDACTED]	[REDACTED]	Parent	[REDACTED]
SCOTT TEMPEL	[REDACTED]	[REDACTED]	Parent	[REDACTED]
Dan Stone	[REDACTED]	[REDACTED]	net Parent	[REDACTED]
Stephanie Aho	[REDACTED]	[REDACTED]	Parent	[REDACTED]
Frik St Amant	[REDACTED]	[REDACTED]	IRDOAB	[REDACTED]
MEENA CHOCKALINGAM	[REDACTED]	[REDACTED]	IRDOAB	[REDACTED]

City of Irvine Housing Element Public Workshop
 March 19, 2013
 5:30 p.m. – 7:30 p.m.

Name	Address	Email	Company/Organization	Phone Number
Cesar Covarrubias			Kennedy Commission Missionary	
Janice McDaniel			parent	
Tom Sakai			Springbrook parent	
MARLYN POTSIK			parent	
TRESA OLIVER			parent	
DAN OSRAM			parent	
Irene OSRAM			parent	

City of Irvine Housing Element Public Workshop
 March 19, 2013
 5:30 p.m. – 7:30 p.m.

Name	Address	Email	Company/Organization	Phone Number
Dr. Regina Marie DeOnate-Gonzalez	[REDACTED]	[REDACTED]	Self - Accessibility for Seniors + Disabled	[REDACTED]
Philip Jorasik			PARENT	
SEN SAVILL			PARENT	
JEFF + SALLI FARRIS			Agency	

From: PAUL HARVEY

We moved to Irvine in 1984. We are parents of a 31 year old who has epilepsy, vision impairment, and is intellectually disabled. He works 4 days a week with a group at an Irvine company's corporate cafeteria. His income is considered low low.

He presently lives with us. We have no alternative housing plan if something happens where we can no longer care for our son. He does receive services from Orange County Regional Center. While some surrounding Cities are proactively working on housing for those with developmental disabilities Irvine is not.

If only Irvine had had the needs for the developmentally disabled in their plans I would not need to be here today. Our population has the same basic needs as the Senior Citizen population. Where the city has numerous choices for senior citizens our population was not included in fact has been excluded.

If only:

In 1998 when Jamboree Housing worked with the City to procure the Meadows Mobil Home Park it would not have limited residents to 55 and older but would have included our population – they based their request for City support on their plan to provide 75% of the homes to low and low low income residents **making less than 80% of median income** – yet our population was left out – perhaps it is not too late.

The School District has had a vacant lot between Legacy School and Woodbridge Manor apartments which could have been developed for our population if the City and School District had worked together – perhaps it is not too late.

When the City developed the property for the Lake Senior Citizen Center they could have had housing and an annex for the developmentally disabled – perhaps it is not too late. Or instead of having two Senior Citizen Centers the old one could have been converted to housing for our population – perhaps it is not too late.

When Oak Cree Golf Course was built and a strip of land across from Irvine Meadows Mobile Home Park was given by Irvine Company to the City, the City could have insisted that it be utilized for housing for our population – perhaps it is not too late

Bottom Line is where a population is not understood and not in the plan – nothing happens. It is time to establish a task force to look at all the options. **It is not too late.**

City of Irvine Housing Element Public Workshop
Public Comments
March 13, 2013
9:30 a.m. – 11:30 a.m.

Name: Lionel D'Luna

Company/Organization Parent AADD (Advocates for Adults with Developmental Disabilities)

1. The housing element should specifically address the Developmentally Disabled population as required by SB812. The housing requirement for this population must be addressed in the design of units to be in a cluster to allow social interaction with peers and a common area for meal preparation, dining etc. This housing must be in the very very low income category.

2. _____

3. _____

City of Irvine Housing Element Public Workshop
Public Comments
March 13, 2013
9:30 a.m. – 11:30 a.m.

Name: Gretchen Cassady

Company/Organization Parent of DD adult,

1. Would like housing needs of DD population
included in RHNA allocation, We need some
type of cluster housing for our population.

Individual housing ^{units} in larger communities
do not meet the needs of a large part
of the DD community.

2. _____

3. _____

**City of Irvine Housing Element Public Workshop
Public Comments
March 13, 2013
9:30 a.m. – 11:30 a.m.**

Name: Polly Musch

Company/Organization P. Morgan Corp.

1. Please help us create housing for folks
with developmental disabilities.

2. _____

3. _____

City of Irvine Housing Element Public Workshop
Public Comments
March 19, 2013
5:30 p.m. – 7:30 p.m.

Mark Artwine

Steve Hlds

Name: JUNE McLAUGHLIN 0

Company/Organization IRDAB - Irvine Residents Disabilities
Advisory Board

1.

The City of Irvine has made efforts to address the needs of special populations and for affordable housing.

2.

I would encourage the City to continue consider the growing need for housing that is affordable for adults with developmental disabilities

3.

Even though the Housing Element is a policy document, I would like to have my comments included with that document.

City of Irvine Housing Element Public Workshop
Public Comments
March 19, 2013
5:30 p.m. – 7:30 p.m.

Name: BEN SAVILL, Parent of a child with Down Syndrome
Member of
Company/Organization DOWN SYNDROME ASSOCIATION OF ORANGE COUNTY

1. There is a severe shortage of genuinely affordable housing for adults with Down Syndrome and other developmental disabilities, who are often on a VERY VERY LOW INCOME. Parents of children with disabilities live with the daily stress of worrying what will happen to their children when they can no longer look after their children.

2. There are a number of innovative & creative approaches to providing affordable housing for this community, whether in population specific developments or mixed population developments, in Orange County, California and across the nation. The City of Irvine should be at the forefront of developing innovative approaches to supporting the development of inclusive housing.

3. Instead of seeing housing for the developmentally disabled population as a problem, and focusing on the barriers and obstacles, staff of the City of Irvine & elected representatives need to have a positive, "can do", creative attitude, that focuses on the tremendous opportunities and resources in Irvine - particularly, and in Orange County more broadly.

4. The City of Irvine needs to build a genuine partnership with the developmentally disabled population and their families, caretakers, advocates and service providers, to work together to find & develop innovative solutions, and facilitate outreach to the private sector, particularly private landholders and sympathetic foundations and funding sources.

5. Parents of developmentally disabled children often do not have the resources after years of paying for therapies and services for their children to buy a home that they can leave to their children upon their death. But they may, especially in Irvine, have some savings that could be pooled with other parents and sympathetic family members and friends, that could be harnessed to leverage private sector funds, or that

6. could be used to buy shares in a co-operatively owned and managed development, for example.

The resources are out there. What is needed is a commitment to partnership by the City, a commitment to provide leadership, and a commitment to inclusion & innovation.

7. The City of Irvine should commit to become a leader in the facilitation of the development of inclusive housing that is integrated with employment, transportation, recreation and services.

8.

Whenever a new development or refurbishment/re-designation/renewal of an existing development is being considered, the developmentally disabled community should be invited to the table from the very beginning, and the developers (or potential developers) should be encouraged & required to engage seriously and meaningfully with representatives of that community.

9.

10.

City of Irvine Housing Element Public Workshop
Public Comments
March 19, 2013
5:30 p.m. – 7:30 p.m.

Name: MEENA CHOCKALINGAM

Company/Organization IRDAB & RCOC

1. What process is followed to assess special population housing needs?

2. RHNA Allocation - No category for special needs population?

3. Please feel free to contact RCOC (Regional center of Orange County) and IRDAB (Irvine Disability Advisory Board) for any information that can help assess the special needs population housing needs. I am a member of both boards, parent of a special needs child and an Irvine resident. Both RCOC & IRDAB would be glad to provide you info. & help address this vulnerable populations' needs.

CITY OF IRVINE HOUSING ELEMENT PUBLIC WORKSHOP
PUBLIC COMMENTS
MARCH 19, 2013

Good evening. My name is Scott Tempel and I'm the father of Alex Tempel. Alex is 26, has had brain injury from a brain tumor and epilepsy since he was 3 years old and he lives with me and my family in Irvine, at Sand Canyon and Irvine Boulevard.

Alex enjoys living in Irvine and has since we moved here from Laguna Niguel almost seven years ago. He likes to play baseball in the Challenger Baseball League at Hicks Canyon and loves going to the local Del Taco and Flame Broiler restaurants in the area. Alex also loves working on his computer, singing on his karaoke machine and watching Justice League and Batman DVDs. Alex enjoyed his last two years of public education at Northwood High School, receiving a certificate from high school, walking with 400 other seniors five years ago at the Bren Center....that was a big deal for him and for us. Alex even went to the Prom along with all other high school juniors and seniors at Northwood. These "simple" accomplishments are big deals for us and Alex particularly. This is what makes a community fulfilling for all citizens in that community....having a strong sense of inclusiveness, and Irvine is certainly a stellar role model of "community". However, Alex has limited abilities to fully live on his own and will always require some level of supervision in his living situation.

I came here to ask you tonight to ask you to continue considering the needs of people like Alex and the many others with disabilities when ~~revising~~

UPDATING

the city's housing plan. "Housing" is the term that government and regulatory agencies call it, but "home" is really what we're talking about....where we live. It's where we eat, watch DVDs, sleep, shower, hang out with our stuff.

That is what Alex wants. As much as we love him, we will not be around forever. I just turned 61 last Friday and Alex will be 27 in less than 3 months. Alex needs a safe, affordable place to call home. Maybe not now for Alex, but if we don't start planning and building for the future, NOW, it will be too late for Alex and many others like him. Irvine is known as a city of vision and planning...this would be a great opportunity for the City of Irvine to take a lead on this issue, not only in Orange County, but in California and the rest of the country. I would be glad to provide any time and help to make this happen.

It doesn't need to be anything fancy with multiple bedrooms, it just needs to be affordable and safe and stimulating for these special adults. There are some people who frown on cities having affordable housing for various reasons. Again, this can be an opportunity for the City of Irvine to turn those with "frowns" into "smiles" of supporting independent living and fulfilling lives for everyone in our community.

Most people, including Alex receive about \$650 a month for SSI, or Social Security. That amount is intended to cover housing, food, transportation, and clothing.

However, the average rent for a basic one-bedroom apartment in Orange County is \$1,294 a month according to U.S. Department of Housing and Urban Development (HUD).

Even for someone without a disability, that's a lot to pay without much left over. For Alex, that's impossible.

So options are to live with me and my family forever or have the City of Irvine help provide a safe, affordable place Alex can call home.

Adults with disabilities also age and move into their golden years as seniors , a group with which we share many similarities. My wife and I painfully remind each other that we will not outlive our son....he will live a full life....we just want to make sure that he has a shot at living a fulfilling life with a place that he can call home as much as he calls our home now.

Most adults will or already have some sort of support coordinated through or provided by the Regional Center. We are grateful that these services will help Alex and many others live successfully in their communities.

Alex wants to have a home and also be part of a community – to grocery shop, visit the mall, go to the park, eat at Flame Broiler.

With affordable rent, Alex and many others that receive regional center services will have opportunities and the financial means to have a meaningful life.

Thank you for your consideration of all these needs and helping to give my Alex a place to go and call home.

I look forward to working with your staff to match these needs with your city's housing plan.

A handwritten signature in blue ink, appearing to read "Scott Lind", is centered on the page.

From: Reginamarie DeOnate

Sent: Wednesday, March 20, 2013 5:10 PM

Subject: Irvine - Public Comment Meeting - Standing offer to Speak or Strategically Plan for Inclusive Living Arrangements

Public Record:

1) Greying of Society: The Demographic Changes will have significant impact on all residents of particular importance is the foresight of planning factors that should be considered as

(a) increase percentage of residents who will have geriatric considerations but with fewer options more are opting to remain in-home longer

(b) remaining in home longer implies an increase in residents with more advanced needs (e.g., mobility as gait becomes unsteady, mobility require more time to cross street, mobility higher number of powered scooters and wheelchairs, mobility as vision decreases depth perception is affected and the fall risk increases when steps/drops are not clearly delineated (bright paint - empirically neon yellow-green is more effective for visual discrimination than standard canary yellow) and durable medical equipment in units many which are required to have back up generators to avoid a medical crisis (respiratory distress in the event of a power shortage for residents on oxygen supplementation)

(c) empirically multi-generational residential units reflect improved health outcomes and higher scores in quality of life indexes when there is a communal option** this is also a double-demographic factor since certain ethnic affiliations are averse to senior placements and there are cultural expectations for elders and unmarried adult children to remain in the home - larger units or variations with in-law suites or connected duplexes/casitas are prime examples of multi-generational units found in other communities

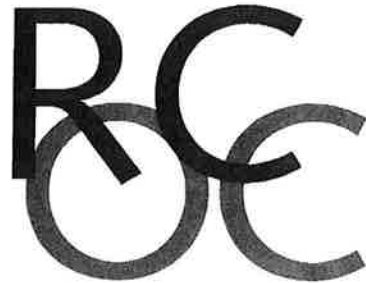
(d) there is likely to be a statistically significant increase in Disabled Placards but insufficient number of designated parking spaces as current residents age and current residents with child/adult mobility impaired dependents both vvy for the Disabled Spaces in commercial and residential areas

2) Demographically the influx of new residents reflects the burgeoning increase in Biomedical, Health Science, and IT employers relocating to OC or establishing ancillary offices in the city. A very large number of these residents had different demographic and housing considerations.

(a) A majority of entry-level and middle-management are single who seek to live close to employer in smaller units - this would be ideal for "Mini-Suites" that developers are creating in cities such as Pasadena, Chicago, New York. Mini-Suite is analogous to the housing offerings on many colleges with Small Rentals (200-400 sq ft) that include communal recreational and meal preparation areas. These residents often travel frequently (sometimes are abroad for months monitoring clinical trials or establishing brand) and do not necessitate the same offerings as residents who seldom travel for work.

(b) In contrast, an increase in urban families are demographically changing as they place more importance on conscientious social living with a strong sense of community. These families seek residential offerings that are analogous to Co-Op living that is seen in districts like Davis and other areas of the Bay. This Co-Op also has smaller units with communal areas for recreation, cooking, socializing, and business. Because cooking is often rotated on weekly schedules most individual units only have modest kitchenettes for basic needs but a large commercial kitchen.

3. Demographically as unemployment decreases we will have a higher number of residents who require "Inclusive/Assistive" residential support but exceed the "LOW INCOME HOUSING LEVELS" that have been established. Many individuals with a disability have a working parent or family member they encounter increased costs to care for the disabled family members yet they are above the "LOW INCOME" thresholds. Rather than focusing exclusively on low income a paradigm shift to "Inclusive Irvine" or "Accessible Irvine" is more conducive to the aforementioned suggestions. Developments with variable options such as higher number of disabled assigned parking, or units with simple economical safety accessories available (low entry bathtubs or not bathtubs just shower seats), no carpeting to allow for better control of walkers and wheelchairs, and a modest offering to the residents with a disabled loved one (Developers can claim these low cost modifications under "DISABILITY ACCESS CREDIT" to reduce gross amount pre-taxed.



REGIONAL CENTER
OF ORANGE COUNTY

Housing for People with Developmental Disabilities in Orange County

*A White Paper prepared by the Regional Center of Orange County
www.rcocdd.com*

January 20, 2013

*SUBMITTED TO
CITY OF IRVINE HOUSING
ELEMENT WORKSHOP-MARKET
1/20/13
Scott Sep...*

“There is a critical lack of affordable housing in California for people with developmental disabilities, one of the most vulnerable and economically challenged populations in the state.”

-- Association of Regional Center Agencies (ARCA)

Sacramento, California

March 20, 2009

This report was prepared by The Regional Center of Orange County (RCOC) in conjunction with the Regional Centers Housing Advisory Council. RCOC is one of 21 non-profit agencies contracted by the State of California Department of Developmental Services to assist in the coordination of services and supports to persons with developmental disabilities and also represents the interests of these individuals at the local, state and federal government levels.

The statewide housing crisis facing adults with developmental disabilities is starkly evident in Orange County, which is home to 17,000 individuals with such developmental disabilities as Down syndrome, autism spectrum disorder, intellectual disability, epilepsy and cerebral palsy.

Many of these adults are struggling unsuccessfully to reach their modest goal of securing safe, decent and affordable housing in the communities where they were born, raised and educated. They are priced out of even a basic one-bedroom rental apartment in Orange County.

As a result, they are forced to continue living with their aging parents who will be ill-equipped to care for themselves, much less adult children with special needs.

The ranks of at-risk adults continue to grow. Orange County school districts exit an estimated 500 young adults with developmental disabilities per year. Even in the current real estate downturn, most people will fail their bid to join what the Association of Regional Center Agencies (ARCA) describes as “the mainstream of life in their home communities.”

This ongoing struggle is being fought largely outside of the public eye. What most of us identify with as “affordable” housing in Orange County communities does not typically serve this population, which the federal government correctly describes as the “extremely low income” category.

The purpose of this report is four-fold:

- 1.) To highlight the necessity, both legally and morally, for cities to address the needs of individuals with developmental disabilities within their housing plans.
- 2.) To raise public awareness of aging adults with developmental disabilities and stress what must be done to allow this disenfranchised population to enter “the mainstream of life in their home communities.”
- 3.) To detail financial and social service supports that are available to maintain an individual within their own community.
- 4.) To illustrate what has been accomplished by forward-thinking non-profit groups and government agencies to meet the housing and related service needs of this vulnerable population.

What are “Developmental Disabilities”?

The five categories used to determine Regional Center eligibility are: intellectual disability (previously titled mental retardation), seizures, autism, cerebral palsy, and conditions that “mirror developmental delays but are not solely psychiatric in nature.”

Most adults with a developmental disability:

- fall in the “very low income” housing assistance category.
- will remain single for life.
- will never qualify for a driver’s license.
- work less than 20 hours a week at minimum or sub-minimum wage jobs. They can be seen bagging groceries, cleaning fast-food restaurant tables, stocking retail store shelves, handling janitorial tasks and doing light clerical work in offices.
- are able to – and want to – work, volunteer, pursue educational opportunities and engage in active social lives.
- want to live in the communities where they grew up, to take advantage of their existing social support networks.

Priced out

Finding affordable housing in Orange County is a challenge even for construction workers, teachers, police officers nurses and others without developmental disabilities. But housing opportunities are almost non-existent for individuals with developmental disabilities, who can receive up to \$845 per month in Supplemental Security Income (SSI). The United State Housing and Urban Development (HUD) 2013 Fair Market Rent survey places the countywide average fair market rent at \$1,294 for a one-bedroom apartment. Without a subsidized housing option, this would require 153% of an individual’s income to fund just their housing cost.

Consequently, nearly 60% of adults on the RCOC caseload continue to live with their parents. Absent prompt action by the County of Orange, local cities and nonprofit agencies, too many adults with developmental disabilities will remain dependent upon aging parents.

About 14% of adults served by the RCOC do live in their own housing units or apartments that offer units for “extremely low income” individuals. The percentage is below the statewide average (which can be attributed to high rent in Orange County) but these successes show that it is possible for adults with developmental disabilities to live fully inclusive lives as neighbors and friends in their communities.

Absent viable sources of safe and affordable housing, the only alternatives would be for people with developmental disabilities to be placed in congregate living settings or large state-operated facilities. Both of these options run contrary to the legal mandate set forth in the *Olmstead v. LC* decision that people should not live in institutions, but rather in the least restrictive setting possible, ideally in more homelike settings. Federal funds to the state developmental services system could also be in jeopardy if California is found in violation of this ruling. Philosophically, this paradigm shift has also resulted in fiscal relief for taxpayers as community care costs significantly less than supporting people in large congregate facilities or state-funded and operated institutions.

Housing Needs

The needs of people with developmental disabilities mirror those of seniors and aging adults, a group that has used its growing clout to ensure government agencies are aware of their housing, medical and social services needs. In addition to the incorporation of needs for older adults into their housing plans, cities and local governments have developed companion services to support the lives of the senior residents, enhancing their quality and enjoyment of life. Adults with developmental disabilities also age and in many instances can be affiliated with both groups.

By law, housing plans must now include provisions for persons with developmental disabilities. City housing commissions are urged to follow the examples set by the Cities of Anaheim and Irvine to include the needs of residents with developmental disabilities in their city's Housing Master Plan.

Housing is an important first step. But as with seniors, housing must be coupled with appropriate and accessible services. Seniors and adults with developmental disabilities both need safe affordable housing options, universal design accommodations, readily accessible, reliable transportation and social support services. For people with developmental disabilities, these services, coordinated through RCOC allow individuals to become and remain independent and to be contributing members of their community and society.

What Is Being Done

Orange County is home to some examples of forward-thinking projects providing needed affordable housing alternatives for adults with developmental disabilities.

- The Regional Center of Orange County has successfully integrated some of its consumers into senior housing units, HUD-subsidized apartment complexes, HUD project-based voucher developments and other shared housing opportunities.
- In 2010, the City of Anaheim celebrated the opening of Integrity Cottages, a 48-unit motel conversion project that offers studio apartments for individuals with disabilities.
- The City of Costa Mesa is home to the Harbor Village apartments that are located on state-owned land and offer rental subsidies to individuals with developmental disabilities.
- Community Housing Resources, Inc., a Costa Mesa-based non-profit agency has partnered with Anaheim to offer multiple housing options that incorporate HUD subsidies.

Some housing advocates believe economic realities have derailed the old model of creating and funding separate systems to house and service seniors, physically disabled residents, adults with developmental disabilities and other low-income households. These seemingly disparate groups share needs and through proper planning and design, a synergy can be created to benefit all. The combination of funding attached to each group can make a project more financially viable by sharing support and financial liability.

Orange County also has the added benefit of four nonprofit housing authorities that serve the community. Partnerships with these entities and other housing advocacy groups has given RCOC an opportunity to form alliances to ensure that safe, affordable housing developed within cities can be accessible for all people who would otherwise be homeless or forced into other less desirable options. Collaborative efforts can help increase awareness not only for the need of affordable housing in our communities for people with developmental disabilities and others on fixed incomes, but for services

and programs associated with the people living there. A senior program at a community center can be accessed for the general public, social gatherings would be open to the community. Activities such as these would help foster a sense of not only belonging to but playing an active role in helping to create community.

For a listing of current strategic partnerships, please visit our website at www.rcocdd.com/housing.

Conclusions

Cities and Housing Authorities in Orange County must, as a matter of urgency:

- incorporate the needs of adults with developmental disabilities as their state-mandated housing plans are refined.
- weigh the costs of meeting the needs of this vulnerable population against the societal costs of ignoring this vulnerable population.

People with developmental disabilities are the sons and daughters, grandfathers and grandmothers of families and neighbors in Orange County. They should be part of a lasting and mutually beneficial relationship that involves the community as a whole.

* * * *

Regional Center of Orange County is ready to answer any questions that arise as city councils and housing commissions refine their municipal housing plans. People served by RCOC and their families live, work and recreate in every city in Orange County and will remain at risk and vulnerable until their distinct needs are addressed in housing plans.

If you have further questions, please e-mail DDhousing@rcocdd.com or call the Regional Center of Orange County at (714) 796-5100 and ask for the Manager of Consumer and Community Resources or Chief Operating Officer.

Please refer to the Association of Regional Center Agencies (ARCA) report, which details best practice models for creating housing, housing services programs, and funding these initiatives at www.arcanet.org.

*Regional Center of Orange County
www.rcocdd.com
www.facebook.com/RegionalCenterofOC
On Twitter: @RegionalCntrOC*

To: Beth Hanson, Irvine Planning Commission

cc: Mark Asturias, Irvine Land Trust

Amy Mullay, Senior Planner Housing Division

In one of my favorite movies "You've Got Mail", the big book store is putting the small local book store out of business, when the two owners have this exchange. "It is business" says the big store owner; the local book store owner says "No, it is personal". Housing for our child is personal to us.

First Definitions and the confusion they create:

- California definition - A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This includes Mental Retardation, Cerebral Palsy, Epilepsy, and Autism.
- Federal Government definition – California PLUS solely physically disabled and mentally ill
- Special Needs definition – California PLUS physical or mental, senior households, large households, single-parent households, homeless and farm workers.

I am not being critical of your work, but you must understand for myself and many parents/grandparents of children/adults with developmental disabilities it is critically personal. In fact, it is the biggest concern many of us have - "what will happen to my child who is so dependent on living in our home when we can no longer care for them or we pass away". Even if we are fortunate enough to own a home free and clear the adult cannot even afford the property taxes and maintenance requirements. Even if we live in an apartment, they cannot afford the rent or the annual increases in rent. HUD vouchers are open every seven years or so and getting one is like winning the lottery - not very likely. Even if you had a voucher, do you know of an Irvine Apartment that will accept it and has an opening?

Place yourself in our position. You have a child with Autism (or intellectual disability or Down Syndrome). You are in your late 60's and have been caring for your child since birth or 30+years. You have no relative able or willing to accept your child in their home. So based on the affordable housing options in Irvine that exist today where will you arrange to send them prior your death or inability to care for them in your home? Recognize that our population is 4 times more likely to be assaulted, abused, or taken advantage of. You do have comfort that the Regional Center of Orange County will provide needed support services, but they cannot by law provide housing. Ability First Apartments is for the Developmentally Disabled, physically disabled, or those with chronic mental illness and they are full. Mariposa Villas is only for the physically disabled. Most other affordable housing options are for families or senior citizens. So where exactly will your child go?

Do you still see the 2013 to 2021 Housing Element Report as a hopeful long term solution to your deeply personal concerns for housing for your developmentally disable adult as defined by California?

History:

Most adults over the age of 60 didn't go to school with this population and many don't understand their needs or contributions. This population was either housed at home or in a State run Developmental Center. At one time the Fairview Developmental Center in Costa Mesa had 2,000 beds for this population. Around 1995 the decision was made to greatly reduce the number of clients housed in California Developmental Centers. In 1999 there were 900 clients housed in Costa Mesa and now there are less than 300.

Unfortunately, there was no real plan as to where these clients would find housing. Cities were not responsible for providing specific housing projects. The concept was that the Regional Centers would find homes for them in the appropriate City. However, even today most Cities of Orange County have not made up for the loss of Developmental Center housing and are definitely not in a position to accommodate the anticipated addition clients. (Autism/ASD is the primary reason for this increase)

The Orange County Regional Center met the challenge to help this population relocate even though they are by law restricted from purchasing homes for their clients.

Specific comments/concerns in regards to the Housing Element Final Draft:**First and top Concern:**

Starting with Page C-48 "Special Housing Needs" definitions are switched back and forth leading to misunderstandings on exactly what is available for the Developmentally Disabled as defined by the State of California, the Lanterman Act and therefor the Regional Center of Orange County. It is terribly misleading to quote the Regional Center of Orange County numbers (Table C-28) then switched to the Federal Definition of Developmentally Disable which includes mental or physical impairment to assert there are housing options for the Developmentally Disabled per the California definition which excludes mental or physically impaired.

The Draft should be made to clearly show existing housing resources for the Developmentally Disabled as defined by California. This lack of clarity, in my option, was the basis for Senate Bill 812 which amended State housing element law to require the analysis of the disabled to include the special housing needs of persons with developmental disabilities, an assessment of housing needs, and a discussion of potential resources.

In my option, past failures to specifically comply with intent of SB812 is the reason that not one single housing option exists for the Developmentally Disabled as defined by California. See pages C-32, 33, 34, 35 and you will not find one Project that meets the above requirement.

Second Concern:

I understand that a Housing Element Plan is an overall plan not a specific project plan for any specific segment or is it? If that is true why are there so many housing options for senior citizens such as Woodbridge Manor, Meadows Mobil Home Park, etc? Our population have the same needs for support, transportation, etc. so why so many accommodations for those 55 and older. Our young adults do not

have a Senior Citizen Center to go to even though the Regional Center or a non-profit would provide many of the services? Why isn't there an annex at the Lake Senior Citizen Center for our population?

Well at least the City allocated land for a Dog Park so our dogs can socialize (sorry, couldn't pass this up).

Under Goal 6.0 how could it hurt to have a Policy 6.3 that specifically addresses the underserved developmentally disabled as defined by California even if it simply states "we will conduct further study to better identify the housing options for the developmentally disabled as defined by California"?

Third Concern:

Page C-43 "Inclusionary Zoning In-Lieu Fee" discusses the requirement that 15 percent of all new units in Irvine be affordable to very low-, low- and moderate-income households with 5% reserved for the very-low-income households. (let me point out when parents have no reasonable option other than to keep their developmentally disabled adult at home, they would in most cases not show up in the data as the criteria looks at household income – at least this is my understanding). With so many new apartments/homes being built over the past four years why aren't there ample assets to provide housing for the very low-income which should include our population?

In the same paragraph, it states "An additional 250 very low and low income units have been entitled" so where are the ones for the developmentally disabled as defined by California?

General Concern:

The State Senate went to a great deal of trouble to craft SB812 to at least impact the lack of housing for the Developmentally Disabled per the California definition but apparently it has failed to result in specific changes to a City's Housing Element Plan to make any meaningful difference. Where there was hope there is now disappointment.

Would this be acceptable if you had a child/grandchild with a Developmental Disability and a client of the Regional Center?

Paul Harvey



Please see website below with an audio Power Point for one option for housing:

<http://my.brainshark.com/HOUSING-OPTION-FOR-PEOPLE-WITH-DEVELOPMENTAL-DISABILITIES-revised-July-25-2012-404913490>

Parent of 31 year old son with a developmental disability as defined by California

Past Chair and member of Irvine Disability Advisory Board

Past appointee to California Governors Committee on Employment of People with Disabilities

Past invitee to then President Clinton's forum on issues at work shelters for developmentally disabled

Member and Co-Chair of the Regional Center of Orange County Housing Committee

Business Volunteer to IUSD Transition program reporting to Linda O'Neal

For your information and consideration (provided by Paul Harvey):

As parents of children/adults with developmental disabilities as defined by the State of California (footnote 1), we offer this information and background for your review as you consider the Housing Elements Final Draft.

- We do not want our request for clarity in regards to our population’s housing needs to cause the City of Irvine to suffer any penalties due to a late filing of their Housing Elements Report.
 - We did try to educate City Staff on our needs starting with a formal meeting on September 27th 2012 with Director of Community Services, Principal Planner, Community Services, Manager of Housing, and others. On February 20th we also make a presentation to the Irvine Land Trust Board outlining the needs and requesting the formation of a Task Force, which, as you know, resulted in City Council action asking Staff to review needs and advisability of a Task Force. We had representatives stating our population’s needs at two public input meetings on the development of the Housing Elements Plan.
- As stated by a Planning Commissioner, the City of Irvine has always been proud of their proactive policies to meet the needs of their residents without waiting for edicts from the State or Federal Government. It is our desire that the City of Irvine will become a model for other Cities to follow in regards to planning for our population. (Presently there are other Orange County Cities that are more progressive in meeting the housing needs of our population. Example: Anaheim)
- We recognize that no two cities are exactly alike and in some ways older cities have unique opportunities that Irvine does not. On the other hand, Irvine has unique, yet unexplored, opportunities that other cities do not.
- It is very difficult for our parents to understand all the housing and accommodations afforded to citizens 55 and older, yet, our population which have many of the same limitations do not have these options and in fact are excluded from senior citizen housing developments and accommodations.
- We feel it is important to understand what has changed over the years and what has not.
 - In the early 1990’s State developmental centers (Fairview in Costa Mesa is one) provided housing for this population. Fairview during this period provided 2,000 beds for the developmentally disabled.
 - As late as 1997, Fairview housed 900. Around 1995 the State mandated the reduction in Developmental Centers residents sending them out into their respective communities. Today Fairview houses less than 400.
 - What has not changed is lack of specific city responsibility in their housing plans to accommodate the reduction in housing provided by Developmental Centers and the significant growth in the number of persons with Developmental Disabilities. Autism/Autism Spectrum Disorder presently account for a large percentage of this growth.

- Sadly a reduction in growth especially in the Down Syndrome population is a result of medical technology that predicts Down Syndrome in the early stage of pregnancy. According to recent statistics, parents receiving this diagnosis decide on abortion over 60% of the time.
- **Uniqueness of this population:**
 - Irvine Unified School District has an excellent reputation for working with our population through the age of 22. Starting at age 18, most enter a program known as the Transition Program to instill skills that can lead to employment as well as independent living skills that can lead to more independent living in the community. However, with very few exceptions, our population requires supported services to live more independently and receive these supports from the Regional Center which are provided through non-profit agencies commissioned by the Regional Center.
 - As clients of the Regional Center each person with a developmental disability has specific services identified to meet their unique needs.
 - This population receives SSI from the State amounting to approximately \$850 per month. This all but assured income stream is a positive but comes with constraints. Only a portion of their SSI income can be used for housing. Our population cannot have more than \$2,000 in their name or they will lose many of their benefits and for approximately every two dollars earned at their job their SSI is reduced by one dollar. One exception is, they can own a car; however, less than 5% can pass the driving test. Another is they can own a home. Medical insurance is also a benefit.
 - Regional Center of Orange County data shows 276 clients age 23 or older. However, there will likely not be a rush by parents to put their child in affordable housing for the following variety of reasons.
 - Many parents love having their child at home and are fearful they will not get the care, medical attention and monitoring, and of course love they have at home.
 - Their child may be very fearful of moving out from their parent's home.
 - Many parents utilize their child's SSI income to compensate for their cost for keeping them at home.
 - Some parents qualify for IHSS that basically offsets the cost of their time to provide services for their more involved child.
 - Some parents prefer a Group Home concept run by the owner of the home or a not-for-profit agency. There will be some who would prefer to move their child out of their Group Home into affordable housing with services provided by the Regional Center.
 - Our population desire for housing options vary. There is no single solution, just as there is no single solution for senior citizens.
 - To the credit of the City of Irvine, they have an overall philosophy of including affordable housing in natural housing settings. However, senior citizens (which have many of the same needs as our population) have chosen village type housing developments such as

the Meadows Mobil Home Park, the Groves, and other senior/disabled housing. Options not presently available but desirable my many parent of our population.

- Although progress has been made in attitudes about employment of people with developmental disabilities. Many major companies and small companies do utilize the abilities of this population. However, approximately 60% are unemployed with a significant number working less than 30 hours per week. Even today major corporations in Irvine are unwilling to consider the utilization of this population. The School District Transitions Program has difficulty finding companies willing to allow their students to train in their facility even though they cover their liability insurance, often IUSD will provide a job coach, and often do not required a wage just to get the experience. **Irvine City Hall stands out a model for other Cities in their utilization of the developmentally disabled in their mailroom and Senior Citizen Center.**

In summary, there is no single answer. Irvine Housing Elements Plan needs to address the needs of the developmentally disabled as defined by California. We feel a Task Force, focused on all the options for housing or our population, can and will produce meaningful long term options to meet the needs of Irvine Residents who are developmentally disabled and lay the ground work for future needs.

Footnote:

Here is the definition from the Lanterman Act, Welfare and Institutions Code 4512.

(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.

Comments on Final Draft of the Irvine Housing Element

I respectfully submit the following comments on the “Final Draft Irvine Housing Element” (hereinafter, “Draft”) released May 1, 2013. Having recently learned that the current “Draft” is merely an update of an already approved Housing Element and that no substantive changes can be made, it is my hope that these remarks will, at a minimum, allow you to expand and/or refine the Programs, in particular, Program 13 directed to Development of Extremely Low Income Housing. It is my further hope that these comments will assist your understanding of the needs of the developmentally disabled and why they merit special, specific attention as called for in Asburn (SB 812).

I am a parent of a 26-year-old developmentally disabled resident of the City of Irvine. Our son is a product of the Irvine school district and has made many friends here in Irvine. He is able to socialize with these friends through parent driven functions such as Special Olympics and through City functions sponsored by the Irvine Disabilities Board. Our family would love to see him continue living in Irvine outside of our home. We are, however, at a loss as to where he might live in Irvine. There are, currently, no affordable living options for him outside our home. Although our son works part-time, his income comes from SSI. His entire, monthly SSI check would be needed to pay the lowest monthly rent (plus utilities) in Irvine. If he were to apply for the extremely low income housing in such units as Doria, rent would take more than 50% of his SSI check. Thus, these housing units are not available to him. It is, therefore, imperative that we create affordable housing for our son and residents like him.

Just as other low income groups have been singled out for attention (e.g. seniors, mentally disabled, homeless etc), the needs of the developmentally disabled must also be specifically addressed. While the developmentally disabled share many needs with the senior population, their age and longevity, their daily living support by the Regional Center of Orange County (RCOC), for example, create many specific housing needs and opportunities that now, statutorily, must be considered in a city’s housing plan.

My comments, for your consideration, on the Draft will be limited to the City’s efforts to address the needs of the developmentally disabled/very, very, very low income population. As with comments I previously

submitted (attached hereto), these new remarks draw on the June 21, 2012 Memorandum to Planning Directors from Glen Campora, Acting Deputy Director, Division of Housing Policy Development (Memorandum) [<http://www.hcd.ca.gov/hpd/NoticeCoverLtrSB812.pdf>] and the new, statutory requirement to analyze the housing needs of the developmentally disabled.

Glen Campora's Memorandum emphasizes:

*“Housing elements must include an analysis of the special housing needs of the disabled including persons with **developmental disabilities**. This analysis should include an estimate of the **number of persons** with developmental disabilities, an **assessment of the housing need**, and a **discussion of potential resources**.”* (emphasis added)

1. Number of Persons:

Accurate numbers are necessary for proper assessment of housing needs.

On page C-49, you include the current estimated number of persons in Irvine with developmental disabilities at 1074 persons. It is important to note, that this number is a low estimate. It appears to solely or chiefly include only clients of the Regional Center of Orange County (RCOC) which currently is 1077 clients for the City of Irvine. Yet, there are, in fact, developmentally disabled residents who are NOT clients of the RCOC. These residents are in the Irvine school system and/or are living at home with their aging parents and families.

Furthermore, the number fails to acknowledge the fact that, as the population of Irvine grows, so grows each segment of that population including those with developmental disabilities.

Since the Housing Element is an eight (8) year plan, growth of this population and acknowledgement of the hidden nature of these residents is imperative for proper planning. If possible, Table C-54 should be revised to include more Extremely Low housing units to accommodate this expanded number of individuals. This is, unfortunately, a growing percentage of the ‘disabled population’ as defined in the Draft and discussed in the next section.

2. Assessment of Housing Need:

Assessment affects planning for certain numbers of housing units, geographic placement of these units and prioritizing need.

Asburn (SB 812) requires that the Housing Element include an assessment of the housing needs of the developmentally disabled, distinct from the very broad and general category of “Disabled” defined by the Americans with Disabilities Act (ADA). Yet, on pages C-48 through C-49, the Draft confuses these two populations beginning first with a definition of the developmentally disabled and, then, setting forth current housing for the broad, ADA category of “persons with disabilities”. All that follows is directed to a general class of citizens. While the City’s housing plans need to address the broad class of ‘disabled residents’, Asburn (SB 812) requires a separate analysis for the developmentally disabled.

Failure to apply the specific definition of ‘developmentally disabled’ in your analysis of resources has caused you to identify resources that cover physically disabled, mentally disabled and other populations within the ADA definition of ‘persons with disabilities’ or ‘special needs’ but not the developmentally disabled. Were you to look at housing facilities that accommodate the developmentally disabled, you would find only one such facility, Ability First, exists in the City of Irvine. The absence of any significant housing for the developmentally disabled, given the numbers of such individuals, should raise the **priority** of creating these housing units.

Since there is a dire lack of housing units, more must be created either by new construction or conversion. Table C-54 currently cites no ‘conversion’ plan. The conversion option, discussed elsewhere in the Draft should be added to this table.

As previously submitted to the Housing Element committee in response to a public hearing, we urged that the needs assessment also include the following:

- a. the need for VERY LOW, LOW income housing – housing for individuals living on SSI (\$875 or so per month);
- b. The need for individuals with Developmental Disabilities to live near community resources (grocery stores, transportation, libraries, banks);

- c. The need for these individuals to live in close proximity to one another; and
- d. the need to acknowledge that we are planning for life long residences reflecting the life long disability of this population and thus, the very low, low income designations need to be memorialized in perpetuity.

Here, again, Table C-54 is in need of revision to reflect the fact that “affordable housing” (e.g. 30% of AGI) means rents in the range of \$262 per month or 50% of the 30% of AMI. And, the needs set forth in b. through d. above, should be acknowledge in the body of the Program itself.

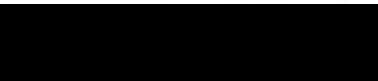
3. Discussion of Potential Resources

So as not to repeat myself, I have attached my earlier comments which include additional examples of Program Development in the identical section heading of “Potential Resources”. Some of these are discussed elsewhere in the Draft. It is important to add these to your Program 13: Assist in Development of Extremely Low-Income Housing for consideration and implementation.

I thank you for taking these comments into consideration as you plan for developing housing in Irvine over the next 8 years. I am confident that Irvine, one of the finest master planned communities, that strives to include all economic and developmental levels, can solve this housing crisis. The community is ready to work with you to achieve these goals.

Respectfully submitted,

Carol Clayman, Ph.D., J.D.



Dear Amy:

Thank you very much for providing the recent update on the City of Irvine's progress in creating its Housing Element Plan. I would love to receive a copy of your power point presentation as I do not recall a discussion of the City's analysis of the specific housing needs for the developmentally disabled. Such an analysis is not only critical to meeting these housing needs, it is required by the recent changes to SB 812 (Ashburn), Chapter 507, Statutes of 2010.

As a parent of an 25 year old Irvine resident with developmental disabilities, our family is very interested in assisting the City in developing a housing plan that would allow our son to continue residing in Irvine outside of our home. He currently resides with us in Irvine. In furtherance of this effort, here are some comments for the City's consideration prior to finalization of their Housing Element Plan.

My comments draw on the June 21, 2012 Memorandum to Planning Directors from Glen Campora, Acting Deputy Director, Division of Housing Policy Development (Memorandum) [<http://www.hcd.ca.gov/hpd/NoticeCoverLtrSB812.pdf>] and the new, statutory requirement to analyze the housing needs of the developmentally disabled.

Glen Campora's Memorandum emphasizes:

*"Housing elements must include an analysis of the special housing needs of the disabled including persons with **developmental disabilities**. This analysis should include an estimate of the **number of persons** with developmental disabilities, an **assessment of the housing need**, and a **discussion of potential resources**."*
(emphasis added)

I will address each of the three (3) elements to be included in the analysis separately:

1. **Number of Persons.**

The Irvine Housing Element presented to us (to the best of my recollection), lacked a statement of the number of persons with Developmental Disabilities. The Regional Center representative, Janis White, put Irvine's number at **1077**. However, I believe this is an UNDER estimate of the real number of individuals. I personally know of individuals with developmental disabilities whose parents have chosen

not to enlist them as clients of the Regional Center and I assume there are likely others. As explained at the meeting, a large percentage of Irvine's developmentally disabled persons are virtually 'invisible' since they still reside at home with aging parents and are, thus, not part of any income census. At a very minimum, however, this 1077 number should be included in your analysis.

2. Assessment of the Housing Need

To the extent that the City is required to include an analysis of needs in their housing plan, the comments of families, interested parties and Regional Center representatives attending these Housing Element meetings are particularly relevant and should be duly noted and included in the final Irvine Housing Element Plan. At the most recent Housing Element meeting, the following HOUSING NEEDS for the City of Irvine were expressed:

- a. the need for VERY LOW, LOW income housing – housing for individuals living on SSI (\$875 or so per month);
- b. The need for individuals with Developmental Disabilities to live near community resources (grocery stores, transportation, libraries, banks);
- c. The need for these individuals to live in close proximity to one another; and
- d. the need to acknowledge that we are planning for life long residences reflecting the life long disability of this population and thus, the very low, low income designations need to be memorialized in perpetuity.

These needs should be included and/or referenced in the Housing Element Plan.

3. Discussion of Potential Resources

I apologize if I failed to note this in your presentation, but I do not recall any discussion of "Potential Resources" for the Developmentally Disabled. Several resources are listed in Attachment 3 of the Memorandum along with Sample Programs. I draw your attention to Program Samples 2 and 3. Program Sample 3 includes many of the resources discussed at the meeting. It would be helpful to show inclusion of these resources in your analysis and reference them in the presentation of the final Housing Element Plan.

These Samples for your convenience/use, with emphasis added, are

included in this letter.

Program Sample 2:

Develop a program to provide rental assistance to fill the gap between income levels and the cost of housing for persons with Developmental Disabilities. The program will include the following steps:

Step One: Work with the regional center to identify the housing needs of the clients and assist in identifying available housing that meets those criteria.

Step Two: Identify the gaps that limit access to housing for persons with developmental disabilities (i.e. financial, accessibility).

Step Three: Develop Guidelines and market program Responsibility: Community Development Department

Timing: Begin Program Development January, 2013.

Objective: Assist 10 persons with developmental disabilities.

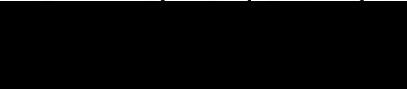
Program Sample 3:

Explore models to encourage the creation of housing for persons with developmental disabilities and implement a program by 2015. Such models could include assisting in housing development through the use of set-asides, scattered site acquisition, new construction, and pooled trusts; providing housing services that educate, advocate, inform, and assist people to locate and maintain housing; and models to assist in the maintenance and repair of housing for persons with developmental disabilities. The City shall also seek State and Federal monies for direct support of housing construction and rehabilitation specifically targeted for housing for persons with disabilities.

We all agree that providing housing for the developmentally disabled is a challenge in these financial times. Nonetheless, the need is clearly a growing reality. Please, let us work together to fully explore the resources so we can get the job done for the sake of our challenged Irvine residents and their caring parents and family members.

Thank you for your consideration.

Sincerely,
Carol Clayman, Ph.D., J.D.



May 23, 2013

Amy Mullay
Mark Asturias

Dear Ms. Mullay and Mr. Asturias:

In response to the Planning Commission's request to specifically address the housing needs of persons with developmental disabilities in the Irvine Housing Element, we, respectfully, submit the following changes and additions for your consideration. These changes and additions are an attempt to meet the criteria of Asburn (SB 812) which mandates that the distinct and specific needs of persons with developmental disabilities be addressed in each Housing Element.

The attached, proposed changes and additions have been set forth and organized in a manner similar to how you have addressed the specific needs of other special needs populations such as the elderly, farm workers, homeless, college students etc. We have, thus, commented on the number of persons with developmental disabilities in Irvine, an assessment of their housing needs (including current housing and future opportunities), and discussed potential resources. The latter discussion includes additional programs (Programs 14 and 15) that will attempt to address the need for resources.

We hope these comments will be helpful to you in your revision of the Draft submitted to the Planning Commission last week.

Sincerely,



Carol Clayman Ph.D., J.D.



enclosures

Assisted Households by City - As of 03/28/2013

City	Family	Disabled	Elderly	Total
Aliso Viejo	12	22	17	51
Anaheim Hills	1	0	4	5
Brea	23	14	78	115
Buena Park	141	91	107	339
Capistrano Beach	10	7	2	19
Costa Mesa	122	168	152	442
Cypress	29	18	56	103
Dana Point	7	16	9	32
Foothill Ranch	3	2	0	5
Fountain Valley	73	52	321	446
Fullerton	205	143	187	535
Huntington Beach	286	200	369	855
Irvine	333	279	365	977
La Habra	62	48	61	171
La Mirada	1	1	0	2
La Palma	9	5	42	56
Ladera Ranch	8	6	23	37
Laguna Beach	1	3	21	25
Laguna Hills	8	5	14	27
Laguna Niguel	16	23	80	119
Laguna Woods	0	8	64	72
Lake Forest	63	68	58	189
Los Alamitos	6	5	3	14
Midway City	85	26	192	303
Mission Viejo	49	95	106	250
Newport Beach	49	18	56	123
Orange	144	111	228	483
Placentia	52	22	94	168
Rancho Santa Margarita	23	33	58	114
San Clemente	33	20	60	113
San Juan Capistrano	5	9	55	69
Santa Ana	2	3	1	6
Seal Beach	0	6	3	9
Stanton	91	48	260	399
Sunset Beach	1	0	0	1
Trabuco Canyon	2	1	1	4
Tustin	153	84	130	367
Westminster	548	198	1174	1920
Yorba Linda	21	11	55	87
Total OCHA Leases	2677	1869	4506	9052
Portability	24	19	24	67
Mobility	272	147	260	679
Total Leased Tenants	2973	2035	4790	9798

May 23, 2013

Specific Revision Requests to “Final” Draft Irvine Housing Element

In an effort bring the current Draft of the Irvine Housing Element in compliance with Asburn SB 812, we recommend the following changes and/or additions:

Where additions have been made in the body of the ‘Final’ Draft Housing Element, the new language is underlined, **bolded** and *italicized*.

Pg. C-17:

Extremely Low Income Households

As shown in Table C-12, 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 disabilities, physical and other** 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. **Individuals with Developmental Disabilities have one 24 unit rental building, Ability First, that provides rental assistance to those at or below 30% AMI.**

Pg. C-18

NOTE: the HUD voucher statistics on Page C-18 do not match that on page C-44. Page C-44 data appears to be the most current information. The most current HUD information is attached with these change requests.

Pg. C-32

Table C-26 Affordable Housing Developments

Please distinguish Ability First as follows since it is the only such dedicated building in Irvine:

For Ability First, amend “Type” to read: “ Disabled **and Developmental Disability**”

Section 8 Rental Assistance.

Please add:

The Orange County Housing Authority (OCHA) waiting list is currently not taking any more applications for HUD vouchers and does not expect to open for another seven (7) years. The waiting list currently has over 48,000 people on the list.

Pages C-48 through C-50

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.

Mark and Amy: If you'd like, you can insert your discussion of housing for the Physically and Mentally Disabled population here is a spot. DO NOT MIX with the Developmentally Disabled. We recommend the following specific discussion be added.

We recommend the following be deleted and the **bolded, underlined and italicized** information be included:

Developmentally Disabled

~~As defined by federal law, "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.~~

Insert the following:

Persons with Developmental Disabilities

Persons with developmental disabilities represent a unique and distinct group within the Special Needs/Disabled population. The California Lanterman Act, Welfare and Institutions Code 4512 defines the developmentally as follows:

(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.

According to the Regional Center of Orange County (RCOC), an estimated 1,074 persons in Irvine have developmental disabilities. 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 Regional Center of Orange County. According to the Regional Center of Orange County, approximately 1,074 persons in Irvine have one or more developmental disabilities. ~~Developmental disabilities include autism, epilepsy, cerebral palsy, and intellectual cognitive disabilities.~~

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

⁵ More recent data on disabilities is not currently available from the 2010 Census or American Community Survey

After Table C-28 insert the following:

The total number and ages of those served by the RCOC are shown in Table C-28. The total number of persons with developmental disabilities, 1074, is, however, an underestimate of this population. 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 break out numbers of individuals served by disability groupings. Additionally, most live at home with their aging parents or with families and are, thus, not part of any income census.

Housing Needs of Persons with Developmental 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 *City of Irvine C-50 Housing Element General Plan* 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), Access Irvine (39 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).

By definition, persons with developmental disabilities will require life long assistance in their daily living and/or work. The RCOC provides in-home living and day programming support. The RCOC does not provide housing.

Many of our persons with developmental disabilities have had the benefits of the Irvine schools and social programming and desire to continue to live, work and play in Irvine. The numbers of developmentally disabled persons in need of housing require additional options.

Statewide data show persons with Developmental Disabilities to be at the very, very low income end. Most are well below 30% of the AMI and are unable to afford even the lowest rents in the City of Irvine without rental assistance. Work supports are available to the developmentally disabled through organizations such as the Dayle MacIntosh Center and vendors of the RCOC. Wage supports are not. The percentage of individuals with developmental disabilities working in CA is 13%. The data is from Employment Development Department (EDD). CA EDD Data (13%) reflects wages reported to EDD for the purpose of Unemployment Insurance reporting, a limitation of the data as some people have contract earnings that are unreported. According to the 2009 -2010 Department of Developmental Services report, only 1.5% of these working individuals are working full time. The CA EDD data show the average 4th quarter wage of a CA RCOC client in 2010 was \$1,624. Those who are not working must rely on monthly SSI payments to cover food, clothing and housing costs. 2013 SSI monthly payments in Orange County are \$875 for an individual.

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 ~~one two~~ all-affordable apartment complexes for the *developmentally* disabled called 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 with rent subsidies available for those with income at or below 30% AMI. 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. **MOVE this paragraph and previously deleted sentences to and Table C-29 that appear here to section pertaining to ADA disability category or to NON-housing resources discussion below.**

Data from the OCHA released March 28, 2013 indicate 977 housing vouchers are being utilized in the City of Irvine. Of this, 333 are to families 365 to elderly and 279 to "disabled" (ADA definition). OCHA does not track the developmentally disabled as a separate population. The OCHA waiting list for vouchers is in excess of 48,000 individuals. The waiting list only just briefly opened and is not expected to open for another seven (7) years; almost the duration of this Housing Element. The ability of Irvine to expand it's housing options to the developmentally disabled based on OCHA vouchers is not a viable solution. Alternative means of rental support must be developed and/or located.

In the life long planning required for persons with developmental disabilities, additional needs should be considered. The majority of persons with developmental disabilities do not drive. Transportation supports are available through the City of Irvine Trips program and the Orange County Transit Authority (OCTA) ACCESS program. It is, therefore, important for developmentally disabled persons to live near transportation and community resources (grocery stores, libraries, recreation, banks, etc.). It is also important for these individuals to live in close proximity to one another to allow for social interactions, avoid isolation and most efficiently and effectively deliver support services.

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. 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 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.

Table C- 29 should appear in the general ADA disability section.

Page C-105

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 and conversion, where possible. The City shall continue to assess potential funding sources, such as, but not limited to, the Community Development Block Grant (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. The location of such housing will take into consideration the previously discussed need to be income accessible to those at less than 30% AMI, close to community services and in living clusters so as to allow efficient delivery of attendant services.

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

** is it possible to add:
use of set-asides, development fees, grants and partnerships with building associations and/or non-profits.*

Page C-106

Table C-54 - *is it possible to add units that can be converted to the table?*

Add another two Programs ... 14 and 15:

Program 14: Develop a program to provide rental assistance to fill the gap between income levels and the cost of housing for persons with Developmental Disabilities.

The program will include the following steps:

Step One: Work with the regional center to identify the housing needs of the clients and assist in identifying available housing that meets those criteria.

Step Two: Identify the gaps that limit access to housing for persons with developmental disabilities (i.e. financial, accessibility).

Step Three: Develop Guidelines and market program

Responsibility: Community Development Department

Timing: Begin Program Development January, 2014.

Objective: Assist 10 persons with developmental disabilities.

Program 15: Explore models to encourage the creation of housing for persons with developmental disabilities and implement a program by 2015.

In partnership with families and support organizations of persons with developmental disabilities, search for new models, combined living communities with, for example seniors, and the like. Such models could include assisting in housing development through the use of set-asides, scattered site acquisition, new construction, and pooled trusts and new model communities. The City shall also seek State and Federal monies for direct support of housing construction and rehabilitation specifically targeted for housing for persons with disabilities.

Funding sources: to be determined

Responsible Agencies: Community Development and Housing departments and residents with an interest and/or expertise in creating very low income housing opportunities.

Timing: Begin immediately

Appendix B: Residential Sites Inventory
(additions in bold)

Page: Appendix B-2

First bullet after 1st paragraph on that page

Five percent of the actual number of dwelling units shall be affordable as rental or ownership units to households earning less than 50% of the County median income (very low/extremely low income) as annually defined by the California State Department of Housing and Community Development. **Of this percentage, priority should be given to creating housing with extremely low income units, to counter the scarcity of such units in the city and to provide housing options for persons with developmental disabilities and others that fall below the 30% income level.**

Page: Appendix B-5

Add at end of last paragraph (top of page) of section titled Planning Area 33 – Irvine Spectrum Center (which started on Appendix B-4).

These sites would be suitable for persons with developmental disabilities, most of whom can't drive, because of conditional permitting that will allow for nearby resident-serving goods and services, such as restaurants, recreation facilities, grocery stores, entertainment venues and medical clinics.

Add at end of last paragraph of section titled Planning Area 40 – Cypress Village.

The remaining vacant sites would be suitable for persons with developmental disabilities, most of whom can't drive, because zoning already allows and contains resident-serving goods and services, such as restaurants, recreation facilities, grocery stores, entertainment venues and medical clinics.

Suggestions for Appendix C: Review of Past Programs.
(additions in bold)

Page: Appendix C-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. **Focus should also be given to very, very low income housing for persons with developmental disabilities and others that fall considerably below the 30% income level.**

Page: Appendix C-18

Program 9: Housing Choice Voucher

***Second Paragraph:** 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. **The application waiting list, however, is not expected to reopen until 2019, so the usefulness of this program in assisting persons with developmental disabilities and others below 30% income to find housing is compromised.**



RECEIVED

JUN 03 2013

CITY OF IRVINE
CITY MANAGER'S OFFICE

May 30, 2013

Mayor Choi and the Irvine City Council
City of Irvine
1 Civic Center Plaza
Irvine, CA 92606-5207

Dear Mayor Choi and the Irvine City Council,

The Regional Center of Orange County (RCOC) applauds the efforts of the Irvine City Planning Commission for hearing the collective voice of the dedicated Irvine parents of children/adults with developmental disabilities who are speaking up about the future of their children - Irvine citizens. These parents are part of the RCOC Housing Advisory Council, and along with others are reaching out to cities in Orange County as cities renew their Housing Element Plans. We appreciate the approval of the Housing Commission to rewrite the portion of the document addressing the City's developmentally disabled population, as defined by the State of California and specifically SB812. The Irvine parents have already provided wording to help ensure the redraft is ready in plenty of time to meet the Commission's June 6 deadline and to ensure it is ready for submission to the City Council for your approval.

We especially support approval of the development of a Task Force focused on all the options for housing for our population that can and will produce meaningful, long-term options to meet the needs of today's developmentally disabled and lay the ground work for future needs. RCOC serves 1,077 people (290 adults, 787 under age 21) with developmental disabilities in Irvine. As these parents have shared, most of those adult children live with their families. It would be wonderful for these Irvine residents to have their own places in the city where they have grown up, close to their natural support system of friends and family. With the housing opportunities that Irvine can provide, and the support RCOC can provide to help them be as independent as possible, it is a winning combination.

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CM
ACM
DCD

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Mayor Choi and the Irvine City Council
May 30, 2013
Page 2

I hope you will seek out the input of our Housing Advisory Council and use RCOC as a resource in developing solutions. I appreciate your vote of support for this population as I not only support it as Chair of RCOC's Board of Directors, but also as an Irvine resident and proud mother of Bryan, age 24, who lives at home.

Sincerely,



Tresa Oliveri
Chair, RCOC Board of Directors

Cc: RCOC Board of Directors
Housing Advisory Council
Sean Joyce, City of Irvine City Manager

June 5, 2013

City of Irvine
Planning Commission
1 Civic Center Plaza
Irvine, CA 92623

Dear Chair Kuo and Planning Commissioners:

As one of the housing representatives for Regional Center of Orange County, I wanted to follow up after attending the Planning Commission meeting on Thursday, May 16th. I have attended many city meetings to advocate for the affordable housing needs of individuals with developmental disabilities and provide details for the Housing Element updates but none of the meetings have been as productive and forward moving as The City of Irvine's Planning Commission. Your unanimous vote to support the motion made by Councilwoman Christina Shea is proof of your commitment to better the lives of the individuals we serve so they may have a place to call home in a great city such as Irvine. While we believe the Housing Element is an important document, you also understood that it is a policy and program document as opposed to a guide for project development which we hope to work toward together through the Task Force.

On a personal note, I have a son, Michael who is 19 and has significant developmental disabilities. We recently moved to Irvine so Michael would have the opportunity to live within Irvine Unified School District and attend Legacy Creekside until he turns 22. After that chapter, we'll be researching work, volunteer programs and housing options for the future. As other parents have shared, it is very overwhelming to lie in bed at night and wonder about the safety and future of our loved ones who are so vulnerable. The truth is many days and nights are filled with random thoughts and worry about the future and when we are gone.

While it is cliché, it truly does take a village to provide a meaningful life for our children we love. Many parents in Orange County choose to keep their young adults at home due to the lack of affordable housing options. With the direction we are headed in Irvine, I don't plan on that to be our future. Instead, I envision Michael's adult years to be in The City of Irvine where he can be part of a community that is proud of providing living opportunities that any of us would want for ourselves and our families. I believe my son and all people who didn't have the choice to have a developmental disability should have the choice to live in a safe and clean environment that embraces all people who also deserve to have a place to call home. I believe the best place is The City of Irvine.

Many thanks for your time. Please do not hesitate to contact me if you need any additional information about the services and supports we provide to individuals with developmental disabilities at Regional Center of Orange County.

Sincerely,

Jacqui

Jacqui Kerze, Community Outreach Coordinator and Parent
Regional Center of Orange County
Jkerze@rcocdd.com

(714) 345-2503

COMMENTS	HOUSING ELEMENT RESPONSE
<p>General Inquiry:</p> <p>What process is followed to assess special population housing needs?</p>	<p>The Housing Element contains an analysis of any special housing needs, such as the elderly, persons with disabilities, large families, families with female heads of household and the homeless. The analysis follows the requirements of Government Code Section 65583(a)(7). The requisite analysis includes the following:</p> <ul style="list-style-type: none"> • A quantification of the total number of persons and households in the special needs housing group. • A quantification and qualitative description of the need, including a description of the potential housing problems faced by the special needs group, a description of any existing resources and programs and an assessment of unmet needs. • Identification of potential program or policy options and resources to address the need.
<p>RHNA Allocation:</p> <p>Why does RHNA not provide a requirement specifically addressing the special needs population?</p>	<p>The RHNA only requires municipalities to address housing needs for persons at all income levels. State legislation and the RHNA process are intended to address housing needs for projected state population and household growth.</p>

COMMENTS	HOUSING ELEMENT RESPONSE
<p>Concerns About Affordable Housing Options for Developmentally Disabled Adults:</p>	
<p>The City of Irvine should develop innovative approaches to support the development of inclusive housing. There are a number of creative methods for providing affordable population specific or mixed population housing developments.</p>	<p>The City of Irvine has developed innovative approaches to developing inclusive housing through the following:</p> <ul style="list-style-type: none"> • Adoption of an Inclusionary Housing Ordinance in 2003, which requires 15 percent of all new residential units to be affordable to very low, low and moderate income households. • Adoption of an Affordable Housing Strategy & Implementation Plan in 2006 that incorporates objectives and strategies aimed at developing permanent affordable housing in the City. • Creation of the Irvine Community Land Trust (Land Trust), a nonprofit public benefit corporation dedicated to providing affordable housing opportunities for the community. <p>Prior to the adoption/implementation of the innovative approaches listed above, the Irvine City Council created the Irvine Residents with Disability Advisory Board (IRDAB) in 1990 to ensure residents with disabilities have equal access in community life. This voluntary Board consists of sixteen members. At least 51% of members have disabilities and the remainder of the Board is comprised of residents who have a family member with a disability and/or work in the field of disability services. IRDAB's mission is identifying and recommending programs and services meeting the physical and social needs of residents who have disabilities, regardless of age. The Board provides advocacy and support for programs related to community needs and propose recommendations to a variety of City departments. IRDAB also works</p>

	<p>collaboratively with vital community organizations.</p> <p>IRDAB meetings are held the first Tuesday of every month at 6:00 p.m. at the Irvine Civic Center, 1 Civic Center Plaza Irvine, CA 92606. Meetings are open to the public.</p> <p>More recently the City has partnered with Jamboree Housing Corporation, a non-profit developer to build an all affordable housing complex called Doria Apartments, which has 134 units affordable to households earning 30% to 60% of the Area Median Income. Twenty of the 134 units will be restricted for persons receiving services through the Mental Health Services Act (MHSA), administered by the County of Orange. In addition, the City in partnership with the Irvine Community Land Trust (ICLT) is currently developing a 104 unit affordable apartment complex that will restrict 11 units for persons receiving services through the MHSA. AbilityFirst and Mariposa Villas are two existing affordable apartment complexes in the City exclusively for lower income persons with disabilities. These two developments have a total of 64 units. A total of three properties (Harvard Manor, Inn at Woodbridge and Woodbridge Manor) have 307 units restricted to lower income seniors. All of the units at the Inn at Woodbridge and Woodbridge Manor are restricted to seniors. Of the 100 units at Harvard Manor 26 are restricted to lower income seniors. The remaining 74 units are restricted to lower income families.</p>
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COMMENTS	HOUSING ELEMENT RESPONSE
<p>There is a shortage of affordable housing for adults with developmental disabilities that have extremely low and very low income. Parents of developmentally disabled children often do not have the resources to purchase housing that can be left to their children upon their death. However, they may have assets that could be pooled to leverage private sector funds, or that could be used to buy shares in a co-operatively owned and managed development.</p>	<p>The City currently has over 3,600 affordable units, many of which are restricted for extremely low and very low income households. In addition, there are six adult residential care facilities in the City for persons with developmental disabilities.</p> <p>The City has facilitated partnerships with for-profit or non-profit developers and will continue to facilitate partnerships in the future if private sector funds are available to assist in the financing of a project specifically for persons with developmental disabilities.</p>
<p>The Housing Element should specifically address the needs of the developmentally disabled population whenever the design of a new development or the rehabilitation of an existing development is being considered. Units should be configured in a cluster to allow social interaction with peers and provide common areas for meal preparation, dining, etc. This housing must be provided in the extremely low and very low income categories. The developmentally disabled community should be invited to the table from the very beginning and potential developers should be required to engage with representatives of that community.</p>	<p>The Housing Element does discuss the needs of the developmentally disabled population (see Page C-48). Additionally, in 2003 the City adopted an Inclusionary Housing Ordinance, which requires 15% of all new residential development be affordable to very low, low and moderate income households. The Inclusionary Housing Ordinance is a policy level document that can only be amended by direction of the City Council.</p> <p>In 2006 the City adopted a Housing Strategy & Implementation Plan, which 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.</p> <p>Although the Inclusionary Housing Ordinance and the Housing Strategy & Implementation Plan do not separately address the needs of persons with developmental disabilities, they have resulted in the facilitation of many extremely low and very low income affordable housing units.</p>

COMMENTS	HOUSING ELEMENT RESPONSE
<p>The City of Irvine should facilitate the development of inclusive housing that is integrated with employment, transportation, recreation and services. The City needs to build a partnership with the developmentally disabled population, their families, caretakers, advocates and service providers, to work together to find and develop innovative solutions and facilitate outreach to the private sector and funding sources.</p>	<p>The City does facilitate the development of inclusive housing. For example, the City recently facilitated through the ICLT funding for inclusive housing in two projects. Jamboree Housing Corporation (JHC) is the non-profit developer of Doria Apartments Phase I and II, an all affordable 134 unit complex. The project offers 20 units to lower income persons receiving services through the MHSA and offers resident services through Housing with HEART, JHC’s resident services group. Housing with HEART provides opportunities and resources for residents to enrich their quality of life. Resident services are specifically tailored to meet the unique needs of Doria residents. These programs include activities such as homework assistance and tutoring for young people, plus health and wellness programs and community-building activities for all residents. On on-site program coordinator assists residents in accessing local community services as well.</p> <p>The City in collaboration with the ICLT is also working to facilitate additional inclusive housing through its Alegre Apartments project, a 104 unit all affordable project. Of the 104 units, eleven will be allocated to persons receiving services through the MHSA.</p> <p>These two recent projects demonstrate the City’s commitment to partnering with for-profit and non-profit housing developers and other entities to pursue affordable housing for special needs groups. The City will continue to offer incentives and financial support, when feasible, to affordable housing projects for extremely low income households and persons with special needs.</p>