



Five Year Consolidated Plan
FY 2015-2019
Annual Action Plan
FY 2015-2016



Adopted April 28, 2015



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City of Irvine, California 2015-2019 Consolidated Plan 2015-2016 Action Plan

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Cover:

The Doria Apartments – Affordable Rental Housing

Doria Apartment Homes is Jamboree Housing Corporation's first development in partnership with the Irvine Community Land Trust. These 134 apartment homes were made available in part with Community Development Block Grant and HOME Investment Partnerships financing from the City of Irvine. Doria was completed in 2014 with 17 one-bedroom, 66 two-bedroom, and 41 three-bedroom units affordable to households earning 30 percent and 50 percent of the Orange County Median Income. Additionally, 10 units are set aside for residents who receive services through the California Mental Health Services Act.

The Spanish Colonial-style architecture integrates seamlessly with the aesthetic fabric of the surrounding Stonegate community of Irvine. Each of the two and three story garden-style buildings is designed around a central courtyard. Residents have access to a pool, tot lot, and a 3,000 square-foot community building that includes the management offices, kitchen, computer lab and multi-purpose room for resident services provided by Housing with HEART, Jamboree's resident services provider.

Doria is an integral part of the Stonegate Master Plan in Northern Irvine, a square-mile development that includes residential units that consist of single-family detached homes, townhomes, condominiums and rental apartments.

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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Irvine has prepared the 2015-2019 Consolidated Plan (Plan) as required to receive Federal Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds. The Consolidated Plan provides the U.S. Department of Housing and Urban Development (HUD) with a comprehensive assessment of the City's housing and community development needs and outlines the City's priorities, objectives and strategies for the investment of CDBG and HOME funds to address these needs over the next five years, beginning July 1, 2015 and ending June 30, 2020.

The City receives CDBG and HOME funds from HUD on a formula basis each year, and in turn, awards grants and loans to nonprofit, for-profit or public organizations for programs and projects in furtherance of this Plan. The CDBG and HOME programs generally provide for a wide range of eligible activities for the benefit of low- and moderate-income Irvine residents, as discussed below.

Community Development Block Grant (CDBG)

The Housing and Community Development Act of 1974 created the CDBG Program with three primary objectives against which HUD evaluates the Consolidated Plan and the City's performance. Those primary objectives are decent housing, suitable living environments, and expanded economic opportunities for low- and moderate-income persons. The CDBG regulations require that each activity meet one of the following national objectives:

- Benefit low- and moderate-income persons; or
- Aid in the prevention or elimination of slums and blight; or
- Meet other community development needs having a particular urgency (usually the result of a natural disaster).

HOME Investment Partnerships (HOME)

The Cranston-Gonzalez National Affordable Housing Act of 1990 created the HOME program to expand the supply of affordable housing for low- and moderate-income households. Often used in partnership with local nonprofit housing development organizations, the HOME program can support a wide range of affordable housing activities, including building, buying, and/or

rehabilitating rental and ownership housing or providing direct rental assistance to low- and moderate-income people.

For the 2015-2016 program year, the City will receive \$1,270,753 of CDBG funds and \$450,741 of HOME funds. When combined with available prior year resources, the 2015-2016 Action Plan allocates \$2,187,082 of CDBG funds and \$648,922 of HOME funds to the following program activities to be implemented from July 1, 2015 to June 30, 2016.

2015-2016 CDBG Public Service Activities

AIDS Service Foundation: HIV Case Management and Support Services	\$10,000
Assistance League of Irvine: Operation School Bell	\$19,135
Fair Housing Foundation: Fair Housing Services	\$16,367
Families Forward: Transitional Housing for Homelessness Prevention	\$19,850
HOMES: Transitional Housing for Emancipated Foster Youth	\$12,433
Human Options: Domestic Violence Services Program	\$13,811
Irvine Adult Day Health Services: Skilled Nursing Program	\$17,378
Irvine Children’s Fund: Before and After School Child Care	\$31,498
Irvine Public Schools Foundation: After School Academic Enrichment	\$13,512
National Charity League: Irvine Meals on Wheels	\$21,193
South County Outreach: Homelessness Prevention Program	\$15,435

2015-2016 CDBG Capital Activities

City of Irvine: Community Facilities ADA Improvements	\$716,477
City of Irvine: Lakeview Senior Center Improvements	\$47,201
City of Irvine: Rancho Senior Center Improvements	\$478,565
City of Irvine: Residential Rehabilitation Program	\$500,077

2015-2016 HOME Activity

Innovative Housing Opportunities: Derian Apartments	\$603,848
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2015-2016 Program Administration Activities

CDBG Program Administration	\$254,150
HOME Program Administration	\$45,047

2. Summary of the objectives and outcomes identified in the Plan needs assessment Overview

The priority needs and goals identified in the Plan needs assessment were identified based on analysis of information including the results of the City’s 2015-2019 Consolidated Plan Needs Assessment Survey. Additionally, the housing and community development data elements required by HUD in the online Consolidated Plan system (the eCon Planning Suite) from the 2007-2011 American Community Survey (ACS) 5-Year Estimates and the Comprehensive Housing Affordability Strategy (CHAS) covering the same time period were used. Other sources of information used to identify needs and establish priorities were obtained through consultation with local nonprofit agencies involved in the development of affordable housing and the delivery of public services to children, families, elderly persons and persons with special needs throughout the community.

In consideration of community input and available data, the seven priority needs listed below are established as part of this Plan:

- Expand the supply of affordable housing
- Preserve the supply of affordable housing
- Ensure equal access to housing opportunities
- Provide public services for low-income residents
- Provide public services for residents with special needs
- Prevent and eliminate homelessness
- Improve public facilities and infrastructure

Consistent with HUD’s national goals for the CDBG and HOME programs to provide decent housing opportunities, maintain a suitable living environment and expand economic opportunities for low- and moderate-income residents, the priority needs listed above will be addressed over the next five years through the implementation of CDBG and HOME funded activities aligned with the following nine measurable goals included in the Strategic Plan of this Plan:

	Goal Name	Category	Need(s) Addressed	Goal Outcome Indicator
1.	Affordable Rental Housing Development	Affordable Housing	Expand the supply of affordable housing	225 rental housing units
2.	Affordable Housing Preservation	Affordable Housing	Preserve the supply of affordable housing	8 rental housing units 65 owner housing units

	Goal Name	Category	Need(s) Addressed	Goal Outcome Indicator
3.	Fair Housing Services	Affordable Housing	Ensure equal access to housing opportunities	350 people
4.	Youth Services	Public Services	Provide public services to low-income residents	4,500 people
5.	Senior Services	Non-Housing Community Development	Provide public services to low-income residents	1,200 people
6.	Special Needs Services	Non-Homeless Special Needs	Public services to residents with special needs	500 people
7.	Homelessness Prevention Services	Homeless	Prevent and eliminate homelessness	1,000 people
8.	City of Irvine Public Facilities Improvements	Non-Housing Community Development	Improve City public facilities and infrastructure	6 public facilities
9.	Other Public Facilities Improvements	Non-Housing Community Development	Improve other public facilities and infrastructure	1 public facility

Table 1 - Strategic Plan Summary

3. Evaluation of past performance

2010-2014 Accomplishments

The investment of HUD resources during the 2010-2014 program years was a catalyst for positive outcomes in the community. Together with other federal, state and local investments, HUD resources allowed the City and its partners to:

- Expand the supply of affordable rental and homeownership housing through acquisition of affordability covenants on 915 housing units;
- Expand the supply of affordable rental and homeownership housing through construction of 270 multi-family housing units;
- Preserve and improve the existing housing stock and ensure equal access through rehabilitation of 95 single-family housing units;
- Preserve and improve the existing housing stock and ensure equal access through rehabilitation of 150 multi-family housing units;
- Provide fair housing services to 1,323 people;
- Provide appropriate health, recreational, educational services to 4,463 youth;

- Provide quality supportive services to 1,242 elderly residents;
- Provide support services such as battered and abused spousal programs and referral and case management services to 7,674 people with special needs;
- Help persons with special needs by upgrading seven public facilities with ADA improvements;
- Contribute to the well-being of individuals, families, and neighborhoods by providing a wide array of public services to 10,333 people;
- Support a continuum of services in support of City and County efforts to end homelessness by assisting 2,763 people;
- Support a continuum of services in support of City and County efforts to end homelessness by providing for the rehabilitation of eight transitional housing units; and
- Support services that assist in improving the quality of life for 107 people living with HIV/AIDS.

The City and local partners were able to successfully implement activities leading to the outcomes listed above, however there were insufficient resources to fully address the level of need identified in the last Consolidated Plan. The State of California's June 2011 passage of AB1X2, and subsequent court decisions and clarifying legislation, to eliminate Redevelopment Agencies — a substantial funding source for housing, community and economic development programs — significantly curtailed the City's ability to implement activities that benefit low- and moderate-income residents.

4. Summary of citizen participation process and consultation process

Subsequent to the enactment of the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009, HUD revised the Consolidated Plan regulations at 24 CFR Part 91 to emphasize the importance of citizen participation and consultation in the development of the Consolidated Plan. HUD strengthened the consultation process with requirements for consultation with the Continuum of Care (CoC), Public Housing Authorities (PHA), business leaders, civic leaders and public or private agencies that address housing, health, social service, victim services, employment, or education needs of low-income individuals and families, homeless individuals and families, youth and/or other persons with special needs. Together with the analytic capabilities of the eCon Planning Suite, these requirements created the conditions necessary to implement a collaborative, data-driven and place-based planning process that includes a robust level of citizen participation and consultation.

In accordance with the City's Citizen Participation Plan, residents and stakeholders were able to participate in the development of the 2015-2019 Consolidated Plan through surveys, community meetings and public hearings. Efforts were made to encourage participation by low-

and moderate-income persons, particularly those living in areas where HUD funds are proposed to be used, and by residents of predominantly low- and moderate-income neighborhoods. Efforts were made to encourage the participation of minorities and non-English speaking persons, as well as persons with disabilities. The consultation process included representatives of the CoC, PHA, and other specified groups who completed surveys, provided local data and assisted the City to ensure practical coordination of strategies to maximize impact and to avoid duplication of effort.

5. Summary of public comments

Community meetings to discuss the housing and community development needs in Irvine were held on June 5, 2014 at Irvine City Hall and on June 19, 2014 at the Lakeview Senior Center. No comments were received, however, all attendees were encouraged to complete the City's 2015-2019 Consolidated Plan Needs Assessment Survey.

A public hearing to receive comments on the housing and community development needs in the community was held before the Irvine City Council on March 10, 2015. No public comments were received.

Two public meetings to discuss applications received in response to the City's Notice of Funds Availability (NOFA) for 2015-2016 CDBG and HOME funds were held before the Irvine Community Services Commission on February 18, 2015 and March 18, 2015. All organizations applying for CDBG and HOME funds addressed the Commission to share information about their applications. No other public comments were received.

A public hearing to receive comments on the draft 2015-2019 Consolidated Plan and the 2015-2016 Annual Action Plan was held before the Irvine City Council on April 28, 2015. Two public comments were received:

- Margie Wakeham, Executive Director of Families Forward thanked the City Council for continued support with CDBG funds and indicated that Families Forward is embracing the countywide change toward a "housing first" strategy emphasizing "rapid re-housing" as a means to address homelessness.
- Kimberly Beeson, Executive Director of Irvine Adult Day Health Services thanked the City Council for continued support with CDBG funds and read a participant testimonial discussing the positive impact of Irvine Adult Day Health Services' programming for individuals participating in the Adult Day Program.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments and views received by the City in the development of the Consolidated Plan were accepted and taken into consideration in the development of the Consolidated Plan.

7. Summary

Examination of 2007-2011 American Community Survey (ACS) 5-Year Estimates and the 2007-2011 Comprehensive Housing Affordability Strategy (CHAS) data, in addition to local data, as well as consultation with citizens and stakeholders revealed seven high priority needs to be addressed through the investment of an anticipated \$8.6 million of CDBG and HOME funds over the five-year period of the Consolidated Plan. The investment of CDBG and HOME funds in eligible activities shall be guided principally by the nine goals of the Strategic Plan. Activities submitted for consideration in response to any solicitation or Notice of Funds Availability (NOFA) process must conform with one of the nine Strategic Plan strategies and the associated action-oriented, measurable goals in order to receive consideration for CDBG or HOME funding.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	IRVINE	Community Development Department, Housing Division
HOME Administrator	IRVINE	Community Development Department, Housing Division

Table 2 – Responsible Agencies

Narrative

The Housing Division of the City of Irvine Community Development Department is the lead agency responsible for the administration of the CDBG and HOME programs. The Housing Division contracted with MDG Associates, Inc. to prepare the 2015-2019 Consolidated Plan.

In the development of this Consolidated Plan, MDG Associates, Inc. developed and implemented a comprehensive citizen participation and consultation process and conducted a needs assessment and market analysis to identify levels of relative need regarding affordable housing, homelessness, special needs, and community development. This information was gathered through consultation with public officials and local agencies, public outreach and community meetings, review of demographic and economic data, and housing market analysis.

In the implementation of the 2015-2019 Consolidated Plan and each of the five Annual Action Plans, the Housing Division shall be responsible for all grants planning, management and monitoring duties necessary to comply with HUD regulations and City policy.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Irvine consulted with representatives from multiple agencies, groups, and organizations involved in the development of affordable housing, creation of job opportunities for low- and moderate-income residents, and/or provision of services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons. To facilitate this consultation, the City solicited feedback through the following methods:

- Stakeholder surveys (web-based and paper-surveys)
- Individual stakeholder consultations
- Community meetings
- Public hearings
- Receipt of written comments

To gather the greatest breadth and depth of information, the City consulted with a wide variety of agencies, groups and organizations concerning the housing, community and economic development needs of the community. Each of the agencies, groups or organizations consulted is represented below. The input received from these consultation partners helped establish and inform the objectives and goals described in the Strategic Plan. Specific comments received from these organizations are included as Appendix A.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City recognizes the importance of careful coordination and alignment among various service providers to maximize the effectiveness of the CDBG and HOME programs. As a result, during the development of this Consolidated Plan, the City consulted closely with organizations that provide assisted housing, health services and other community-focused programs. Outreach efforts included surveys including specific questions associated with coordination, invitations to community meetings and follow-up in-person interviews where appropriate.

The City further recognizes the importance of continued coordination and alignment during the upcoming five-year planning period with these organizations and agencies. The City will strengthen relationships and alignment among these organizations in the implementation of the NOFA process for CDBG and HOME funds and through technical assistance provided to subrecipients of CDBG and HOME funds each year.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Continuum of Care (CoC) for Orange County guides the development of homeless strategies and the implementation of programs to end homelessness throughout the region. Orange County's homeless system of care is comprised of a network of public, private, faith-based, for-profit, and nonprofit service providers who utilize several federal, state and local resources to provide services for homeless people. The region's municipalities, including the City of Irvine, also provide resources for services that assist the homeless and those at risk of becoming homeless. The County's nonprofit community plays a key role in the Continuum of Care system. Hundreds of agencies throughout the County provide programs ranging from feeding the homeless on the street to creating permanent supportive housing opportunities. These services are available to homeless families with children, and single men and women. The County's nonprofit community also serves special needs populations, such as victims of domestic violence, veterans, the disabled and youth.

The City provided a detailed questionnaire to the CoC to identify the CoC's perceived needs in the County and its objectives to address the needs of different homeless populations, specifically chronically homeless families and individuals, families with children, veterans, unaccompanied youth and persons at risk of homelessness. Following the delivery and response to this questionnaire, the City followed up with the CoC to clarify existing needs and objectives and understand opportunities for collaboration and coordination during the five-year planning process.

Coordination to address homelessness — including chronically homeless individuals and families, families with children, veterans, and unaccompanied youth — is guided by the CoC and its leading organizations including 2-1-1 Orange County and Orange County Community Services. All service providers within the CoC have the ability to refer people with varying needs to the appropriate service provider(s) in their area.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The Orange County CoC consults with jurisdictions receiving Emergency Solutions Grant (ESG) funds on an ongoing basis. A collaborative was formed and quarterly meetings are held with representatives of the ESG jurisdictions and the CoC. During the meetings funding priorities are determined which are consistent with the Ten Year Plan to End Homelessness and the Consolidated Plans of ESG jurisdictions. An evaluation panel is selected whose primary

responsibility is to determine the agencies to receive funding. In Orange County, ESG funds are directed toward emergency shelter and rapid-rehousing programs. Orange County also utilizes its CDBG funding for emergency shelter rehabilitation and homeless services to the extent that CDBG public service resources are available.

The Orange County CoC's performance standards and outcome evaluation methodology is based on data collected from HMIS and Annual Performance Reports (APRs), including data such as employment income, access to mainstream resources, transition to permanent housing, remaining in permanent housing, leveraging, spending, HMIS data quality, participation in PIT Counts and the Homeless Inventory County (HIC). These data elements are reviewed annually for the purposes of ranking service providers. In recent years, the Orange County CoC began the process of reviewing additional performance criteria gathered from HMIS including, average length of stay, rate of permanent housing exits, rate of returns, net exits to permanent housing, rate of net exits and project budgets through a Performance Improvement Calculator. This information provides the CoC the extent to which each project has resulted in rapid return to permanent housing and the cost of programs. The Orange County CoC takes into account the severity of barriers. High barrier households are placed in to permanent supportive housing and lower barrier households are rapidly returned to permanent housing. The Orange County CoC will continue to use the Performance Improvement Calculator and review information quarterly provided through HMIS and budget data.

The Orange County CoC established a collaborative implementation and management with the three CoCs located in Los Angeles County (City of Pasadena, City of Glendale, and Los Angeles County). The Collaborative developed and maintains a Policies and Procedures guide for the use of the HMIS system. Additionally, HMIS system administrators provide training as needed to HMIS users and provide troubleshooting assistance on an "as needed" basis.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 3 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	2-1-1 Orange County
	Agency/Group/Organization Type	Continuum of Care - Information and Referral
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and interview.
2	Agency/Group/Organization	Orange County Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
3	Agency/Group/Organization	Assistance League of Irvine
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, in-person

4	Agency/Group/Organization	Irvine Adult Day Health Services
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, in-person
5	Agency/Group/Organization	Irvine Meals on Wheels
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, in-person
6	Agency/Group/Organization	Regional Center of Orange County
	Agency/Group/Organization Type	Services-Persons with Disabilities Regional organization
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
7	Agency/Group/Organization	AIDS Services Foundation of Orange County
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, in-person

8	Agency/Group/Organization	Families Forward
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, in-person
9	Agency/Group/Organization	OC Partnership
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
10	Agency/Group/Organization	FOR Families
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Public Services

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
11	Agency/Group/Organization	Irvine Unified School District
	Agency/Group/Organization Type	Services-Education Other government - Local
	What section of the Plan was addressed by Consultation?	Educational Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
12	Agency/Group/Organization	Fair Housing Foundation
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, in-person
13	Agency/Group/Organization	Orange County Fair Housing Council
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
14	Agency/Group/Organization	Orange County Child Protective Services
	Agency/Group/Organization Type	Services-Children Other government - Local
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
15	Agency/Group/Organization	University of California, Irvine
	Agency/Group/Organization Type	Services-Education

	What section of the Plan was addressed by Consultation?	Educational Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
16	Agency/Group/Organization	Orange County Fire Authority
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Fire Hazard
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
17	Agency/Group/Organization	Irvine Company
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Development Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
18	Agency/Group/Organization	Helping Our Mentally Ill Experience Success, Inc. (HOMES)
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Unaccompanied youth Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, in-person
19	Agency/Group/Organization	Human Options, Inc.
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services-Education Services-Employment

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, in-person
20	Agency/Group/Organization	Irvine Children's Fund
	Agency/Group/Organization Type	Services-Children Other government - Local
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, in-person
21	Agency/Group/Organization	Irvine Public Schools Foundation
	Agency/Group/Organization Type	Services-Children Services-Education Other government - Local
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, in-person
22	Agency/Group/Organization	Women's Transitional Living Center, Inc.
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, in-person
23	Agency/Group/Organization	National Charity League, Inc.
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Public Services

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, in-person
24	Agency/Group/Organization	South County Outreach
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-homeless
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, in-person
25	Agency/Group/Organization	Irvine Community Land Trust
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, in-person
26	Agency/Group/Organization	Vocational Visions
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
27	Agency/Group/Organization	Women Helping Women
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey

28	Agency/Group/Organization	Mariposa Women and Family Center
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
29	Agency/Group/Organization	OC Board of Supervisors
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey

Identify any Agency Types not consulted and provide rationale for not consulting

The City maintains a list of agencies, organizations and other stakeholders that have expressed an interest in City’s CDBG and HOME programs and invited representatives from each entity to participate at multiple points in the planning process. All agencies were strongly encouraged to attend meetings and participate in surveys.

Any agency or organization that was not consulted and would like to be included in the City’s list of stakeholders, the agency or organization may contact the Community Development Department, Housing Division at 949-724-7444 or online at www.cityofirvine.org/cdbg.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	The Commission to End Homelessness	Strategic Plan goals are consistent with Ten Year Plan
2013-2021 Housing Element	City of Irvine	Strategic Plan goals are consistent with Housing Element policies and goals

Table 4 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

To enhance coordination among the CoC, public and assisted housing providers and private and governmental health, mental health and service agencies, the City invited each of these entities to provide input on the needs of the community in the development of this Consolidated Plan. The City monitors CoC policy making to ensure that local efforts correspond to changes in the regional approach to addressing the needs of homeless and low-income people. Further, the Housing Division works with subrecipients of CDBG and HOME funds to ensure a coordinated effort among service agencies in the region to address the needs of Irvine residents, including but not limited to chronically homeless individuals and families, families with children, veterans and their families, unaccompanied youth, and persons who were recently homeless but now live in permanent housing. To promote economic opportunities for low-income residents, the City coordinates with subrecipient social service agencies, businesses and housing developers to ensure that where there are job opportunities for low-income people in connection with HUD-assisted projects, information is disseminated through appropriate channels consistent with the objectives of Section 3 of the Housing and Community Development Act of 1968.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City established and followed a process for the development of this Consolidated Plan that included broad participation from the community. These activities were coordinated and implemented by the Housing Division of the Community Development Department.

To assist in the identification of priority needs in the City, a survey was prepared and distributed to residents of the City to solicit resident input in the prioritization of needs related to community services, community facilities, infrastructure, neighborhood services, special needs services, businesses and jobs, and housing. The surveys were available online and also were made available at various public facilities.

Community meetings to discuss the housing and community development needs in the community were held on June 5, 2014 and June 19, 2014.

Two public hearings were held before the Irvine City Council at different stages in the development of the Consolidated Plan. The first public hearing on March 10, 2015 focused on the housing and community development needs in the community and potential strategies to address those needs. The second hearing on April 28, 2015 was to receive comments on the draft 2015-2019 Consolidated Plan and the 2015-2016 Annual Action Plan.

At each step in the process, the City was careful to ensure that low- and moderate-income residents, members of minority groups, agencies involved in the provision of services to these populations, and others who are directly impacted by the programs and activities supported by the Consolidated Plan programs had the opportunity to be actively involved.

In the preparation of the 2015-2019 Consolidated Plan, the City followed the process established for citizen participation set forth in the Citizen Participation Plan. To promote greater public accessibility to program documents, the Citizen Participation Plan, Consolidated Plan, Action Plan, CAPER and the Analysis of Impediments to Fair Housing Choice are posted on the City website at: www.cityofirvine.org/cdbg and made available for review in the Housing Division of the City of Irvine Community Development Department.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Newspaper ad published May 22, 2014 in the Irvine World News announcing three Community Meetings to receive input on the preparation of the City's 2015-2019 Consolidated Plan and the 2015-2016 Action Plan.	No comments were received.	No comments were received.	Not applicable.
2	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Publicly-noticed Community Meeting on June 5, 2014 at 6:00 p.m. at Irvine City Hall Conference Room L-104. No residents attended this meeting.	No comments were received.	No comments were received.	Not applicable.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Publicly-noticed Community Meeting on June 19, 2014 at 10:00 a.m. at the Lakeview Senior Center. Eleven residents attended the meeting. Staff delivered a presentation concerning the Consolidated Plan and Action Plan. Attendees were invited to complete the 2015-2019 Consolidated Plan Community Survey.	No comments were received. Many attendees indicated that they would complete the Community Survey at home.	No comments were received.	Not applicable.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Internet Outreach	Non-targeted/broad community	The 2015-2019 Consolidated Plan Community Survey was available online from May 29, 2014 to December 31, 2014. The City advised residents of the availability of the survey via email to stakeholders, posting on the City website, Facebook, Twitter, public television, announcements at City Council meetings, and during the Community Meetings. The purpose of the survey was to allow all residents the opportunity to provide their assessment of the level of need in Irvine for a variety of housing, community and economic development activities.	189 Irvine residents completed the survey.	All survey responses were accepted.	Not applicable.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community	Newspaper ad published in the Irvine World News announcing a public hearing before the Irvine City Council on March 10, 2015 to receive input on the highest priority housing, community and economic development needs in Irvine.	No comments were received.	No comments were received.	Not applicable.
6	Public Hearing	Minorities Non-English Speaking - Specify other language: Any other language Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	A public hearing was held before the Irvine City Council on Tuesday, March 10, 2015 in the Irvine City Council Chamber to receive input on the highest priority housing, community and economic development needs in Irvine. This meeting took place prior to the publication of the draft 2015-2019 Consolidated Plan for public review and comment.	No comments were received.	No comments were received.	Not applicable.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Newspaper Ad	Non-targeted/broad community	Newspaper ad published on March 26, 2015 and April 9, 2015 in the Irvine World News announcing the availability of the draft 2015-2019 Consolidated Plan, draft 2015-2016 Annual Action Plan and draft Analysis of Impediments to Fair Housing Choice for a 30-day public review and comment period to include a public hearing before the Irvine City Council on April 28, 2015.	No comments were received.	No comments were received.	Not applicable.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Any other language</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	Public hearing before the Irvine City Council on April 28, 2015 to receive comments on the draft 2015-2019 Consolidated Plan, draft 2015-2016 Annual Action Plan and draft Analysis of Impediments to Fair Housing Choice prior to adoption and submission to HUD.	<p>Two public comments were received:</p> <p>Margie Wakeham of Families Forward thanked the City Council for continued CDBG funding and indicated that Families Forward is embracing the countywide change toward a “housing first” strategy emphasizing “rapid re-housing” as a means to address homelessness.</p> <p>Kimberly Beeson of Irvine Adult Day Health Services thanked the City Council for continued CDBG funding and read a participant testimonial discussing the positive impact of Irvine Adult Day Health Services’ programming for individuals participating in the Adult Day Program.</p>	All comments were accepted.	Not applicable.

Table 5 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment section of the Consolidated Plan examines housing, homelessness, non-homeless special needs and non-housing community development needs. The housing needs assessment section evaluates household income, tenure (renter or owner), housing cost as a function of household income, disproportionate need amongst racial and ethnic groups and public housing needs. The homeless needs assessment examines the sheltered and unsheltered homeless population in Orange County to inform the City's strategy to address homelessness during the next five years. The non-homeless special needs assessment section evaluates the needs of people who are not homeless but due to various reasons are in need of services including but not limited to elderly, frail elderly, severe mentally ill, developmentally disabled, physically disabled, persons with alcohol or other drug addictions, persons with HIV/AIDS, victims of human trafficking, veterans with Posttraumatic Stress Disorder (PTSD) and victims of domestic violence. The non-housing community development needs assessment section discusses the need for public facilities, public infrastructure improvements and public services to benefit low- and moderate-income residents.

Methodology

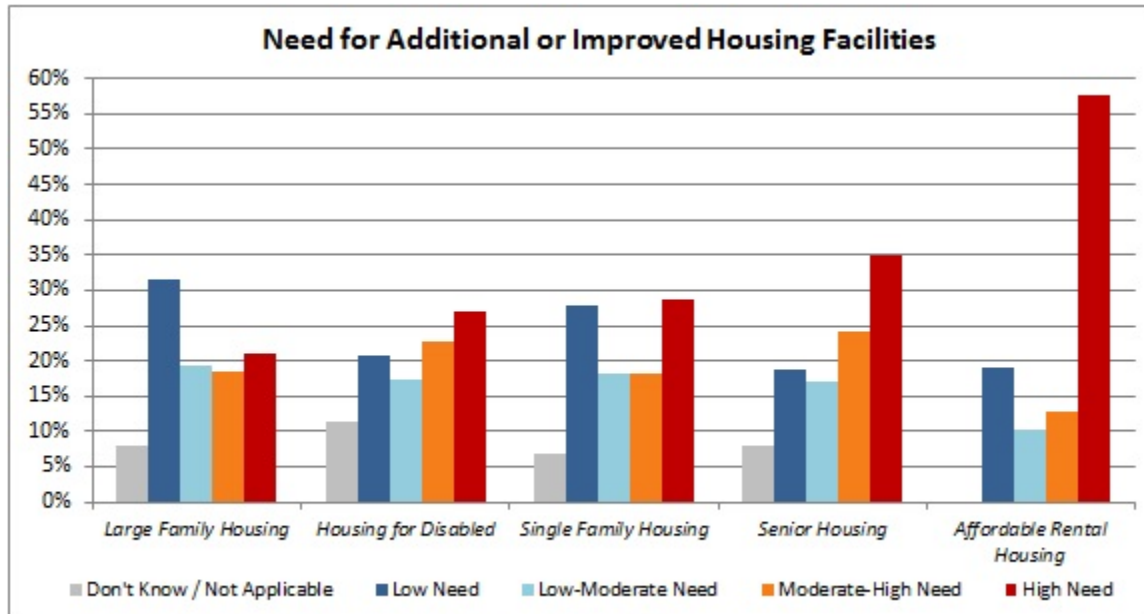
To assess community needs, the City examined data, held community meetings, conducted a Consolidated Plan Needs Assessment Survey and consulted with local stakeholders. The Needs Assessment primarily relies on the following sources of data:

- American Community Survey (2007-2011 5-year estimates)
- Comprehensive Housing Affordability Strategy (2007-2011 5-year estimates)
- ESRI Economic Data
- 2013 Point-In-Time Homeless Count

Consolidated Plan Needs Assessment Survey for Residents and Stakeholders

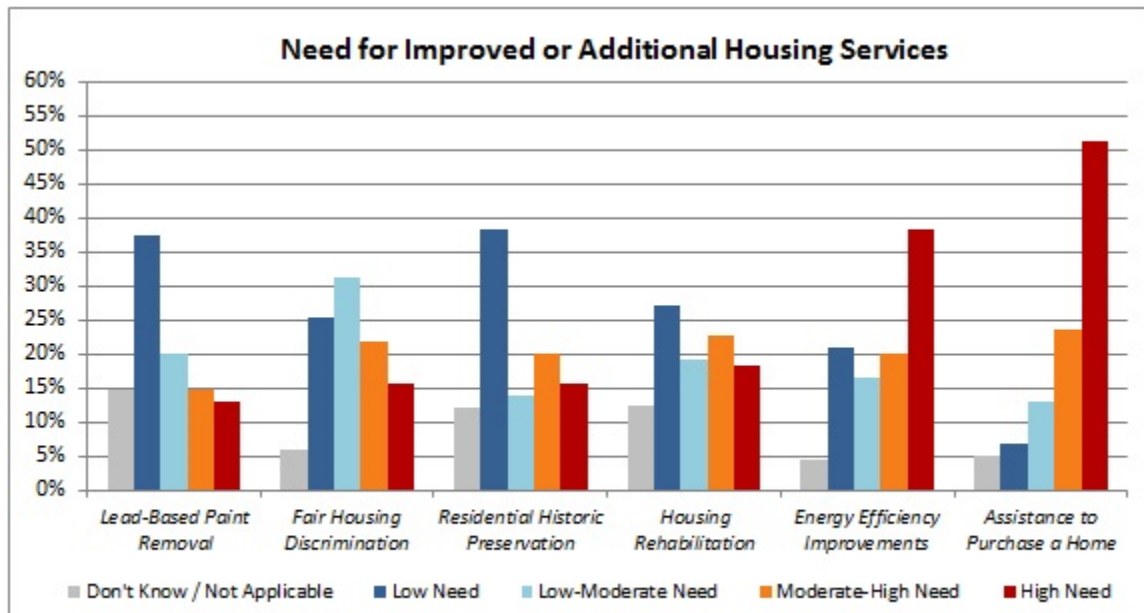
Irvine residents and program stakeholders had the opportunity to respond to the 2015-2019 Consolidated Plan Needs Assessment Survey to rate the need in Irvine for housing facilities, housing services, community services, services for special needs populations, neighborhood

services, community facilities, infrastructure and business and jobs services. The results of the 189 Irvine residents who responded to the survey are represented in Figures 1-8 below.



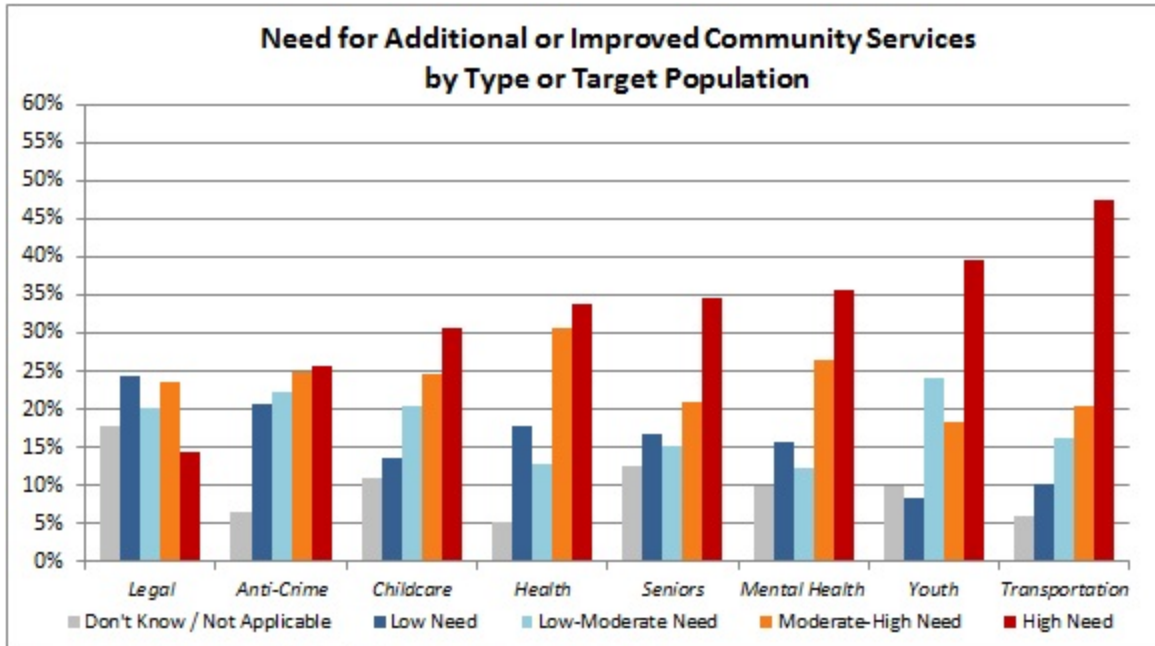
Source: City of Irvine Consolidated Plan Community Survey, 2014.

Figure 1: Need for Improved Housing Facilities



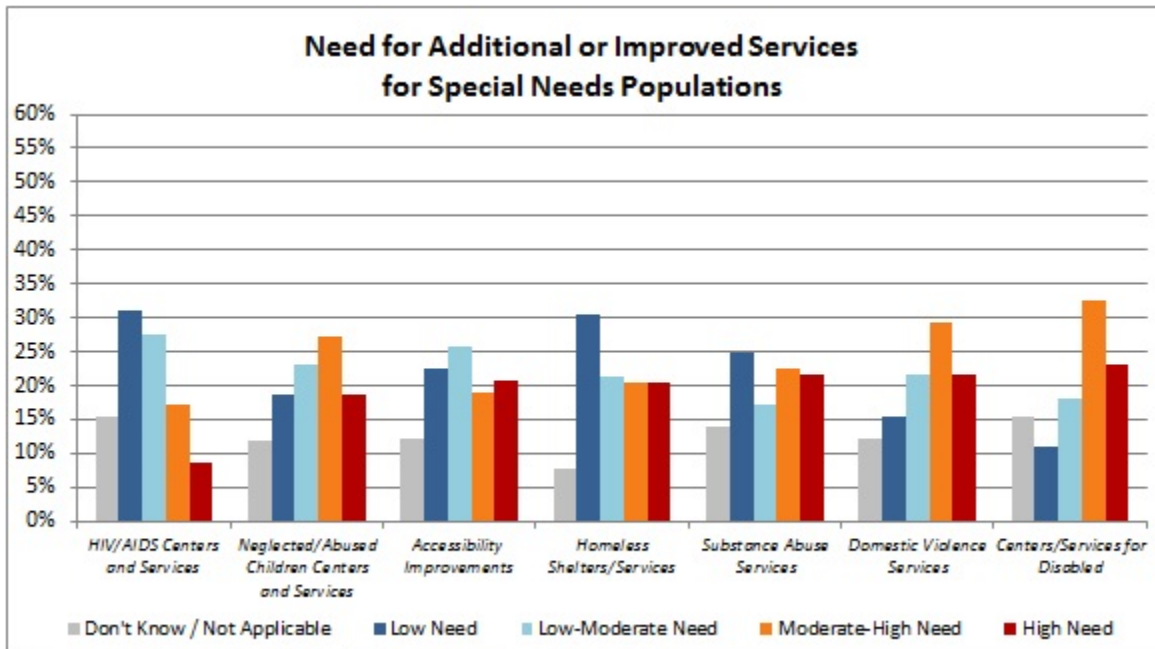
Source: City of Irvine Consolidated Plan Community Survey, 2014.

Figure 2: Need for Improved or Additional Housing Services



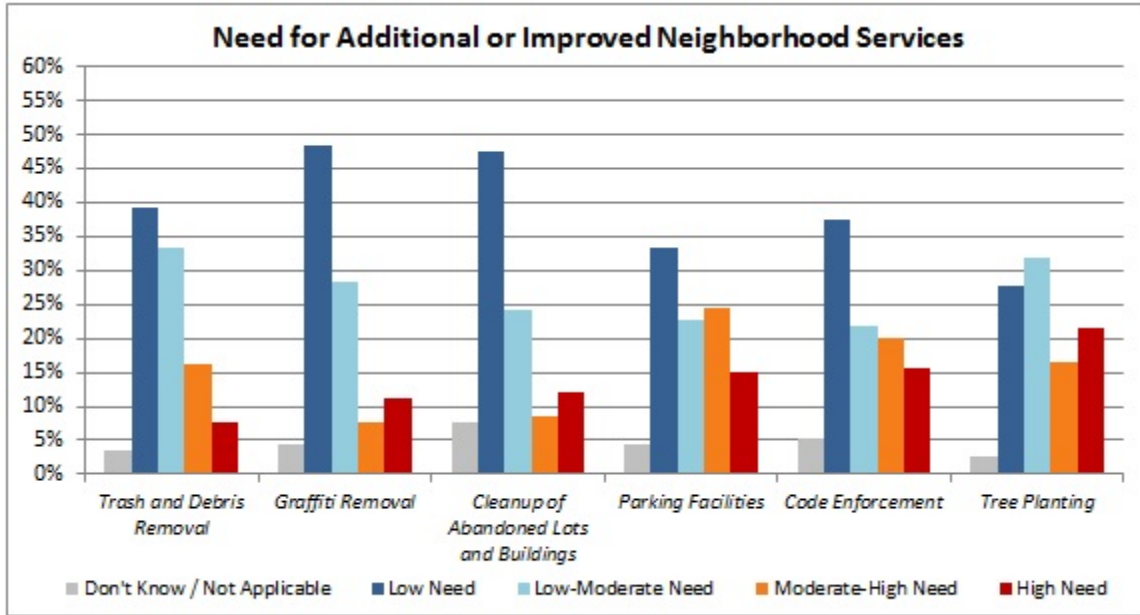
Source: City of Irvine Consolidated Plan Community Survey, 2014.

Figure 3: Need for Additional or Improved Community Services by Type or Target Population



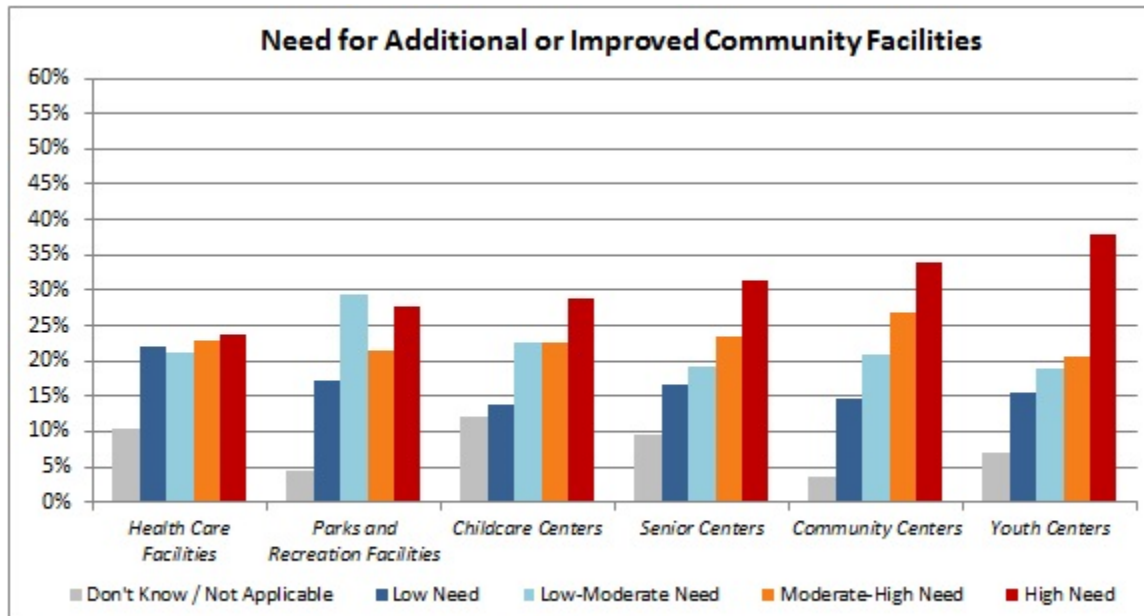
Source: City of Irvine Consolidated Plan Community Survey, 2014.

Figure 4: Need for Additional or Improved Services for Special Needs Populations



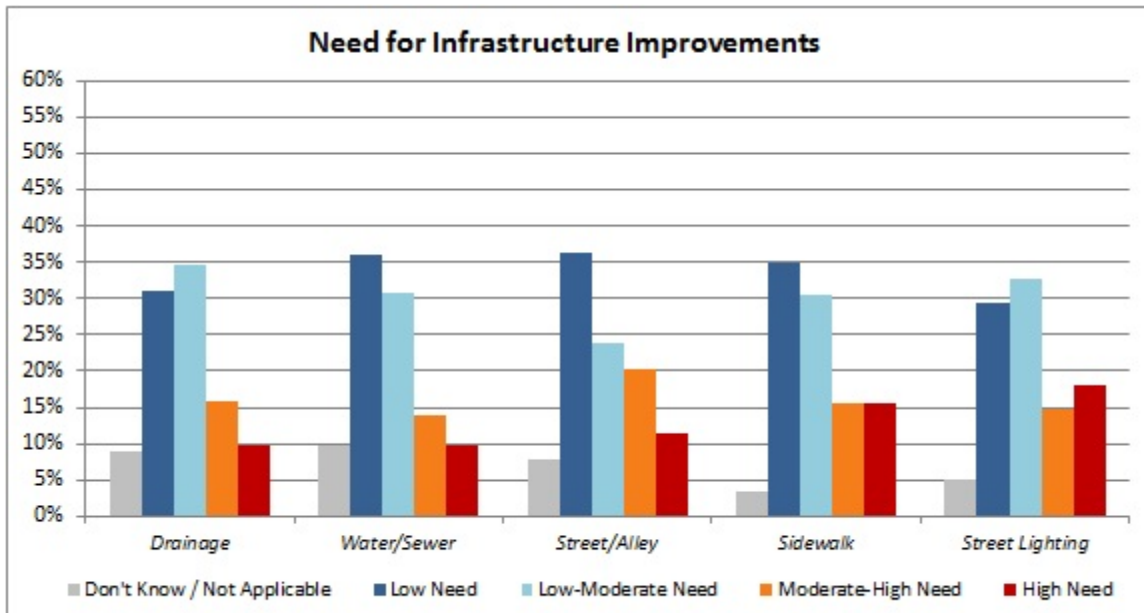
Source: City of Irvine Consolidated Plan Community Survey, 2014.

Figure 5: Need for Additional Improved Neighborhood Services



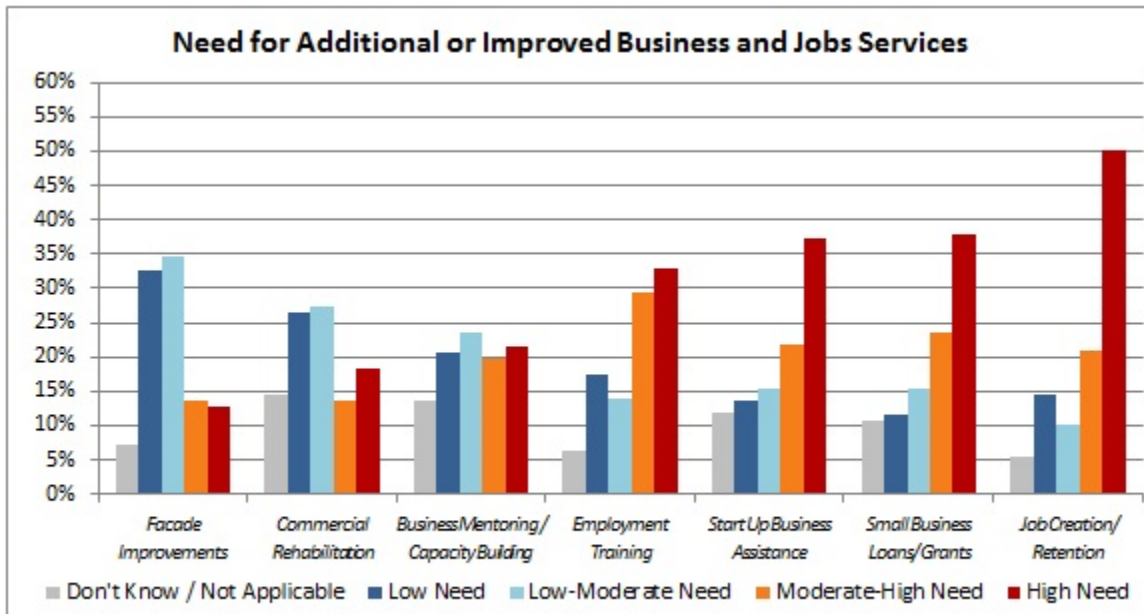
Source: City of Irvine Consolidated Plan Community Survey, 2014.

Figure 6: Need for Additional or Improved Community Facilities



Source: City of Irvine Consolidated Plan Community Survey, 2014.

Figure 7: Need for Infrastructure Improvements



Source: City of Irvine Consolidated Plan Community Survey, 2014.

Figure 8: Need for Additional or Improved Business and Job Services

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

According to ACS data in Table 6, the City's population grew by 43 percent during the period between the year 2000 and 2011, increasing in number from 143,077 to 205,057 people. During this time period, the number of households increased by 46 percent from 51,144 to 74,711 and the median household income increased from \$72,057 to \$92,599. The City of Irvine includes 30,440 households, or 41 percent of all households, that earn less than 100 percent of Area Median Income (AMI) and 23,690 or 31.7 percent of all households earn less than 80 percent of AMI.

Table 7 presents the number of different household types in the City for different levels of income. Small family households consist of two-four family members, while large family households have more than five persons per household. The income levels are divided by different AMI levels corresponding with HUD income definitions as follows:

- 0-30% AMI: extremely low-income – seven percent of all households;
- 30-50% AMI: low-income – eight percent of all households;
- 50-80% AMI: moderate-income – 13 percent of all households; and
- 80-100% AMI: medium-income – 62 percent of all households.

The most common household type in Irvine is small family households, representing 50 percent of all households in the City. Less than a quarter of small family households and large family households earn less than 80 percent of AMI, indicating that Irvine households are similarly situated economically regardless of size. Similarly, less than a third of the households with one or more children 6 years old or younger and households containing at least one person age 62-74 years of age earn less than 80 percent of AMI. However, the need to preserve affordable housing becomes more critical for 6,155 households with at least one person over the age of 62 earning less than 80 percent of AMI, representing 41 percent of all households with senior citizens.

Tables 8 and 9 indicate that 24,419 of the City's 30,440 households earning less than 100 percent of AMI experience at least one housing problem. HUD defines four different housing problems as:

1. Lacks complete kitchen facilities: Household lacks a sink with piped water, a range or stove, or a refrigerator
2. Lacks complete plumbing facilities: Household lacks hot and cold piped water, a flush toilet and a bathtub or shower

3. Overcrowding / severe overcrowding: A household is considered to be overcrowded if there are more than 1.01 people per room, excluding bathrooms, porches, foyers, halls, or half-rooms. A household is considered severely overcrowded if there are more than 1.5 people per room.
4. Cost burden / severe cost burden: A household is considered cost burdened if the household pays more than 30% of its total gross income for housing costs. A household is considered severely cost burdened if the household pays more than 50% of its total income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage, taxes, insurance, and utilities.

Evaluation of Tables 8 and 9 indicates that for households earning 0-100% of AMI, the highest priority housing needs include cost burden, severe cost burden and housing units lacking complete kitchen or plumbing facilities.

Table 12 shows that a low percentage (five percent) of Irvine’s households earning less than 100 percent of AMI is overcrowded.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	143,077	205,057	43%
Households	51,144	74,711	46%
Median Income	\$72,057.00	\$92,599.00	29%

Table 6 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	9,445	5,460	8,785	6,750	44,265
Small Family Households *	2,705	2,245	4,150	3,475	25,340
Large Family Households *	425	240	495	415	3,150
Household contains at least one person 62-74 years of age	1,260	755	1,250	805	5,850
Household contains at least one person age 75 or older	1,015	860	1,015	410	1,710
Households with one or more children 6 years old or younger *	810	520	1,290	1,195	5,689

* the highest income category for these family types is >80% HAMFI

Table 7 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	140	115	135	80	470	20	0	30	20	70
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	74	85	85	110	354	25	0	30	0	55
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	350	210	350	110	1,020	0	45	20	55	120
Housing cost burden greater than 50% of income (and none of the above problems)	3,665	2,010	1,010	80	6,765	1,285	1,095	1,725	870	4,975
Housing cost burden greater than 30% of income (and none of the above problems)	530	675	2,375	2,015	5,595	200	375	1,065	960	2,600

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	2,000	0	0	0	2,000	395	0	0	0	395

Table 8 – Housing Problems Table

Data 2007-2011 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	4,230	2,425	1,585	375	8,615	1,335	1,140	1,805	950	5,230
Having none of four housing problems	1,114	1,020	3,035	3,535	8,704	380	875	2,360	1,895	5,510
Household has negative income, but none of the other housing problems	2,000	0	0	0	2,000	395	0	0	0	395

Table 9 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,250	1,320	2,200	4,770	560	635	1,384	2,579
Large Related	300	160	99	559	70	65	309	444
Elderly	745	435	235	1,415	500	530	639	1,669
Other	2,340	1,144	1,385	4,869	345	255	499	1,099
Total need by income	4,635	3,059	3,919	11,613	1,475	1,485	2,831	5,791

Table 10 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,190	985	400	2,575	500	495	820	1,815
Large Related	225	85	4	314	60	65	244	369
Elderly	535	320	140	995	405	325	289	1,019
Other	2,125	875	525	3,525	315	230	394	939
Total need by income	4,075	2,265	1,069	7,409	1,280	1,115	1,747	4,142

Table 11 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

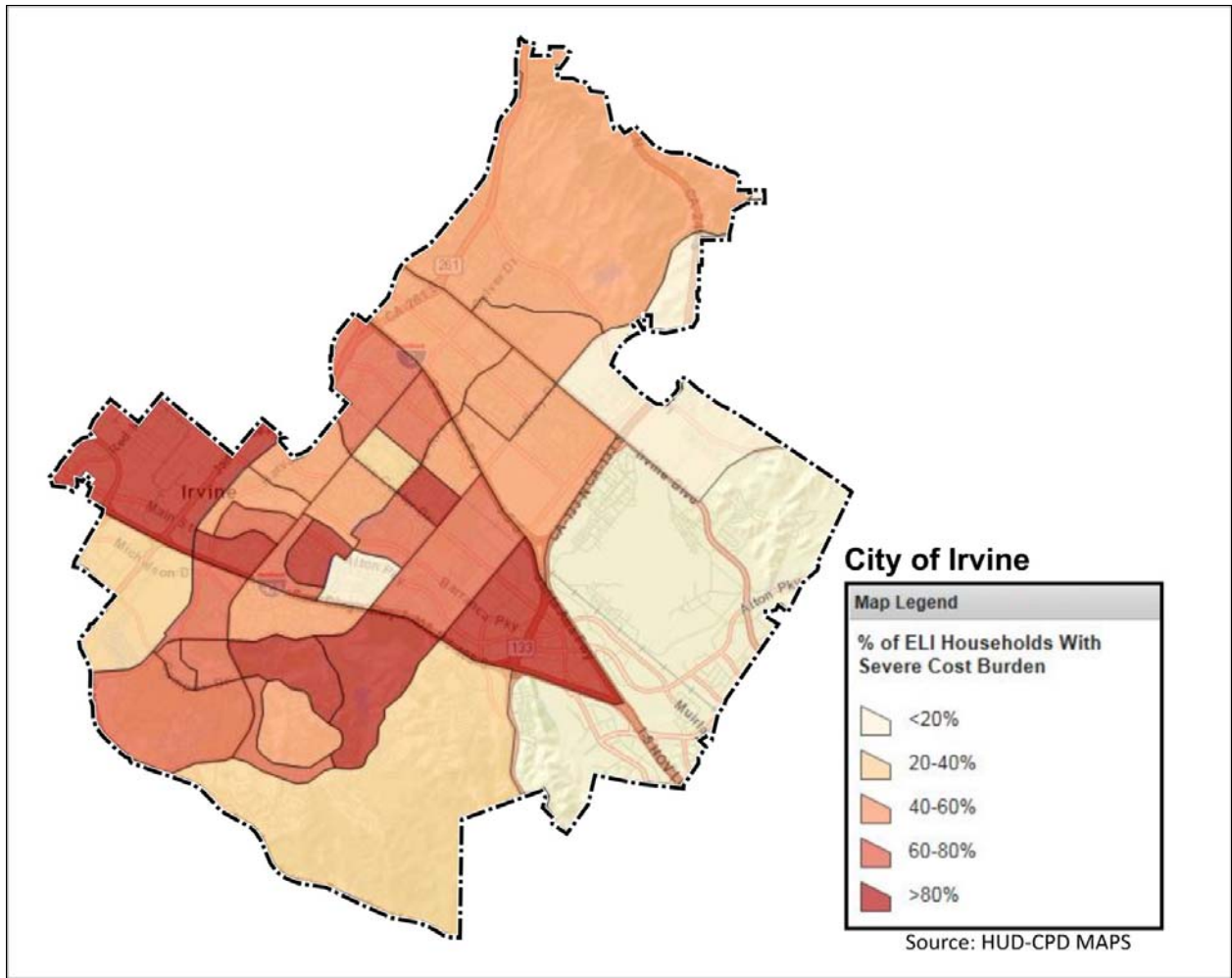


Figure 9: Extremely Low Income Households with Severe Cost Burden

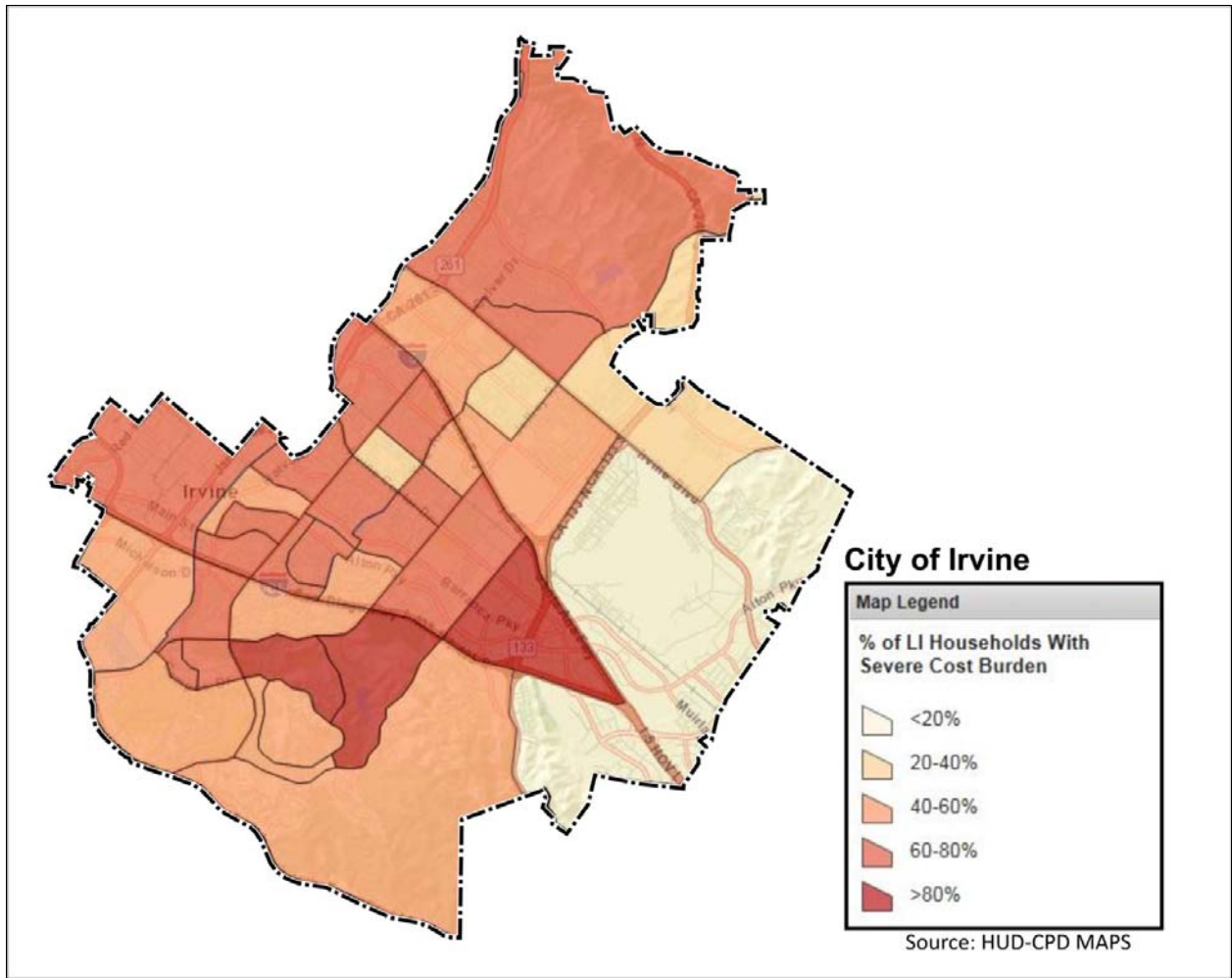


Figure 10: Low Income Households with Severe Cost Burden

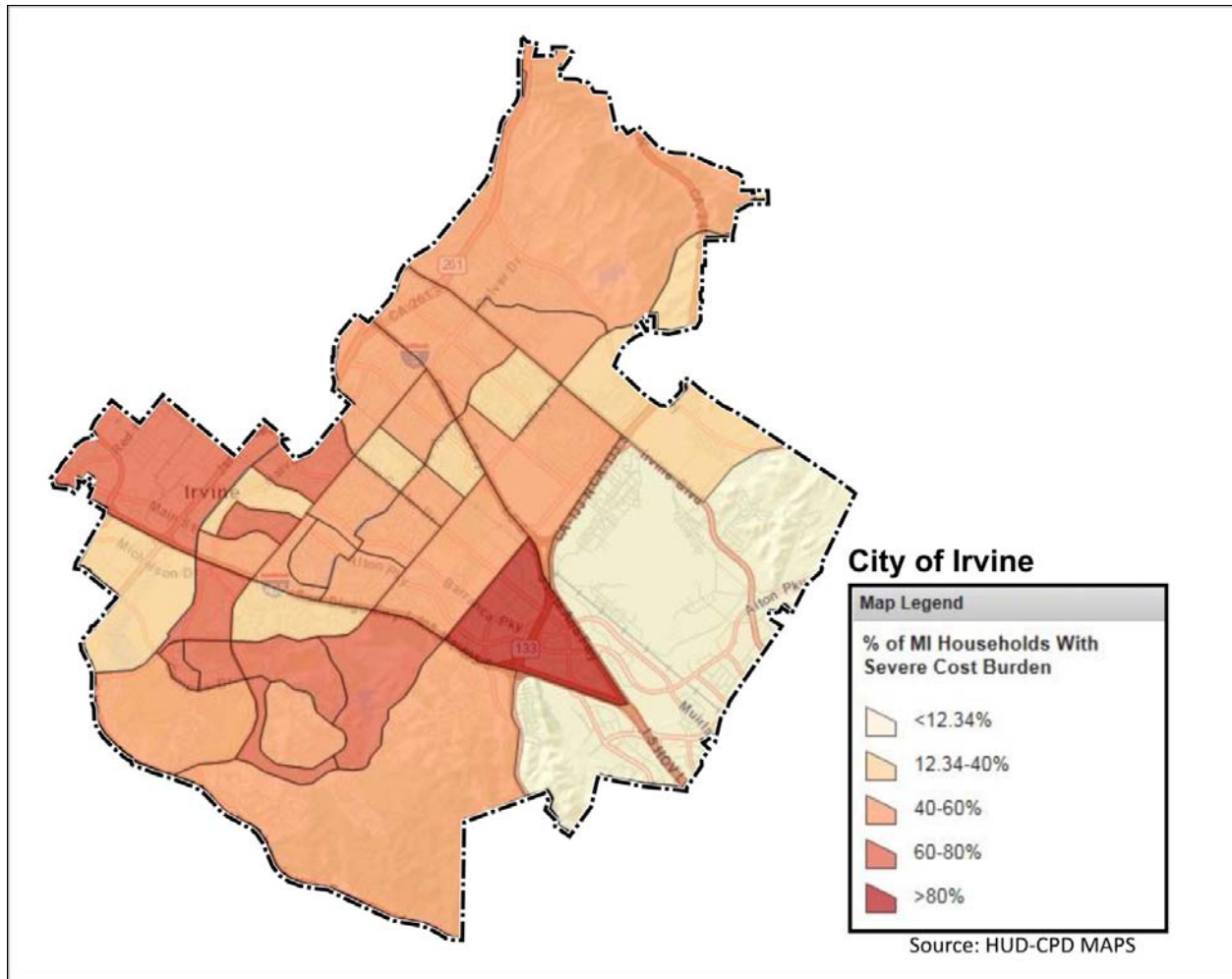


Figure 11: Moderate Income Households with Severe Cost Burden

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	264	260	310	120	954	25	30	70	55	180
Multiple, unrelated family households	4	4	45	15	68	0	15	0	0	15
Other, non-family households	150	30	80	110	370	0	0	0	0	0
Total need by income	418	294	435	245	1,392	25	45	70	55	195

Table 12 – Crowding Information – 1/2

Data Source: 2007-2011 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	585	470	800	1,855	225	55	485	765

Table 13 – Crowding Information – 2/2

Data Source Comments: 2007-2011 CHAS

Describe the number and type of single person households in need of housing assistance.

According to ACS data (B25009), there are 18,181 single person households in the City, accounting for 24 percent of the City’s households. Of the single person households, 40 percent are homeowners and 60 percent are renters. Taken together with small family households, single person households and small family households account for three quarters of the City’s households. Approximately 3,511 of the single person households are 65 years of age or older according to the ACS (S1101), indicating a significant number of single person households ages 18-64.

According to Tables 10 and 11, respectively, 5,968 of the single person households experienced a cost burden and of those, 4,464 experienced a severe cost burden, indicating a need for additional affordable housing opportunities for single person households and small family households with two to four members.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The State of California Department of Justice maintains statistics on domestic violence statewide by jurisdiction. In 2013, the Irvine Police Department responded to a total of 280 calls related to domestic violence. Of these calls:

- 254 of these domestic incidents did not involve a weapon
- 26 calls involved a weapon
 - 0 domestic incidents involved a firearm
 - 4 domestic incidents involved a knife or cutting instruments
 - 0 domestic incidents involved other dangerous weapons
 - 22 domestic incidents involved personal weapons (i.e., feet or hands)

Therefore, there were at least 280 households during the period of a year who were in need of some type of domestic violence services. In households where physical violence occurred, it is possible that at least one member of the household will need to relocate within the next five

years to escape recurring violence. If 75 percent need to move, approximately 210 individuals — possibly with minor children — may require temporary housing assistance.

The form of assistance needed is twofold. First, the City recognizes that it is crucial to prioritize the creation of additional rental housing opportunities for low- and moderate-income households in general because Orange County is a “high-cost area” as defined by the U.S. Department of Housing and Urban Development in the HUD Mortgagee Letter dated July 7, 2014. Second, it is important to ensure that both new and existing affordable housing opportunities are accessible to special needs populations such as victims of domestic violence, persons with disabilities, single heads of household, seniors and transition age youth. To address special needs populations, the City will also prioritize the provision of public services to remove barriers to accessing affordable housing.

What are the most common housing problems?

The most common housing problem in the City is cost burden, which affects 73 percent of low- and moderate-income households earning less than 80 percent of AMI, including 11,613 renter households and 5,791 owner households who pay more than 30 percent of their monthly gross income for housing costs. Within this group of cost burdened households, 11,551 are severely cost burdened households paying more than 50 percent of their monthly gross income for housing costs, including 7,409 renter households and 4,142 owner households.

The second most common housing problem in the City is housing overcrowding, which affects 1,287 low- and moderate-income Irvine households. Renter households make up 90 percent of the low- and moderate-income households who have more than 1.01 people per room, excluding bathrooms, porches, foyers, halls, or half-rooms.

Are any populations/household types more affected than others by these problems?

According to Table 10, of the 17,404 low- and moderate-income households experiencing a cost burden, the two most affected groups include 4,770 small related renter households with four or fewer household members and 4,869 other/single person renter households. Large related households with five or more people and elderly households are not affected by cost burden to the same extent as small family and other/single person households.

According to Table 12, the majority of the low- and moderate-income households impacted by overcrowded housing conditions are single family renter households who comprise 834 or 64 percent of the 1,287 total households affected by this housing problem.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of

either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The leading indicators of risk for homelessness among extremely low-income individuals and families with children who are currently housed include housing cost burden and severe housing cost burden.

Tables 10 and 11 indicate the number of currently housed households with housing cost burdens more than 30 percent and 50 percent, respectively, by household type, tenancy, and household income. Based on the data in Table 10, 17,404 (73 percent) of households earning 0-80 percent of AMI in the City experience a cost burden. Of these households, 11,613 (67 percent) are renters and 5,791 (33 percent) are owners. The 7,694 extremely low- and low-income renters with housing cost burdens are the most at risk of homelessness.

Of the cost-burdened renter households earning 0-80 percent of AMI, most are other or single person households (42 percent) or small related households (41 percent). According to Table 7, 2,620 (11 percent) of the 23,690 households earning less than 80 percent of AMI have one or more children six years old or younger, with most of these households earning between 50 and 80 percent of AMI.

In Irvine, there are 5,968 other single person renter households earning less than 80 percent of AMI that are cost burdened, including 2,340 extremely low-income households earning less than 30 percent of AMI and who, along with 1,250 small related extremely low-income renter households are the most at risk of homelessness.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The assessment of at-risk populations is based on ACS and CHAS data in the Consolidated Plan using HUD definitions for household types and housing problems.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

According to Table 11, there are 6,340 renter households who earn less than 50 percent of AMI that are severely cost burdened paying more than 50 percent of their income for housing costs. Of these 6,340 households:

- 2,175 are small related households with four or fewer members

- 310 are large related households with five or more members
- 855 are elderly households with one or more members over the age of 62
- 3,000 are other/single person households

These extremely low- and low-income households are considered the most at risk of becoming homeless.

Discussion

Based on evaluation of ACS and CHAS data in Tables 6-12 above, the highest priority housing need exists for the development of additional rental housing units affordable to low- and moderate-income households. According to Table 10, 17,404 of the households earning 0-80 percent of AMI are cost burdened households — meaning those households who pay more than 30 percent of their income for housing costs. According to Table 11, 11,551 of the cost burdened households are actually severely cost burdened households — meaning that they pay more than 50 percent of their income for housing costs. Of the 11,551 severely cost burdened households, 7,409 are renters. Of those severely cost burdened renter households, 6,340 households earn less than 50 percent of AMI and are considered the most at risk of becoming homeless.

In addressing this priority need through the implementation of an affordable rental housing development goal in the Strategic Plan, assistance should be directed to the greatest extent feasible toward the development of units affordable to the 6,340 severely cost burdened renter households who earn less than 50 percent of AMI and the subset of 4,075 extremely low-income renter households, of which 2,125 are other single person households and 1,190 are small related households that are the most at risk of homelessness.

The development of additional affordable rental housing will also address overcrowding — the second most prevalent housing problem — by increasing the supply of housing units that are appropriately sized to accommodate small families and single person households.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD requires all grantees to compare and assess the need for housing for any racial or ethnic group present in the community. A disproportionately greater need exists when the members of racial or ethnic group at an income level experiences housing problems at a greater rate (10 percent or more) than the income level as a whole. For example, when evaluating 0-30 percent of AMI households, if 50 percent of the households experience a housing problem, but 60 percent or more of a particular racial or ethnic group of households experience housing problems, that racial or ethnic group has a disproportionately greater need.

The housing problems identified in Tables 14-17 below are defined as:

1. Lacks complete kitchen facilities: Household lacks a sink with piped water, a range or stove, or a refrigerator
2. Lacks complete plumbing facilities: Household lacks hot and cold piped water, a flush toilet and a bathtub or shower
3. Overcrowding: A household is considered to be overcrowded if there are more than 1.01 people per room.
4. Cost burden: A household is considered cost burdened if the household pays more than 30% of its total gross income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,815	649	1,710
White	3,095	344	565
Black / African American	175	0	55
Asian	1,810	235	945
American Indian, Alaska Native	10	25	4
Pacific Islander	0	0	0
Hispanic	620	49	114

Table 14 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,250	935	0
White	2,600	690	0
Black / African American	70	15	0
Asian	1,105	155	0
American Indian, Alaska Native	40	0	0
Pacific Islander	45	0	0
Hispanic	355	70	0

Table 15 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,510	2,115	0
White	3,490	1,270	0
Black / African American	95	65	0
Asian	1,830	490	0
American Indian, Alaska Native	0	15	0
Pacific Islander	65	60	0
Hispanic	975	195	0

Table 16 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,290	2,775	0
White	2,405	1,665	0
Black / African American	95	95	0
Asian	1,380	740	0
American Indian, Alaska Native	0	0	0
Pacific Islander	4	0	0
Hispanic	320	235	0

Table 17 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

HUD Community Planning and Development Maps (CPD Maps)

The maps below illustrate the racial or ethnic composition of the City by Census Tract as reported in the 2007-2011 American Community Survey Estimates.

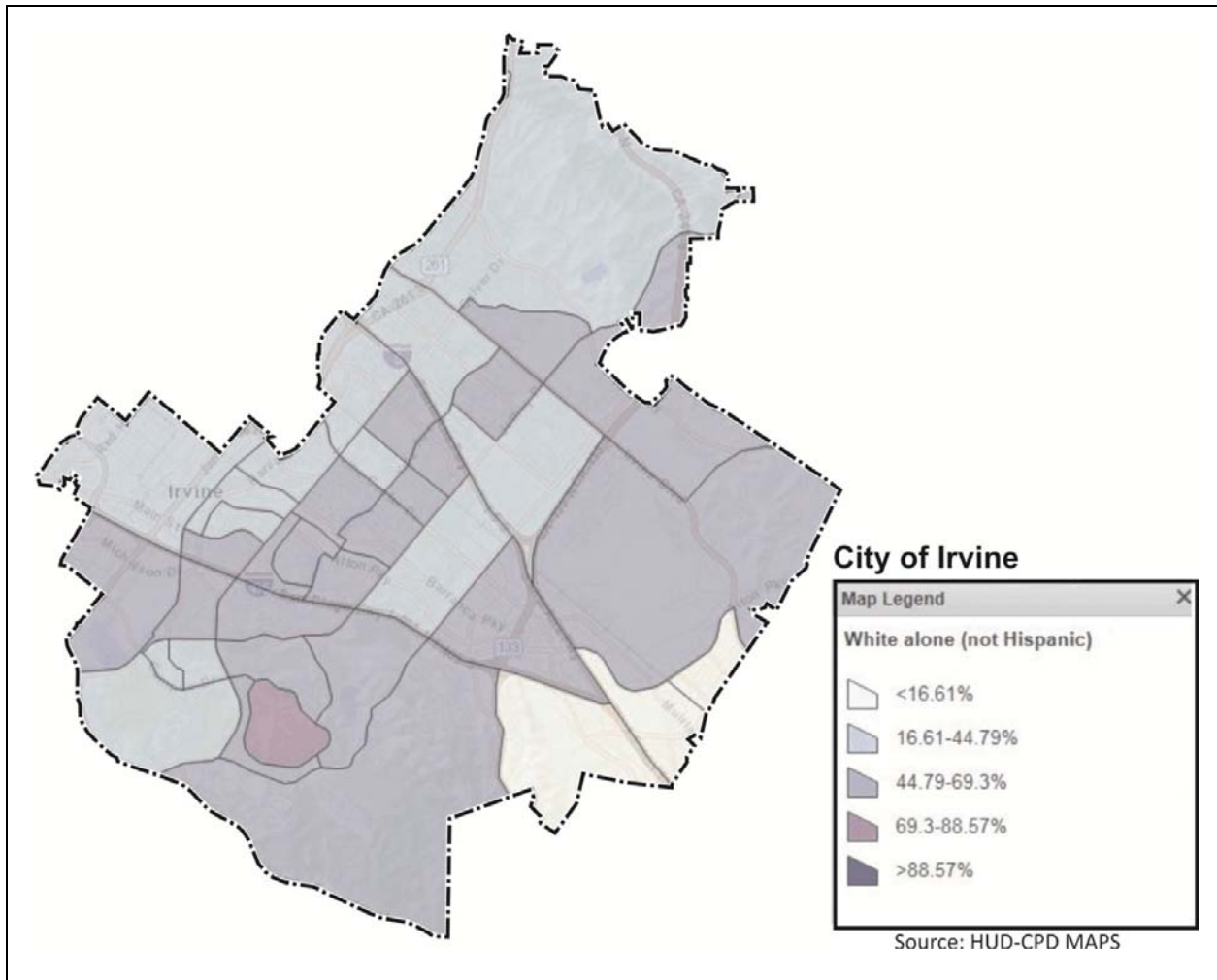


Figure 12: White alone (not Hispanic)

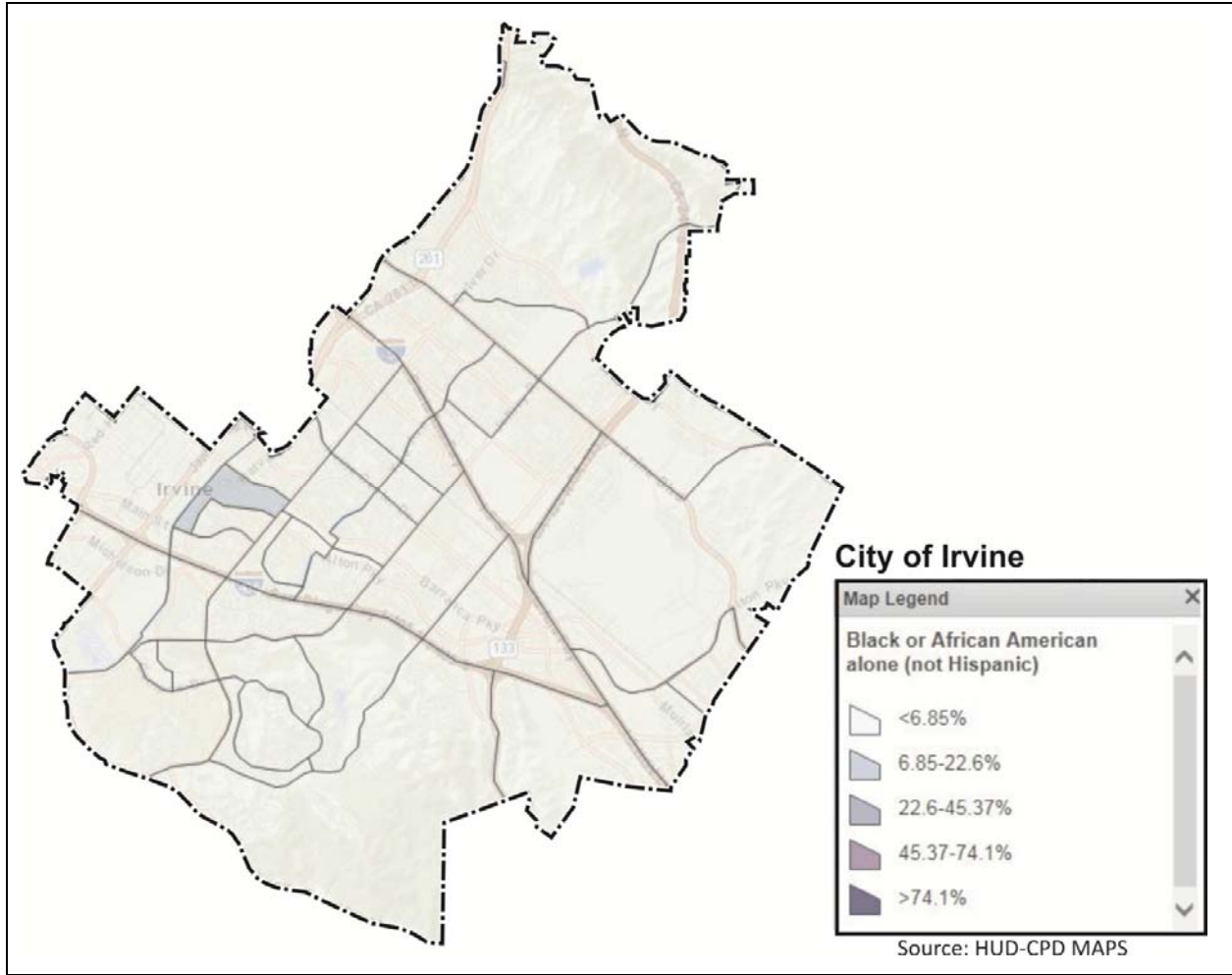


Figure 13: Black / African American

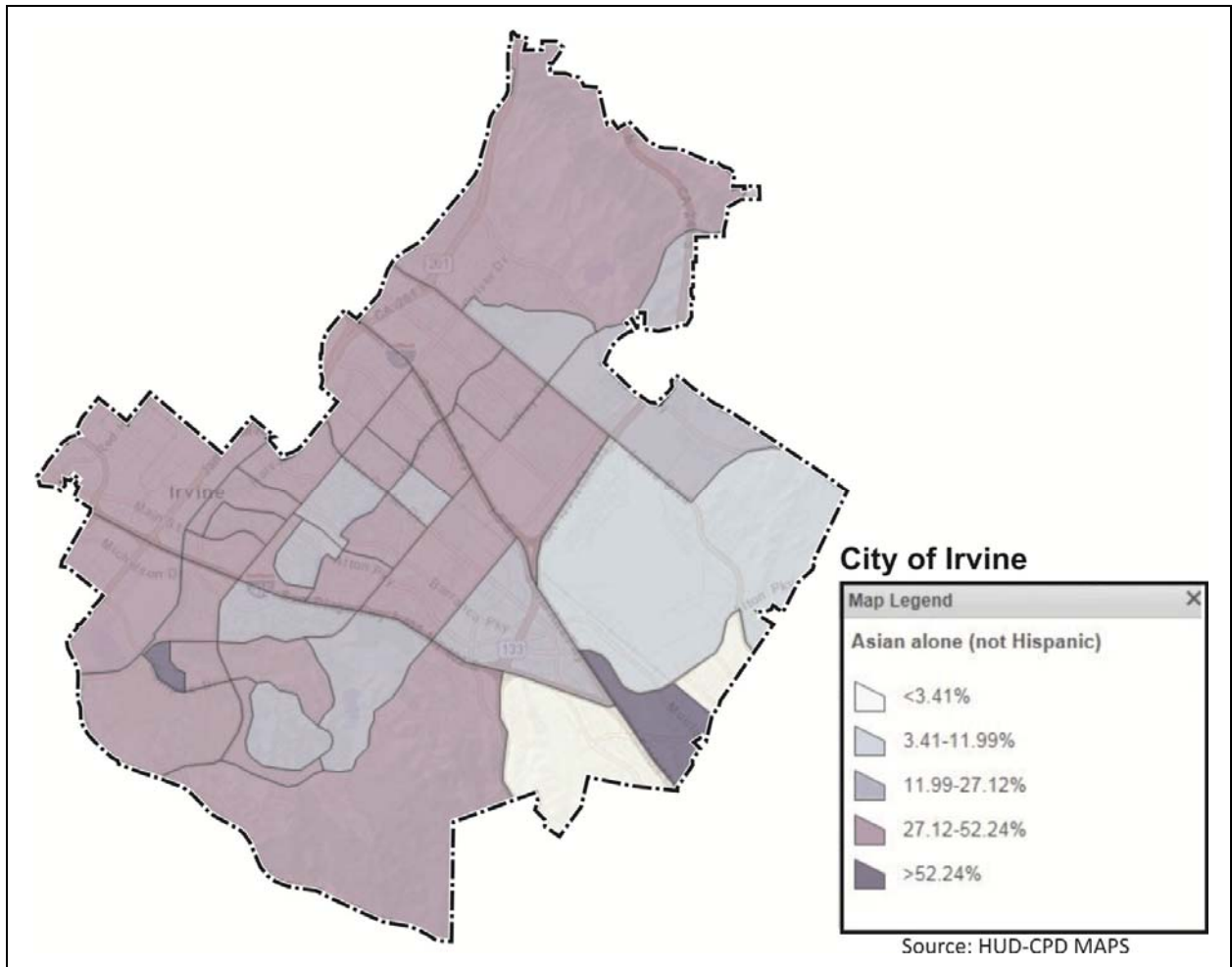


Figure 14: Asian

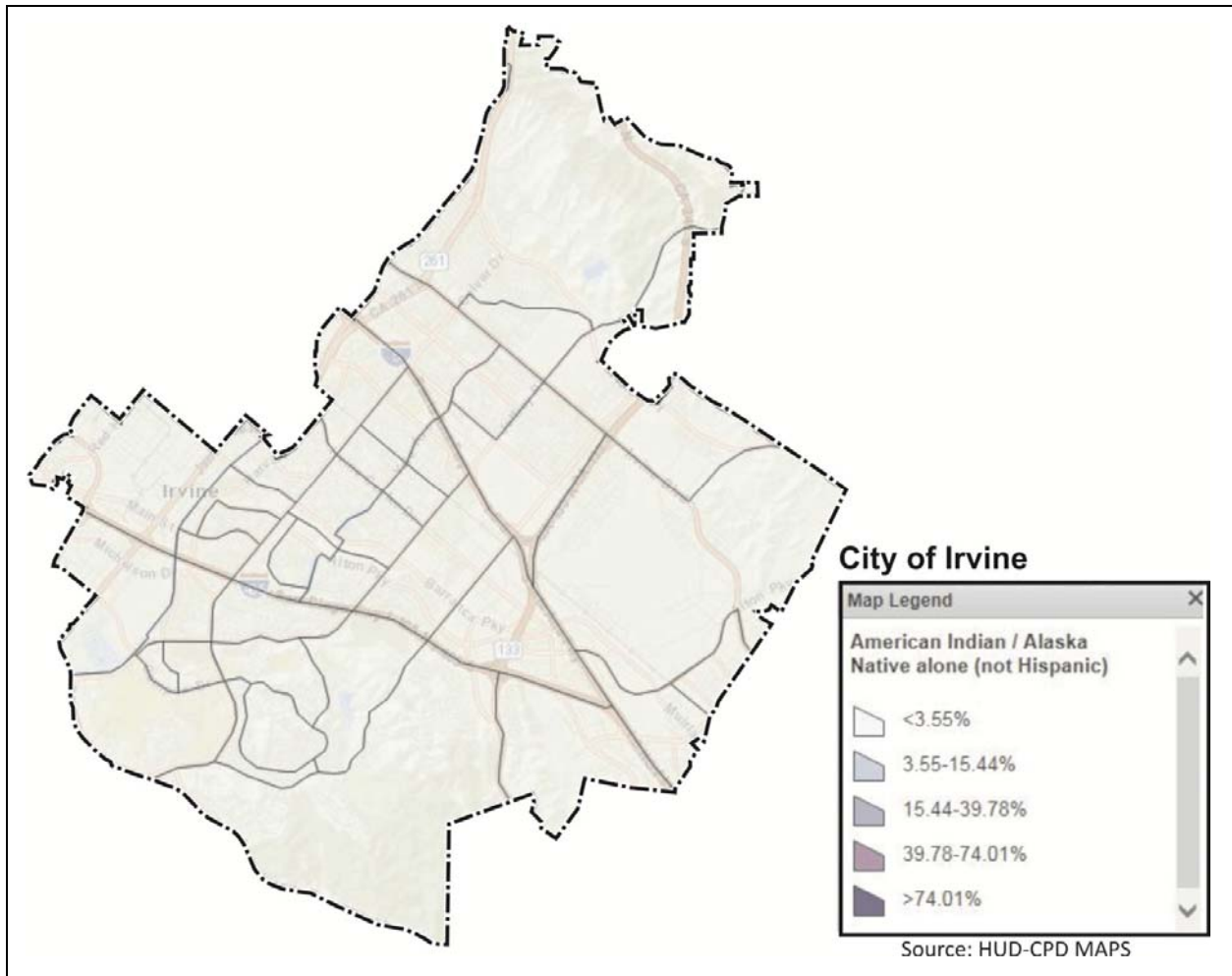


Figure 15: American Indian / Alaska Native

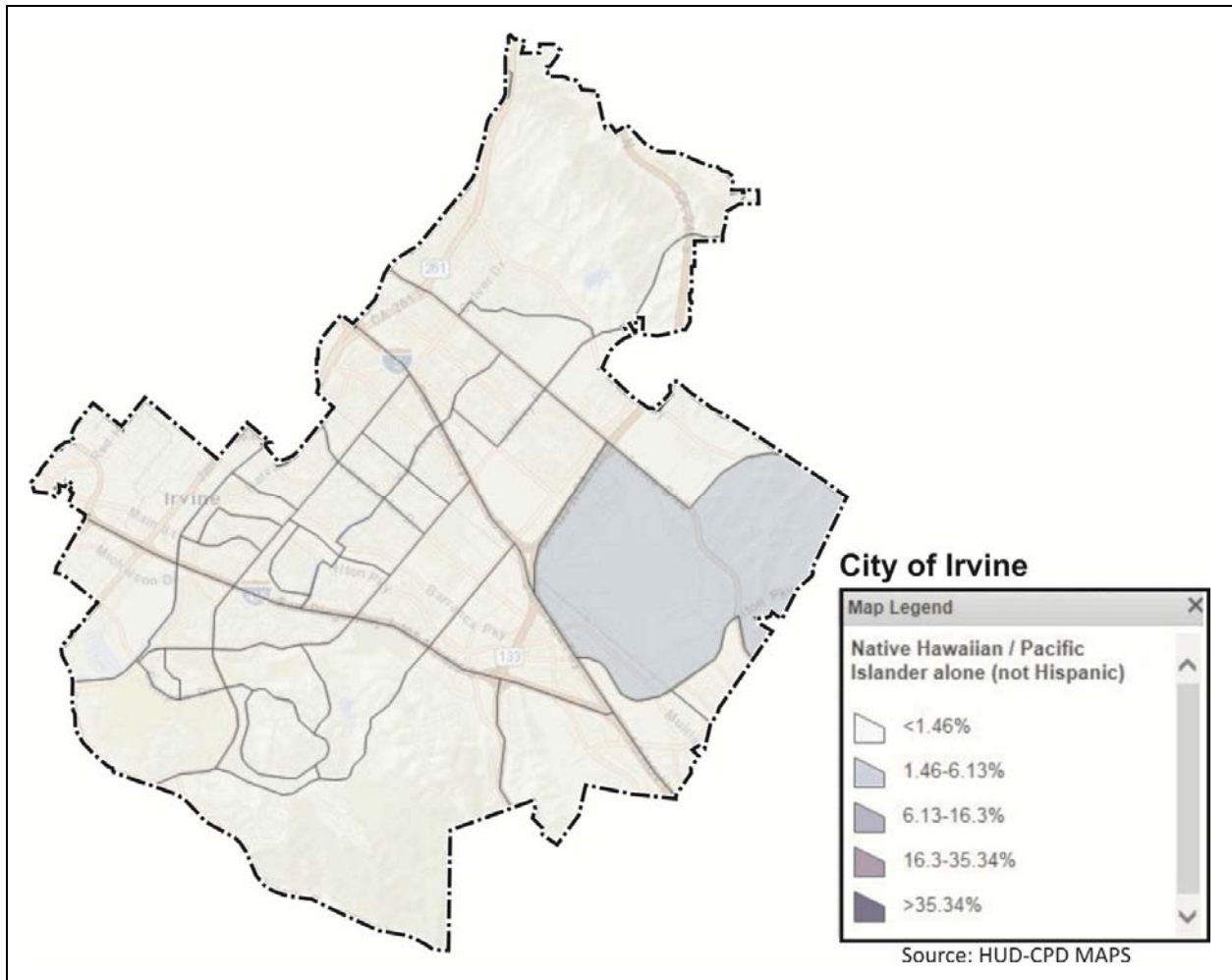


Figure 16: Native Hawaiian / Pacific Islander

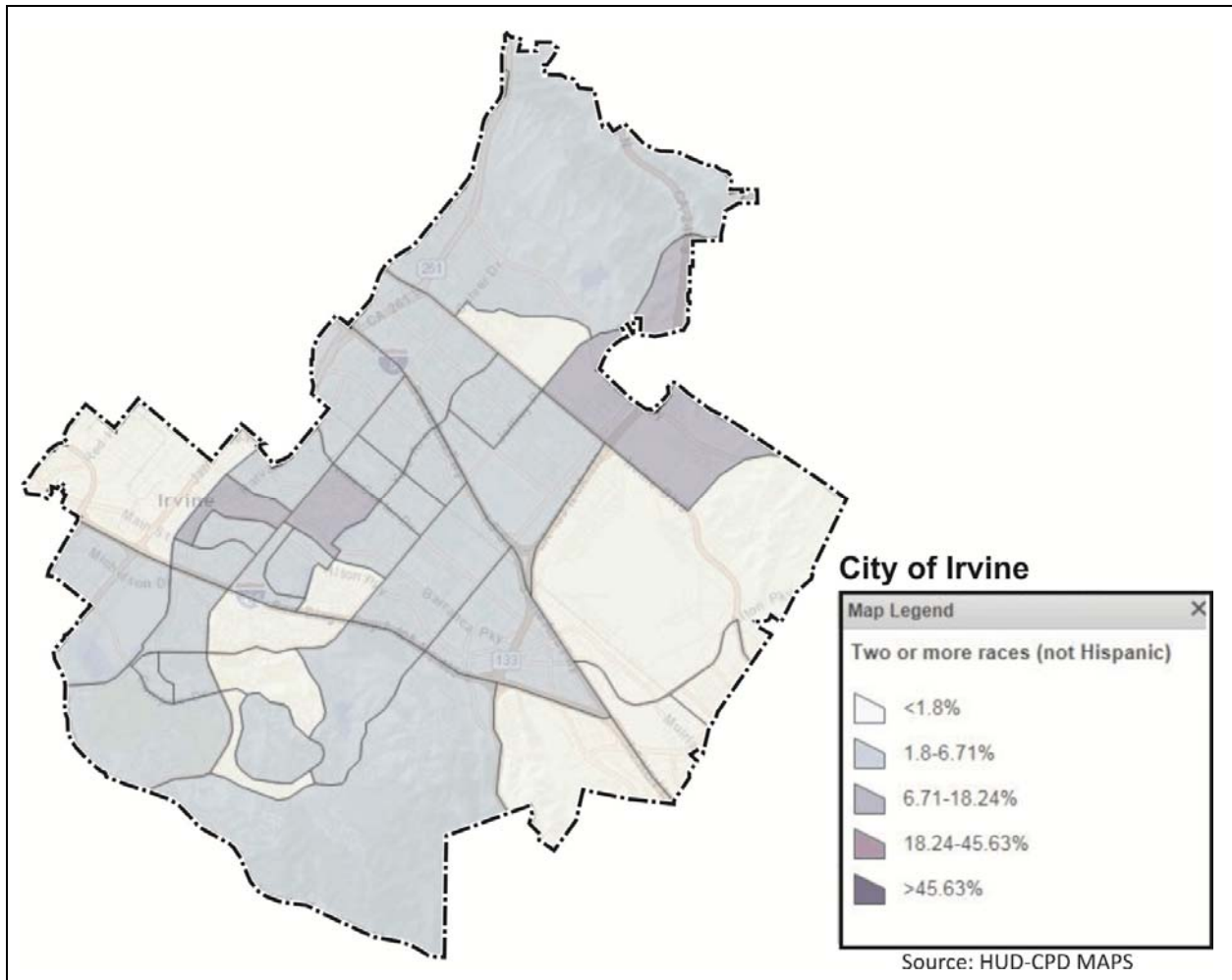


Figure 17: Two or more races

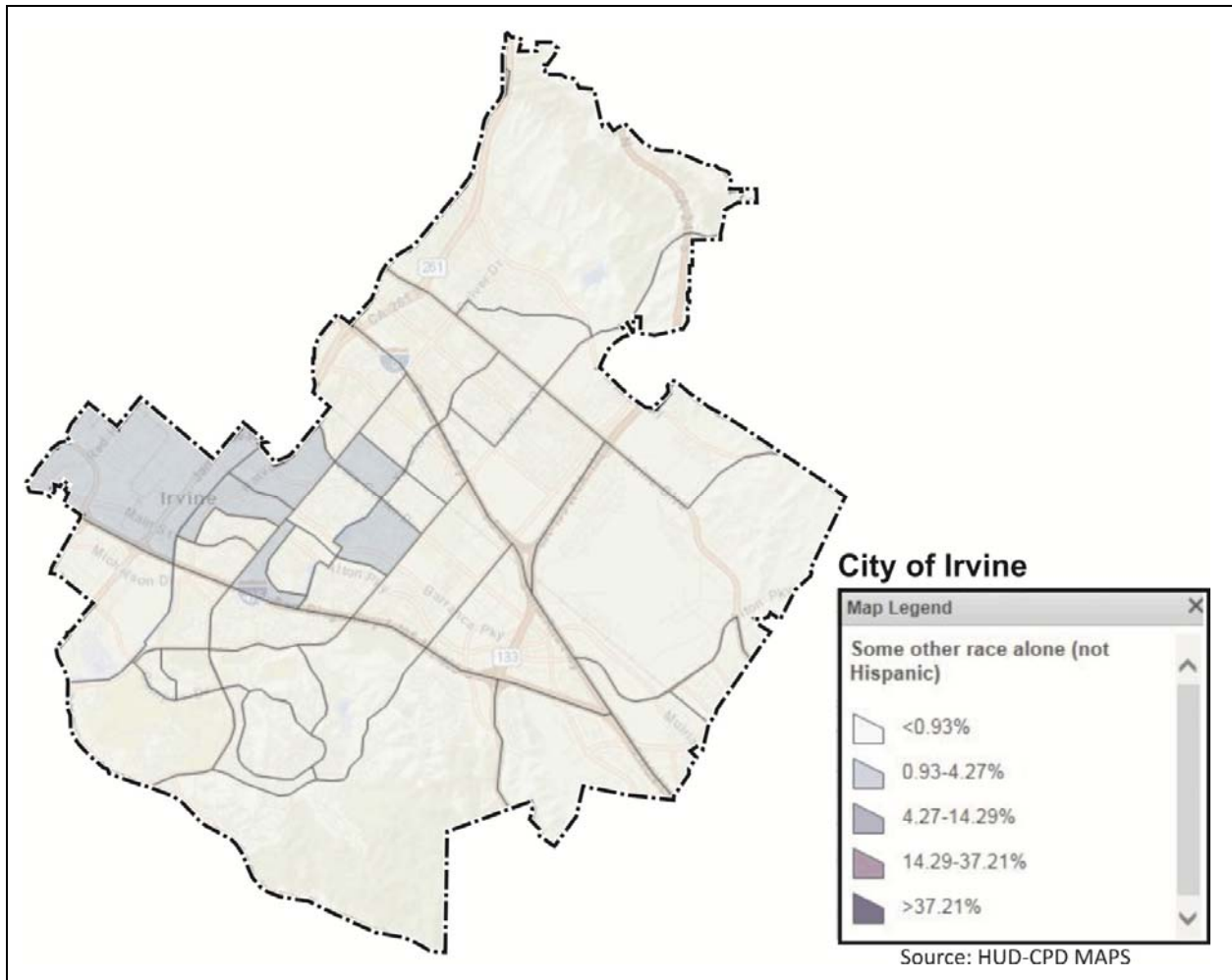


Figure 18: Some other race

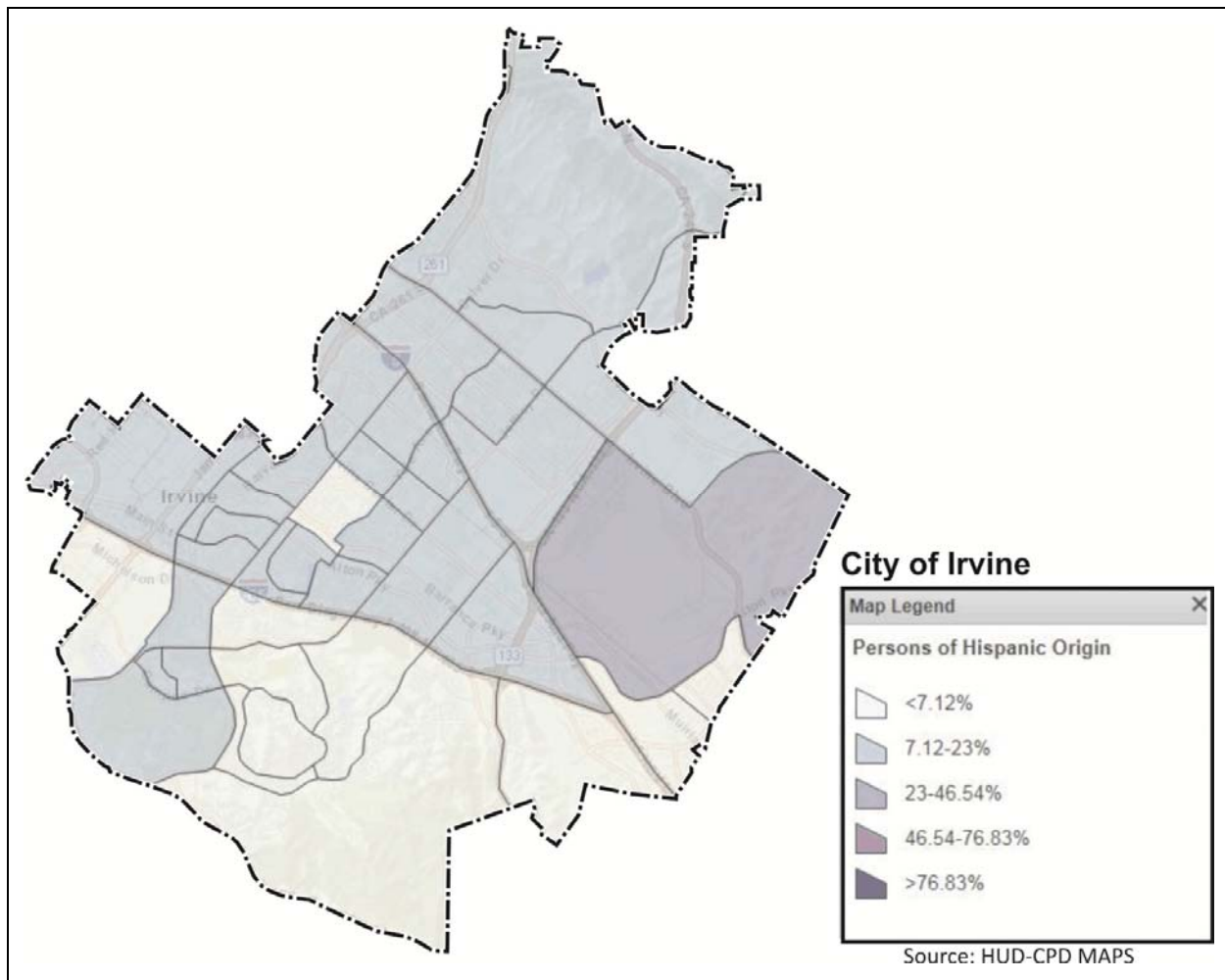


Figure 19: Hispanic

Discussion

Based on this analysis, the following racial or ethnic groups were found to have a disproportionately greater level of housing problems relative to the percentage of all households in the given income category experiencing housing problems:

- Pacific Islander households with incomes 30-50 percent and 80-100 percent of AMI
- American Indian / Alaska Native households with incomes 30-50 percent of AMI

American Indian / Alaska native households with incomes from 30-50 percent of AMI with housing problems represent 0.94 percent of all households of similar income with housing problems. Additionally, Pacific Islander households with incomes from 30-50 percent and 80-100 percent of AMI with housing problems represent 0.57 percent of all households of similar income with housing problems.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205

(b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Similar to the previous section, Tables 18-21 below provide data to determine if disproportionate housing needs exist for any racial or ethnic group present in the community that experience severe housing problems, which are defined as:

1. Lacks complete kitchen facilities: Household does not have a stove/oven and refrigerator.
2. Lacks complete plumbing facilities: Household does not have running water or modern toilets.
3. Severe overcrowding: A household is considered severely overcrowded if there are more than 1.5 people per room
4. Severe cost burden: A household is considered severely cost burdened if the household pays more than 50 percent of its total income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,270	1,189	1,710
White	2,785	654	565
Black / African American	160	15	55
Asian	1,690	350	945
American Indian, Alaska Native	0	35	4
Pacific Islander	0	0	0
Hispanic	580	90	114

Table 18 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,325	1,865	0
White	2,060	1,225	0
Black / African American	25	60	0
Asian	905	345	0
American Indian, Alaska Native	40	0	0
Pacific Islander	0	45	0
Hispanic	250	180	0

Table 19 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,115	5,525	0
White	1,595	3,165	0
Black / African American	75	85	0
Asian	935	1,395	0
American Indian, Alaska Native	0	15	0
Pacific Islander	20	105	0
Hispanic	455	710	0

Table 20 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,305	5,750	0
White	615	3,455	0
Black / African American	45	145	0
Asian	570	1,550	0
American Indian, Alaska Native	0	0	0
Pacific Islander	4	0	0
Hispanic	40	510	0

Table 21 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Based on this analysis, the following racial or ethnic groups were found to have a disproportionately greater level of severe housing problems relative to the percentage of all households in the given income category experiencing severe housing problems:

- American Indian / Alaska Native households with incomes 30-50 percent of AMI
- Black / African American households with incomes 50-80 percent of AMI
- Pacific Islander households with incomes 80-100 percent of AMI

American Indian / Alaska Native households with incomes from 30-50 percent of AMI with severe housing problems represent 1.20 percent of all households of similar income with severe housing problems. While Black / African American households with incomes from 50-80 percent of AMI represent 2.41 percent of all households of similar income with severe housing problems. Pacific Islander households with incomes from 80-100 percent of AMI represent 0.35 percent of all households of similar income with severe housing problems.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

HUD defines cost burden as the extent to which gross housing costs, including utility costs, exceeds 30 percent of a given household’s gross income. A household is considered severely cost burdened if gross housing costs, including utility costs, exceeds 50 percent of a household’s gross income.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	40,204	15,705	13,565	1,770
White	24,095	8,965	7,555	570
Black / African American	700	335	190	55
Asian	12,170	4,615	4,430	990
American Indian, Alaska Native	100	10	50	4
Pacific Islander	140	90	24	0
Hispanic	2,440	1,500	1,180	114

Table 22 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

Based on this analysis, 42.1 percent of Irvine households experience a cost burden or a severe cost burden, with 22.6 percent of households experiencing a cost burden and 19.5 percent of households experiencing a severe cost burden. The following racial or ethnic groups were found to have a disproportionately greater cost burden or severe cost burden relative to the percentage of all households experiencing a cost burden or severe cost burden:

- 12.8 percent American Indian, Alaska Native households are cost burdened
- 11.7 percent Pacific Islander households are severely cost burdened

Pacific Islanders households experiencing a severe cost burden represent 0.57 percent of all households paying more than 30-50 percent of their gross income for housing costs. Whereas, American Indian, Alaska Native, and Pacific Islander households experiencing a severe cost

burden represent 0.37 percent of all households paying more than 50 percent or more of their gross income for housing costs.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The following racial or ethnic groups had a disproportionately greater level of housing problems:

Based on this analysis, the following racial or ethnic groups were found to have a disproportionately greater level of housing problems relative to the percentage of all households in the given income category experiencing housing problems:

- Pacific Islander households with incomes 30-50 percent and 80-100 percent of AMI
- American Indian / Alaska Native households with incomes 30-50 percent of AMI

American Indian / Alaska Native households from 30-50 percent of AMI with housing problems represent 0.94 percent of all households of similar income with housing problems. Additionally, Pacific Islander households from 30-50 percent and 80-100 percent of AMI with housing problems represent 0.57 percent of all households of similar income with housing problems.

The following racial or ethnic groups had a disproportionately greater level of severe housing problems:

Based on this analysis, the following racial or ethnic groups were found to have a disproportionately greater level of severe housing problems relative to the percentage of all households in the given income category experiencing severe housing problems:

- American Indian / Alaska Native households with incomes 30-50 percent of AMI
- Black / African American households with incomes 50-80 percent of AMI
- Pacific Islander households with incomes 80-100 percent of AMI

American Indian / Alaska Native households with incomes from 30-50 percent of AMI with severe housing problems represent 1.20 percent of all households of similar income with severe housing problems. While Black / African American households with incomes 50-80 percent of AMI represent 2.41 percent of all households of similar income with severe housing problems. Pacific Islander households with incomes 80-100 percent of AMI represent 0.35 percent of all households of similar income with severe housing problems.

If they have needs not identified above, what are those needs?

No other housing needs for these specific racial or ethnic groups were identified through consultation with stakeholders or through citizen participation.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Based on an evaluation of available mapping resources through HUD's CPD Maps system, none of these racial or ethnic groups are clustered in specific areas or neighborhoods within Irvine.

NA-35 Public Housing – 91.205(b)

Introduction

Public housing and other assisted housing programs are part of the County’s efforts to address the affordable housing needs of low- and moderate-income families in Irvine. The Orange County Department of Housing and Community Services, acting as the Orange County Housing Authority (OCHA), oversees public housing programs for participating jurisdictions, including Irvine.

As a standard performing housing authority, OCHA provides affordable housing for low-income families, seniors and disabled persons. OCHA administers the Section 8 Housing Choice Voucher Program (Section 8), which provides rental assistance in all unincorporated areas of the County and in 34 participating cities.

The mission of OCHA is “to provide safe, decent, and sanitary housing conditions for families with low-income, very-low income, and extremely-low-income and to manage resources efficiently. OCHA promotes personal, economic and social upward mobility to provide families the opportunity to make the transition from subsidized to non-subsidized housing.”

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	10,825	0	10,418	187	207	10

Table 23 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	16,476	0	16,470	17,239	15,594
Average length of stay	0	0	0	8	0	8	0	4
Average Household size	0	0	0	2	0	2	1	3
# Homeless at admission	0	0	0	87	0	5	72	10
# of Elderly Program Participants (>62)	0	0	0	4,926	0	4,884	38	3
# of Disabled Families	0	0	0	2,163	0	2,075	64	14
# of Families requesting accessibility features	0	0	0	10,825	0	10,418	187	207
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 24 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	5,857	0	5,528	139	182	6
Black/African American	0	0	0	745	0	693	39	10	2
Asian	0	0	0	4,128	0	4,107	4	15	2
American Indian/Alaska Native	0	0	0	64	0	60	4	0	0
Pacific Islander	0	0	0	31	0	30	1	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	1,941	0	1,814	34	87	4
Not Hispanic	0	0	0	8,884	0	8,604	153	120	6

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Section 504 of the Rehabilitation Act of 1973 prohibits discrimination on the basis of disability in any program or activity that is conducted by federal agencies or that receives financial assistance from a federal agency. A housing provider may not deny or refuse to sell or rent to a person with a disability and may not impose application or qualification criteria, rental fees or sales prices and rental or sales terms or conditions that are different than those required of or provided to persons who are not disabled. Further, housing providers may not require persons with disabilities to live only on certain floors, or to all live in one section of the housing. Housing providers may not refuse to make repairs, and may not limit or deny someone with a disability access to recreational and other public and common use facilities, parking privileges, cleaning or janitorial services or any services which are made available to other residents.

When possible, OCHA fulfills reasonable accommodation requests. These include disabled access, desire to live near family and senior appropriate housing. To complement this, over the past five years OCHA has been awarded 50 non-elderly disabled (NED) vouchers and 510 HUD VASH vouchers to enable the Housing Authority to better serve disabled residents.

OCHA takes the following steps proactively to serve the needs of disabled residents:

- When requested by an individual, assist program applicants and participants to gain access to support services available within the community, but not require eligible applicant or participant to accept supportive services as a condition of continued participation in the program.
- Not deny persons who qualify for a Housing Choice Voucher under this program other housing opportunities, or otherwise restrict access to OCHA programs to eligible applicants who choose not to participate.
- Provide housing search assistance when requested. Lists of available units that include accessible units for persons with disabilities are provided to participants. This list is updated weekly and is available in the Lobby. Upon request, a referral list may also be obtained by email, or by fax.
- In accordance with rent reasonableness requirements, approve higher rents to owners that provide accessible units with structural modifications for persons with disabilities.
- Provide technical assistance, through referrals to a fair housing service provider such as the Fair Housing Foundation, to owners interested in making reasonable accommodations or units accessible to persons with disabilities.

In 2012, OCHA opened its waitlist for two weeks, during which time 50,000 households submitted applications. Of these applications, 19 percent identified as having at least one person in the house with a disability.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The most pressing need is the high demand for affordable housing throughout the county. This is documented by the long waitlists for public housing units and vouchers as noted above when 50,000 households submitted applications for vouchers. During that open enrollment period, OCHA noted that a growing number of applicants lived outside of Orange County.

OCHA noted that housing costs are quite high in the County, especially in Irvine, often resulting in cost burdened households.

Beyond the need for affordable housing, residents also need additional access to service programs such as:

- Job training and placement
- Youth employment and educational programs
- Childcare services
- Transportation

How do these needs compare to the housing needs of the population at large

The needs experienced by OCHA residents are similar to the needs of very low-income and low-income households throughout the City of Irvine.

Discussion

In the upcoming five years, OCHA's goals include the following actions:

- Apply for additional housing assistance funding and programs that may become available.
- Explore the use of Project-Based Housing Choice Vouchers or other housing funds to promote the construction or acquisition activities that will result in additional units or developments that will serve special needs populations.
- Ensure consistent quality of assisted housing services by maintaining high performer status in Section Eight Management Assessment Program (SEMAP) scores.
- Promote Family Self-Sufficiency incentives and homeownership opportunities for Housing Choice Voucher participants in partnership with local programs and related service providers.

- Expand assisted housing choices by conducting outreach efforts to increase the number of property owners and their participation in housing assistance programs.
- Identify and utilize technology to enhance operational effectiveness and efficiency in delivery of housing assistance services

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

There are four federally defined categories under which individuals and families are considered homeless:

- 1) Literally Homeless – In an individual or family:
 - a. Living unsheltered on the streets;
 - b. Living in a vehicle or other place not meant for habitation ;
 - c. Living in an emergency shelter or transitional housing program, including a motel/hotel paid by a charitable organization or government program; or
 - d. Exiting an institution (resided 90 days or less and previously resided in one of the two items listed above).
- 2) Imminent Risk of Homelessness – An individual or family imminently losing their housing:
 - a. Housing will be lost within 14 days; and
 - b. Has no subsequent residence; and
 - c. Lacks the resources and support network.
- 3) Homeless under other Federal Statutes – An unaccompanied youth under the age of 25 or families with children and youth, who do not otherwise qualify as homeless under this definition, but who do meet all of the following:
 - a. Are defined as homeless under Section 387 of the Runaway and Homeless Youth Act (42 U.S.C. 5732a), Section 637 of the Head Start Act (42 U.S.C. 9832), Section 41403 of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2), Section 330(h) of the Public Health Service Act (42 U.S.C. 254b(h)), Section 3 of the Food and Nutrition Act of 2008 (7 U.S.C. 2012), Section 17(b) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)), or Section 725 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a);
 - b. Have not had a lease, ownership interest, or occupancy agreement in permanent housing at any time during the 60 days immediately preceding the date of application for homeless assistance;
 - c. Have experienced persistent instability as measured by two or more moves during the 60-day period immediately preceding the date of applying for homeless assistance; and
 - d. Can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addiction, histories of domestic violence or childhood abuse (including neglect), the presence of a child or youth with a disability, or

two or more barriers to employment, which include the lack of a high school degree or General Education Development (GED), illiteracy, low English proficiency, a history of incarceration or detention for criminal activity, and a history of unstable employment.

- 4) Fleeing or Attempting to flee domestic violence – An individual or family:
 - a. Fleeing or attempting to flee domestic violence situation, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member; and
 - b. Has no subsequent residence; and
 - c. Lacks the resources and support network.

Although recent reports show that homelessness is decreasing within Orange County, challenges still remain. The risk of homelessness remains high for those in poverty, those living with friends and family and those paying over half of their income for housing.

In Orange County, homelessness is addressed regionally by the Orange County Continuum of Care (CoC), an umbrella organization that brings together government agencies and community-based nonprofit organizations in a coordinated effort to meet the urgent needs of those who have become homeless or are in imminent danger of becoming homeless. Three key groups have leadership roles within the CoC, including the Commission to End Homelessness (lead agency and legislative body), the Orange County Community Services Department (administrative) and 2-1-1 Orange County/OC Partnerships, a private nonprofit (leads/coordinates network of homeless providers).

In 2012, the CoC published the “Ten-Year Plan to End Homelessness in Orange County,” including the following nine guiding principles to address homelessness:

- Prevent homelessness by ensuring that no one in our community becomes homeless.
- Conduct outreach to those who are homeless and at-risk of homelessness.
- Improve the efficacy of the emergency shelter and access system.
- Make strategic improvements in the transitional housing system.
- Develop permanent housing options linked to a range of supportive services.
- Ensure that people have the right resources, programs and services to remain housed.
- Improve data systems to provide timely, accurate data that can be used to define the need for housing and related services and to measure outcomes.
- Develop the systems and organizational structures to provide oversight and accountability.
- Advocate for social policy and systemic changes necessary to succeed.

The Ten-Year Plan to End Homelessness in Orange County represents a commitment by all stakeholders throughout the County to end homelessness over the next decade.

Nature and Extent of Homelessness in Orange County Compared to the National Average

Every two years, HUD requires communities across the country conduct a count of the homeless population in order to better understand the nature and extent of homelessness. The most recent Point-In-Time Homeless Count (PIT Count) was held on January 26, 2013, providing the only population data on people who are literally homeless (e.g., living unsheltered on the streets, in a vehicle or other place not fit for human habitation, or in an emergency shelter or transitional housing program). Similar to other counties in California that reported 2011 and 2013 Point-In-Time results, Orange County's homeless population has declined as a percentage of the overall population. According to HUD's Annual Homeless Assessment Report to Congress, the County's homeless rate has fallen below the national average of 0.2 percent. Increases or decreases in homelessness reported in PIT Counts may be partially attributable to methodological differences, shifts in HUD requirements and data quality improvements in the Homeless Management Information System (HMIS). These factors may affect the accuracy and meaning of the PIT Count compared to previous counts.

2013 Point-In-Time Count Results

The PIT Count revealed that on any given night in Orange County, approximately 4,300 people are homeless and that over a course of a year, more than 12,700 people will experience homelessness.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	3	1,536	0	0	0	0
Persons in Households with Only Children	1	13	0	0	0	0
Persons in Households with Only Adults	1,674	1,024	0	0	0	0
Chronically Homeless Individuals	668	129	0	0	0	0
Chronically Homeless Families	5	27	0	0	0	0
Veterans	269	177	0	0	0	0
Unaccompanied Child	1	13	0	0	0	0
Persons with HIV	27	62	0	0	0	0

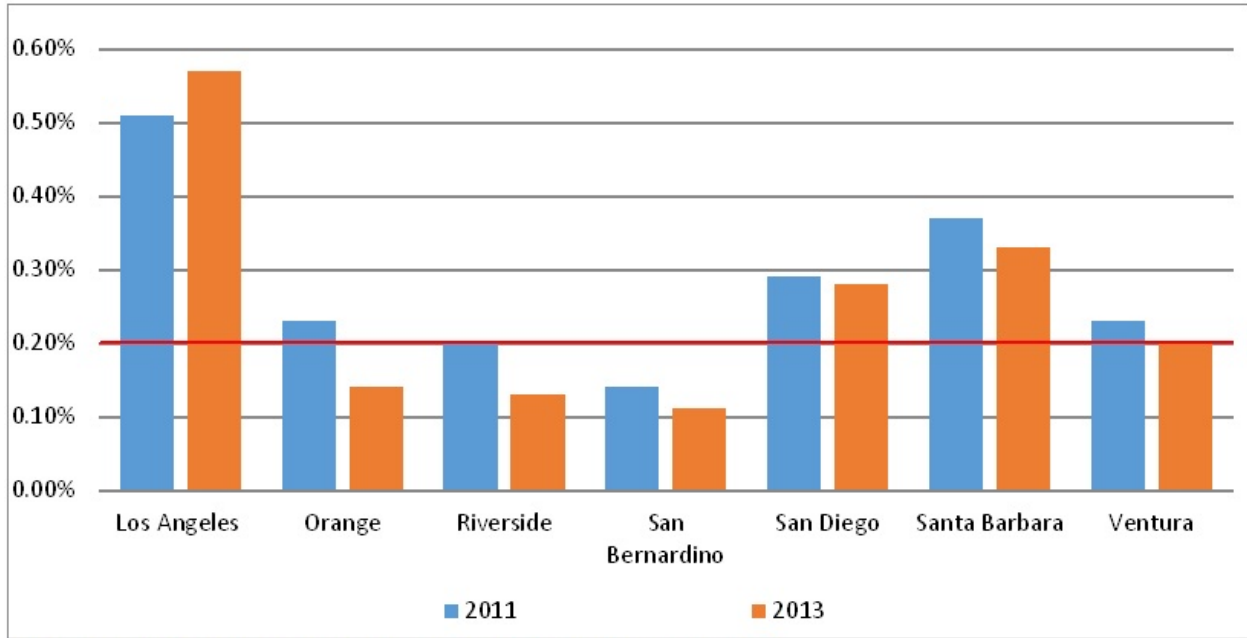
Table 27 - Homeless Needs Assessment

Alternate Data Source Name:

Orange County Homeless Count & Survey Report

The Survey Report did not provide estimates of the number of people experiencing homelessness each year, the number becoming homeless each year, the number exiting homelessness each year and the number of days persons experience homelessness by population type.

Data Source Comments:



Source: Orange County Homeless Count & Survey Report, dated July 2013.

Figure 20: Changes in Homeless Rates in California Counties, 2011-2013

Year	Unsheltered	Sheltered	Total	% of County Population	Annualized Count
2009	5,724	2,609	8,333	0.28%	21,479
2011	4,272	2,667	6,939	0.23%	18,325
2013	1,678	2,573	4,251	0.14%	12,707

Table 28 - Orange County Point-In-Time Homeless Counts

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

A Chronically Homeless Individual is an unaccompanied homeless individual (living in an emergency shelter or in an unsheltered location) with a disabling condition and has been continuously homeless for a year or more, or has had at least four episodes of homelessness in the past three years. Of those homeless individuals in Orange County that were reported as chronically homeless, 129 individuals were sheltered and 668 individuals were unsheltered.

Families with children include at least one household member age 18 or over and at least one household member under the age of 18. According to the PIT Count in Orange County, there were 523 homeless families with at least one adult and one child, comprised of 522 families (1,536 people) living in emergency or transitional shelters and one unsheltered family (three people) in need of housing assistance.

Veterans are persons who have served on active duty in the Armed Forces of the United States. This does not include inactive military reserves or the National Guard unless the person was called to active duty. The PIT count revealed 177 sheltered veterans and 269 unsheltered veterans, including an estimated 11 sheltered female veterans and 11 unsheltered female veterans.

Unaccompanied youth are individuals under the age of 18 years old, who are presumed to be emancipated if they are unsheltered without an adult. According to the Orange County Homeless Count & Survey Report, there was one interview of an unaccompanied 17 year old.

Additionally, 480 homeless individuals were categorized as severely mentally ill according to the Orange County Homeless Count & Survey Report, meaning that they have mental health problems that are expected to be of continued and indefinite duration and will substantially impair their ability to live independently. Of those homeless individuals that were reported as severely mentally ill, 104 individuals were sheltered and 376 remained unsheltered.

Further, the Orange County Homeless Count & Survey Report revealed 89 homeless people with HIV/AIDS, including 62 individuals who were sheltered and 27 who were unsheltered.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	1,240	857
Black or African American	255	117
Asian	50	31
American Indian or Alaska Native	143	56
Pacific Islander	30	26
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	638	469
Not Hispanic	1,187	1,173

Alternate Data Source Name:

Orange County Homeless Count & Survey Report

Data Source

Comments: The Survey Report did not provide race and ethnicity data for the sheltered homeless population.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

According to the Orange County PIT Count, there were 523 homeless families with at least one adult and one child, comprised of 522 families (1,536 people) living in emergency or transitional shelters and one unsheltered family (three people) in need of housing assistance. Countywide, an estimated 523 housing units that are affordable to extremely-low income households are needed to reduce the number of homeless families with children.

Additionally, the PIT count revealed 177 sheltered veterans and 269 unsheltered veterans, including an estimated 11 sheltered female veterans and 11 unsheltered female veterans. Countywide, an estimated 446 housing units that are affordable to extremely-low or low-income households are needed to reduce the number of homeless veterans.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

According to the PIT Count, an estimated 66.4 percent of unsheltered homeless individuals were identified as White in terms of race and 69.9 percent of unsheltered homeless individuals were identified as non-Hispanic in terms of ethnicity. The next largest unsheltered racial groups include Black/African American (9.1 percent) and those with multiple races (8.7 percent). None of the racial groups were disproportionately represented amongst the homeless population.

The homeless population in Orange County is generally comparable to national averages. As in Orange County, the majority of homeless people nationally identified themselves as Black or

White in terms of race. There are more Hispanics in Orange County's unsheltered homeless population than nationally (28 percent versus 16 percent). However, Orange County overall is 34 percent Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Approximately 1,678 people or 39 percent of Orange County's homeless people were unsheltered and living in inhabitable living environments (e.g., living in the streets, vehicles or tents) and approximately 2,573 people or 61 percent of homeless people counted were sheltered. Of the 2,573 people sheltered, 796 were in emergency shelters, 749 were in transitional housing and zero were in safe haven shelters — a form of supportive housing that serves hard-to-reach homeless persons with severe mental illness who come primarily from the streets and have been unable or unwilling to participate in housing or supportive services. Orange County has not designated any safe haven programs.

Discussion:

The PIT Count conducted on January 26, 2013 revealed that on any given night in Orange County, approximately 4,300 people are homeless. With the understanding that it is not possible to locate and count each homeless individual in a single morning, as was the strategy for the PIT Count, an annualized count is calculated using a HUD-approved methodology to determine the estimated number of people experiencing homelessness in a one-year period. It is estimated that over a course of a year, approximately 12,707 people will experience homelessness in Orange County, down from 21,479 in 2009. The formula used to develop the Orange County annualized estimate was adjusted to take into account Orange County's seasonal shelter system and high degree of complete and accurate data collected through the Orange County HMIS.

The results of the PIT Count are encouraging with respect to declines in the total number of homeless identified on the day of the PIT Count and the estimated annualized count, with each figure representing a steady decline in homelessness over the last five years. The percentage of the County's population that may be homeless on a given night is half of what it was in 2009, declining from 0.28 percent to 0.14 percent.

While the deployment of homeless prevention and rapid re-housing resources by the CoC and its partner agencies has made significant inroads toward achieving the goals included in the Ten Year Plan to End Homelessness in Orange County, the following Countywide needs are identified:

- An estimated 523 housing units that are affordable to extremely-low income households are needed to address homelessness for families with children.

- An estimated 2,562 housing units that are affordable to low-income households are needed to address homelessness for the 2,698 people in households without children.
- Included in the needs above, an estimated 446 housing units that are affordable to extremely-low or low-income households are needed to reduce the number of sheltered and unsheltered homeless veterans.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Special needs populations consist of persons who are not homeless, but due to various reasons are in need of services and supportive housing. Persons with special needs include the elderly, frail elderly, severe mentally ill, developmentally disabled, physically disabled, persons with alcohol or other drug addictions, persons with HIV/AIDS and victims of domestic violence. In Orange County, other subpopulations with special needs include victims of human trafficking and veterans with Posttraumatic Stress Disorder (PTSD). The City of Irvine will consider allocating CDBG public service funding to various programs that provide services to special needs populations, including but not limited to those serving the elderly, frail elderly, developmentally disabled, physically disabled, mentally disabled, persons with alcohol or other drug addictions, persons with HIV/AIDS, victims of domestic violence, victims of human trafficking and veterans with PTSD or other needs.

Describe the characteristics of special needs populations in your community:

Elderly and Frail Elderly

The U.S. Department of Housing and Urban Development (HUD) defines elderly as a person who is 62 years of age or older. A frail elderly person is an elderly person who is unable to perform at least three “activities of daily living” including eating, bathing, grooming or home management activities. Generally, elderly people have lower incomes than the population at large. Based on 2007-2011 CHAS data, of the 9,920 households containing at least one elderly person in Irvine, 33 percent (3,265 households) earn less than 80 percent of the Area Median Income for Orange County.

Persons with Disabilities

HUD defines a disabled person as having a physical or mental impairment that substantially limits one or more major life activities. The obstacle to independent living for these adults is not only their disability, but also the lack of financial resources, often related to limited employment. Additionally, persons with disabilities have high health care costs, are dependent on supportive services, and may require accessibility modifications to accommodate their disability. Based on ACS data, of the total Civilian Noninstitutionalized Population (178,789) in Irvine, 11,107 persons have a disability. Of these persons, 22.4 percent are employed and 74.1 percent are unemployed.

Alcohol and Other Drug Addictions

Drug abuse or substance abuse is defined as the use of chemical substances that lead to an increased risk of problems and an inability to control the use of the substance. According to the Indicators of Alcohol and Other Drug Abuse Report for Orange County, by the Center for Applied Research Solutions, there were 406 admissions for alcohol and drug treatment per 100,000 people in Orange County compared to the state average of 592 admissions in 2008. There were also 838 arrests for felony and misdemeanor drug offenses and 1,055 alcohol related arrests per 100,000 people in comparison to the state's 910 drug arrests and 1,203 alcohol arrests in 2008.

HIV/AIDS

Human Immunodeficiency Virus (HIV) is a virus that weakens one's immune system by destroying important cells that fight diseases and infection. Acquired Immune Deficiency Syndrome (AIDS) is the final stage of HIV. Orange County's Health Care Agency Department of Disease Control and Epidemiology reported 6,215 persons living with HIV disease at the end of 2013. For persons living with HIV/AIDS, access to affordable housing, supportive services and quality health care is important to maintaining their health and well-being.

Victims of Domestic Violence

Domestic Violence includes, but is not limited to, felony or misdemeanor crimes of violence committed by a current or former spouse of the victim or by a person who is cohabitating with or has cohabited with the victim. In 2013, the Irvine Police Department responded to a total of 280 calls related to domestic violence. Of these calls, 254 of these domestic incidents did not involve a weapon. However, 26 calls involved a weapon of which four involved a knife or cutting instrument and 22 involved personal weapons such as feet or hands.

What are the housing and supportive service needs of these populations and how are these needs determined?

To determine the level of need and types of services needed by special needs populations, the City conducted surveys, consulted with local service providers and reviewed ACS data. Supportive services required for special needs populations include case management, medical or psychological counseling and supervision, childcare, transportation and job training provided for the purpose of facilitating a person's stability and independence.

In housing, accessibility modifications to accommodate persons with mobility disabilities may include, but are not limited to, wider doorways, no-step thresholds, installation of ramps, grab bars, lowered countertops and accessible hardware. The needs of residents with sensory

disabilities are different from those with mobility disabilities. Individuals with hearing disabilities require visual adaptations for such items as the telephone ringer, the doorbell and smoke alarms. Residents who are blind may require tactile marking of changes in floor level and stair edges and braille markings on appliances and controls. People with low vision may require large print markings and displays, contrasting colors to distinguish changes in level or transition from one area to another, proper lighting, and reduced glare from lighting and windows.

For persons with special needs, the high cost of living in Orange County makes it very difficult for to maintain a stable residence. Often these segments of the population rely on support services from various Orange County's nonprofit organizations to avoid becoming homeless or institutionalized.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Only one in every four of the 1.1 million Americans living with HIV has their infection under control. In Orange County a total 6,549 people were identified as having HIV/AIDS. Of the 6,549 estimated persons living with HIV in Orange County, 63.9 percent were linked to HIV care compared to California's 2012 percentage of 52 percent. 54.1 percent achieved viral suppression compared to California's 40 percent in 2012. Orange County has higher linkage to care and viral suppression percentages than California and national figures.

Of the 6,549 Orange County residents age 13 and older estimated to be living with HIV, 54.1 percent had achieved viral suppression. Hispanics estimated to be living with HIV in Orange County are less likely to be linked to HIV care (59.3 percent) or virally suppressed (69.9 percent) than other race/ethnicity groups. However, younger persons (13-24 years) estimated to be living with HIV are least likely to be linked to care (32.4 percent) and are also least likely to be virally suppressed (29.8 percent). Men and women estimated to be living with HIV in Orange County are equally likely to be linked to care (70.3 percent), but women are more likely to be retained in care (59.7 percent), while men are more likely to be virally suppressed (60.7 percent).

Discussion:

In addition to the elderly, frail elderly, severe mentally ill, developmentally disabled, physically disabled, persons with alcohol and other drug addictions, persons with HIV/AIDS and victims of domestic violence described above, two other subpopulations with special needs in Orange County include victims of human trafficking and veterans with PTSD.

Victims of Human Trafficking

Human trafficking is a crime that involves the forceful, fraudulent or coercive methods of entrapping a person, real or perceived, in an attempt to exploit them for financial gain. The exploitative nature can come in the form of labor services, involuntary servitude, enslavement, debt bondage or commercial sex acts. As of December, 2012, The Orange County Human Trafficking Task Force reported a total of 213 incidents of human trafficking in Orange County as follows:

Type of Trafficking

- Sex – 160
- Labor – 42
- Sex and Labor – 30
- Other – 2
- Unknown – 6

Gender

- Female – 197
- Male – 15
- Transgender – 1

Age

- Adult – 153
- Minor – 60

Nationality

- Foreign – 81
- United States – 132

Veterans with Posttraumatic Stress Disorder

Posttraumatic Stress Disorder (PTSD) is a psychiatric disorder that can occur following the experience or witnessing of a life-threatening event such as military combat, natural disaster, terrorist incident, serious accident, physical or sexual assault. Most survivors of trauma experience a variety of symptoms for a short period of time. However, others will have stress reactions that do not subside on their own and may get worse over time. The 2013 PIT Count, reported 446 homeless veterans. Of these veterans, 40 percent were sheltered in either emergency or transitional housing, while 60 percent of these homeless veterans remained unsheltered.

Challenges these special needs populations and subpopulations face include low-income and high housing cost. This segment of the population also struggles for a decent quality of life that includes basic necessities, adequate food, clothing and medical care.

In the last five years, the City of Irvine provided CDBG public service funds for activities including those providing medical supportive services for people with HIV/AIDS, transitional housing for emancipated foster youth, support services and transitional housing for victims of domestic violence, medical care for frail seniors and disabled adults, nutritional meals for homebound seniors and job placement and support services for persons with disabilities.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

The City of Irvine provides a variety of public facilities that meet the recreational and service needs of its residents. As the City continues to grow, new facilities and open spaces are incorporated into these master planned neighborhoods. While new facilities and amenities continue to be added, older facilities constructed in some of the City’s original neighborhoods during the 1970s and 1980s may require rehabilitation to address the changing needs of the community, to modernize amenities to better meet resident needs or to comply with the Americans with Disabilities Act.

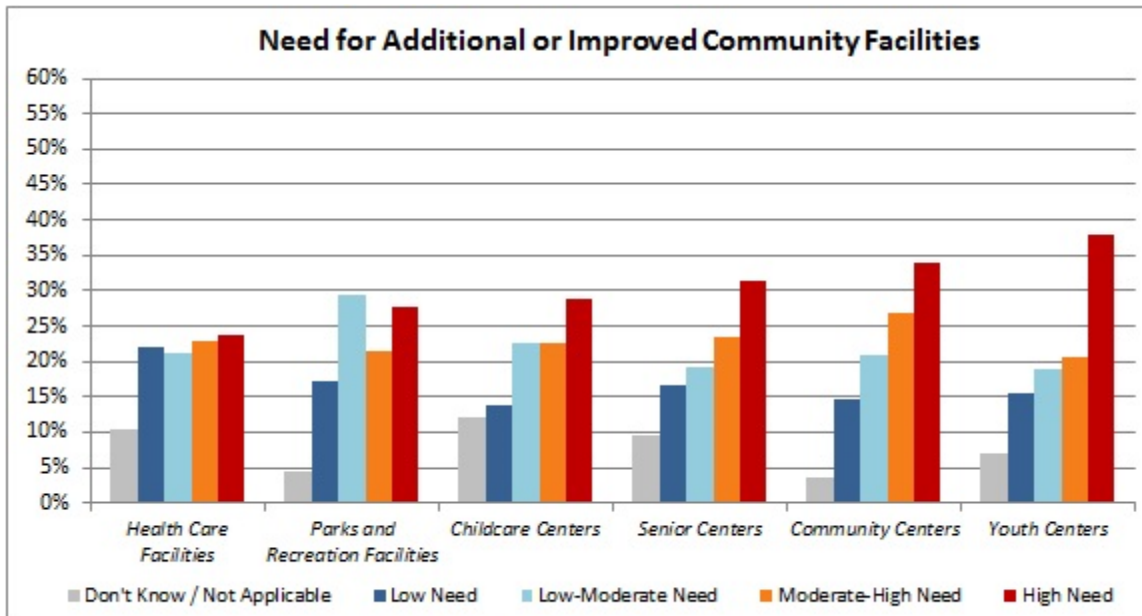
CDBG public facility projects that meet CDBG eligibility requirements, align with a Strategic Plan goal and address a CDBG National Objective will be considered for funding in the five Annual Action Plans. The Strategic Plan includes a goal to improve City of Irvine public facilities and infrastructure to benefit low- and moderate-income people or those presumed under HUD regulations to be low- and moderate-income such as elderly people and disabled adults. Some of the types of facilities and infrastructure that may require rehabilitation during the next five years include, but are not limited to community centers, senior centers, parks and recreational facilities, restrooms in City facilities, sidewalks and pedestrian paths.

Although the City does not have a specific facility set aside for the exclusive use of youth, the majority of the general use buildings and schools host a wide variety of youth activities. The City is continually increasing the number of community facilities that can be used by young residents such as the Irvine Civic Center, Fine Arts Center, Woodbury Community Center, Heritage Park, Turtle Rock Park, Deerfield Park and Harvard Park.

Irvine is home to two senior centers including the Lakeview Senior Center and the Rancho Senior Center. Both senior centers serve as a place to help direct seniors to valuable outside resources and programs offering high-quality programming to enrich the lives of seniors, including but not limited to, counseling, caregiver support, support groups, meal service, and recreational activities.

How were these needs determined?

The needs identified for public facilities were determined through Community Meetings, responses from the Consolidated Plan Survey and consultation with City officials. Within the Strategic Plan, high priority is given to City-owned public facilities. Historically, the City of Irvine has used the CDBG and HOME programs to acquire, rehabilitate or expand public facilities owned by nonprofit agencies providing public services to Irvine residents. Over the next five years, the Strategic Plan focuses resources available for public facilities on City public facilities.



Source: City of Irvine Consolidated Plan Community Survey, 2014.

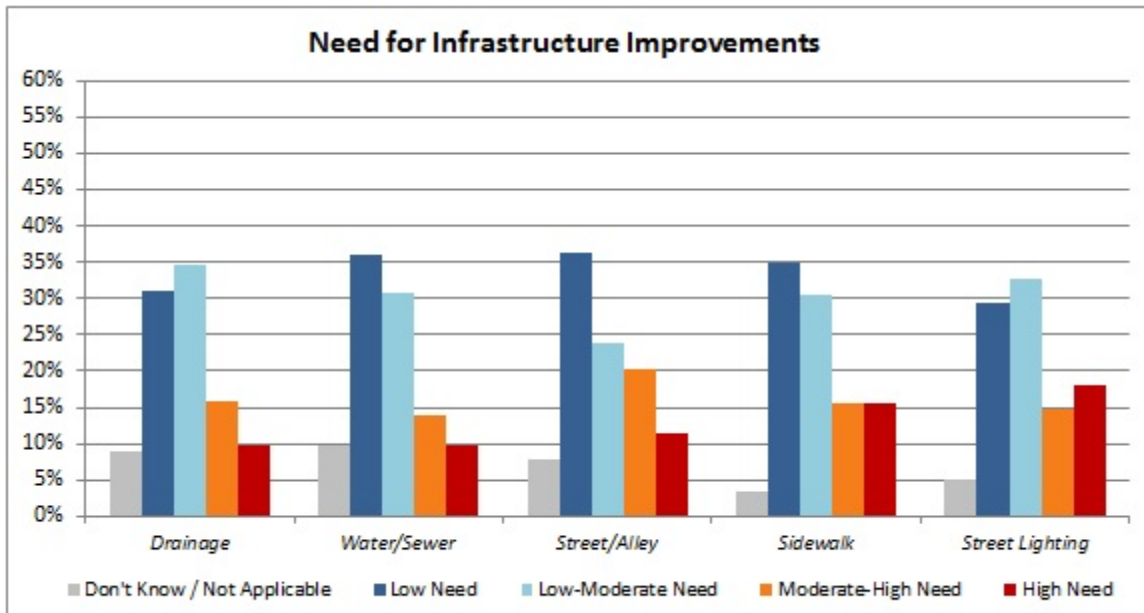
Figure 21: Need for Additional or Improved Community Facilities

Describe the jurisdiction’s need for Public Improvements:

Although infrastructure such as streets, sidewalks, curbs, storm drains, sewers and street lights in the City of Irvine are generally in excellent condition and well-maintained, infrastructure improvements are included as part of the Strategic Plan goal concerning City of Irvine Public Facilities Improvements should the need arise to modify existing infrastructure or install new infrastructure to support a project that benefits an identifiable segment of the population comprised of low- and moderate-income residents or residents presumed under HUD regulations to be low- and moderate-income. Generally, new infrastructure is included in the cost of private developments. Therefore, it is anticipated that there will be relatively few opportunities to use CDBG or HOME funds for new infrastructure unless it is in connection with an otherwise eligible CDBG or HOME project such as the development of new rental housing.

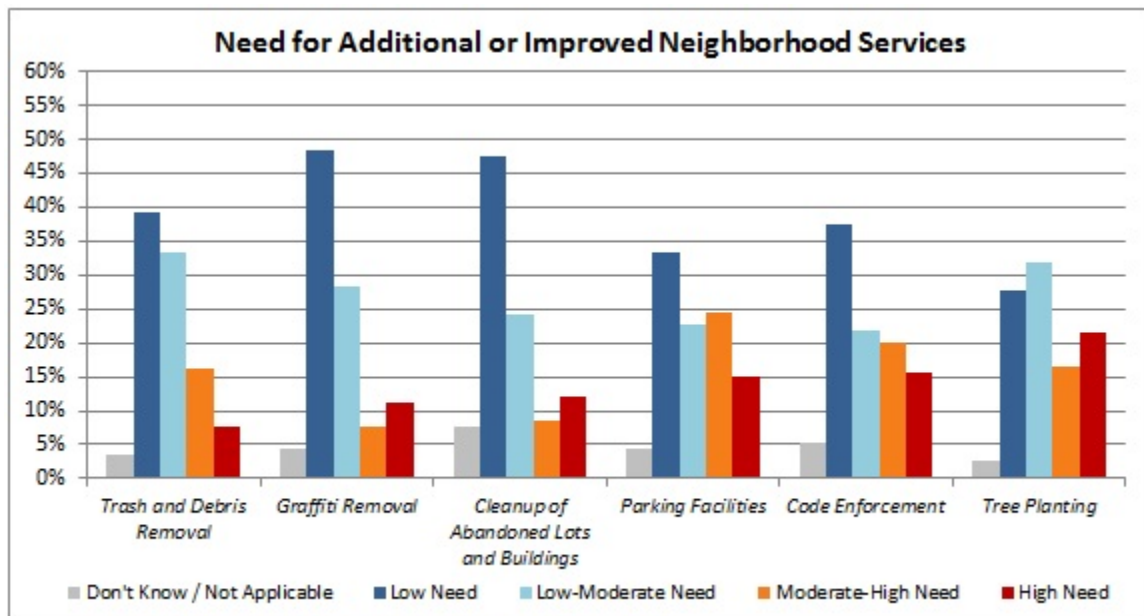
How were these needs determined?

The needs identified for public infrastructure improvements were determined in consultation with the City of Irvine’s Public Works Department and affordable housing developers. Generally, respondents to the 2015-2019 Consolidated Plan Survey indicated that improvements to streets, sidewalks, curbs, storm drains, sewers and street lights in the City of Irvine are a low priority need.



Source: City of Irvine Consolidated Plan Community Survey, 2014.

Figure 22: Need for Infrastructure Improvements



Source: City of Irvine Consolidated Plan Community Survey, 2014.

Figure 23: Need for Additional or Improved Neighborhood Services

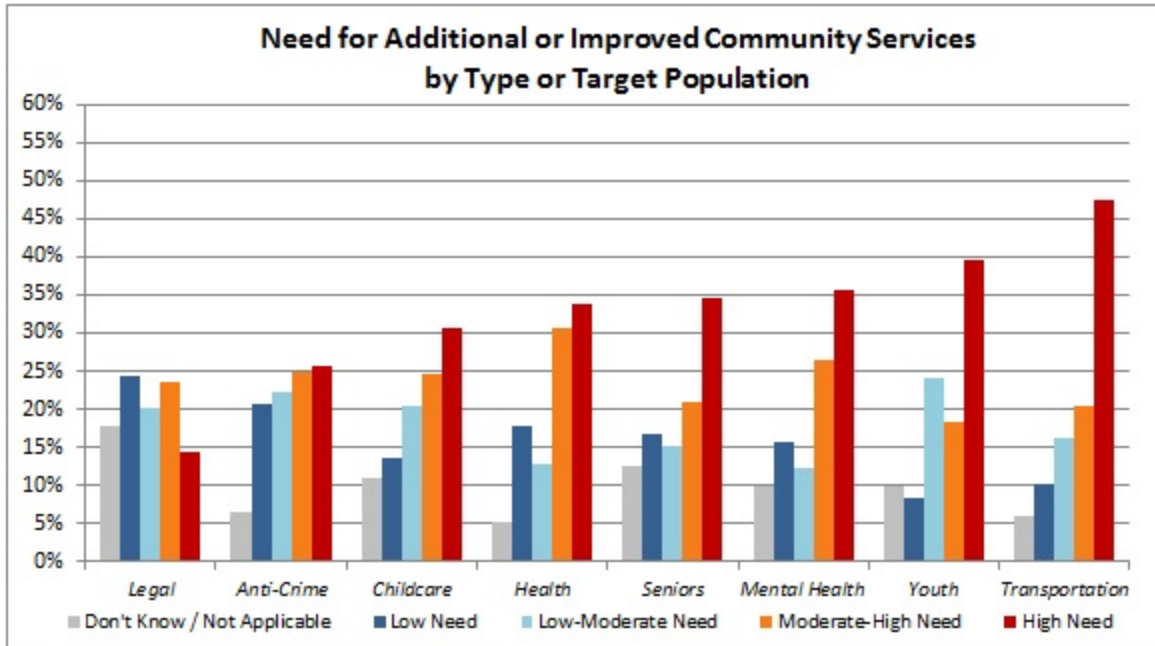
Describe the jurisdiction's need for Public Services:

Public service activities are consistently ranked as a high priority by residents and other stakeholders. Pursuant to CDBG regulations, only 15 percent of the City's annual grant allocation (plus 15 percent of prior year program income) can be used for public service-type activities. The City proposes to focus funds on lower-income households in order to establish, improve, and expand existing public services, such as: youth and senior services, mental health services, services for domestic violence victims, services for the homeless and services for persons with special needs.

Irvine residents rated transportation programs as a high priority in the Consolidated Plan Survey. The City of Irvine sponsors a transportation program designed specifically for seniors and persons with disabilities. The TRIPS bus service is available to Irvine residents 18 and older who are unable to drive due to a permanent physical and/or cognitive disability. The TRIPS program provides a low-cost, door to door, wheelchair accessible transportation service to travel to medical appointments, work, school and social activities. TRIPS also provides shuttle service to Lakeview Senior Center and various Irvine grocery stores. The program encourages independence, personal competency and community involvement among seniors. Since this program is budgeted from other sources of funds, the City does not anticipate using CDBG public service funds for transportation programs.

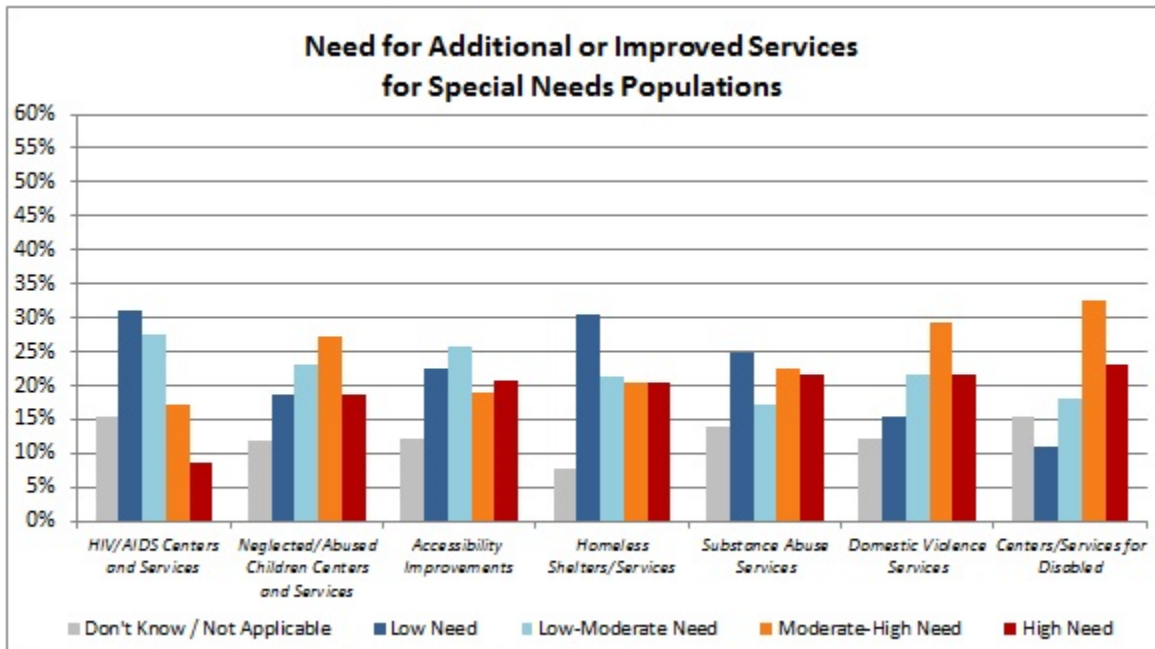
How were these needs determined?

Public service needs are based on the City's desire to ensure that high quality services are provided to maintain a high quality of life and to promote the well-being of all Irvine residents — particularly low- and moderate-income residents including youth, seniors, and people with special needs. As a result of the citizen participation and consultation process and in consideration of the local nonprofits and City Departments offering services, the City considers public services benefitting low- and moderate-income residents a high priority in the Strategic Plan.



Source: City of Irvine Consolidated Plan Community Survey, 2014.

Figure 24: Need for Additional or Improved Community Services by Type or Target Population



Source: City of Irvine Consolidated Plan Community Survey, 2014.

Figure 25: Need for Additional or Improved Services for Special Needs Populations

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This section evaluates existing housing market conditions in Irvine in terms of housing supply, demand, condition and cost. Irvine's housing stock primarily consists of single-family detached residential dwellings (37 percent) and single units in attached structures (20 percent), with 30,364 or 77 percent of the owner-occupied housing stock consisting of units with three or more bedrooms and the majority of the rental housing stock consisting of units that have one bedroom (10,481 units or 30 percent) or two bedrooms (16,016 units or 45 percent).

In the decade between 2000 and 2011, the median home price in Irvine increased by 120 percent from \$301,400 to \$661,700 and the median contract rent increased by 47 percent from \$1,177 to \$1,736 as median income increased by only 29 percent. As a result, Irvine households have become increasingly cost-burdened. Data from 2007-2011 shows that there is an insufficient number of housing units affordable to people with incomes less than 50 percent of AMI and for those between 80 and 100 percent of AMI.

Of the 23,690 households earning 0-80 percent of AMI in the City, 17,404 are cost burdened households — meaning households paying more than 30 percent of their income for housing. Additionally, 11,551 of the cost burdened households are considered severely cost burdened households — meaning that they pay more than 50 percent of their income for housing. Of the 11,551 severely cost burdened households, 7,409 are renters. Of those severely cost burdened renter households, 6,340 households earn less than 50 percent of AMI and are considered the most at risk of becoming homeless.

According to Table 34 in Section MA-10, there are 12,732 housing units in the City of Irvine affordable to households earning less than 80 percent of AMI. According to Table 7, there are 23,690 households in Irvine who earn less than 80 percent of AMI, resulting in an estimated need for approximately 10,958 additional housing units that are affordable to households earning less than 80 percent of AMI.

In the last decade, the City has aggressively pursued opportunities to add to its inventory of 3,196 affordable rental housing units and continues to pursue affordable housing development; however, the elimination of local Redevelopment Agencies by the State of California resulted in the loss of a crucial resource for the development and preservation of affordable housing. This was the most significant public policy change impacting affordable housing and residential investment.

In light of limited monetary resources available to create new affordable housing units and the continuing recovery of the Southern California housing market after the recent recession, housing affordability will remain a significant challenge during the 2015-2019 Consolidated Plan.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

According to 2007-2011 ACS data, 63 percent of the City’s housing stock is comprised of single-family housing (one-four units). Multifamily housing (five+ units) accounts for only 36 percent of total housing units in the City. Mobile homes comprise the smallest portion of the housing stock in the City (one percent).

The majority of the City’s ownership housing (77 percent) is comprised of larger units containing three or more bedrooms. In comparison, only 22 percent of the City’s rental housing is comprised of larger units. The tables below indicate the number of residential properties in the City by property type, unit size and tenure.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	29,252	37%
1-unit, attached structure	15,496	20%
2-4 units	4,381	6%
5-19 units	13,033	16%
20 or more units	16,265	20%
Mobile Home, boat, RV, van, etc	996	1%
Total	79,423	100%

Table 29 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	121	0%	1,096	3%
1 bedroom	1,349	3%	10,481	30%
2 bedrooms	7,556	19%	16,016	45%
3 or more bedrooms	30,364	77%	7,728	22%
Total	39,390	99%	35,321	100%

Table 30 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

HUD requires that the City undertake an analysis of federal, state and locally assisted housing units that may be lost from the City’s affordable housing stock. The expiration of affordability restrictions on government assisted rental units is the typical reason of this potential loss. Much

of the housing at-risk of conversion from affordable housing to market rate housing is predominantly reserved for lower income households.

Use restrictions, as defined by state law, means any federal, state or local statute, regulation, ordinance or contract which as a condition of receipt of any housing assistance, including a rental subsidy, mortgage subsidy, or mortgage insurance, to an assisted housing development, establishes maximum limitations on tenant income as a condition of eligibility for occupancy.

As of January 2015, the City monitors a total of 53 affordable housing projects in Irvine. The 53 projects consist of a total of 9,620 units in which 3,322 units are restricted to extremely/very low, low- and moderate-income households (under State HCD guidelines). All but five of these 53 projects received some combination of federal, state or local subsidy. An affordable ownership project was assisted with CalHOME, CDBG and American Dream Down Payment initiative funds; eight projects were assisted with HOME, 11 projects were assisted with State Tax Credit funds, 11 projects were assisted with CDBG (City and County) funds, and 29 projects were assisted with State Bond funds.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Conversion Risk

Appendix B provides an inventory of affordable housing developments in Irvine. This table provides information on the funding sources, number of units, target populations, and earliest date of conversion to market-rate housing due to expiration of affordability controls or subsidy contracts. An assessment of this information for the period ending June 30, 2020 revealed that 616 of the 3,322 affordable housing units are at risk of converting to market rate housing, however, 519 units represent project-based Section 8 HUD units and their affordability has historically been renewed either annually or in 5-year increments.

Preservation and Replacement Options

To maintain the existing affordable housing stock, the City may either attempt to preserve the existing assisted units or facilitate the development of new units. Each negotiation to preserve affordable units is unique in the sense that each project's ownership interests and economic needs will vary and City resources may be insufficient to preserve all 616 units. Depending on the circumstances of each project that includes at-risk units, different options may be used to preserve or replace the units. Preservation options typically include: 1) transfer of units to nonprofit ownership; 2) provision of rental assistance to tenants using other funding sources; and 3) purchase of extended affordability covenants. In terms of replacement, the most direct option is the development of new affordable units with long-term covenants.

Does the availability of housing units meet the needs of the population?

The City has a significant need for additional rental housing units — particularly 0, 1 and 2 bedroom units affordable to households earning less than 80 percent of AMI. According to the data discussed in the Needs Assessment, the most common housing problems in the City are cost burden and overcrowding. Overcrowding affects 1,287 low- and moderate-income Irvine households, of which 90 percent are renters who have more than 1.01 people per room, excluding bathrooms, porches, foyers, halls, or half-rooms. There are 6,340 renter households who earn less than 50 percent of AMI that are severely cost burdened paying more than 50 percent of their income for housing costs.

Describe the need for specific types of housing:

Of the 6,340 renter households who earn less than 50 percent of AMI and are severely cost burdened paying more than 50 percent of their income for housing costs:

- 2,175 are small related households with four or fewer members
- 310 are large related households with five or more members
- 855 are elderly households with one or more members over the age of 62
- 3,000 are other/single person households

This breakdown by tenure, income, cost burden and household type indicates a need for additional affordable 0, 1 and 2 bedroom rental units in Irvine.

Discussion

For decades, California's housing market has been among the most expensive in the country, and the economic downturn that began toward the latter portion of the last decade has only made the situation worse. Not only is renting expensive, but purchasing a home is also largely out of reach. According to Out of Reach 2014, a report jointly released by the National Low Income Housing Coalition and the Southern California Association of Non Profit Housing (SCANPH), Orange County renters must earn \$31.62 per hour or \$65,760 per year in order to afford a modest, two-bedroom apartment at Fair Market Rent. At minimum wage, approximately 158 hours of work per week is required in order to afford a modest, two-bedroom apartment at Fair Market Rent in Orange County. By comparison, the national Housing Wage for 2014 was \$18.92 and the statewide housing wage was \$26.04.

As noted in the 2013-2021 Housing Element, it is the City's goal to encourage the development of an adequate and diverse supply of housing that accommodates the changing housing needs of all Irvine residents. Over the next five years the City will strive to meet the following housing goals and priorities:

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

Through these efforts, the City will strive to maintain a healthy community that encourages family stability and economic growth.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

One of the most important factors in evaluating a community's housing market is the cost of housing and whether the housing is affordable to households who live there or would like to live there. If housing costs are relatively high in comparison to household income, a correspondingly high prevalence of housing cost burden and overcrowding will typically occur.

Tables 30 and 31 indicate the median home value and contract rent (not including utility or other associated costs). These values are self-reported by residents through the U.S. Census American Community Survey.

Based on the reported housing costs, Table 33 indicates the number of units that are currently affordable to households at different levels of the HUD Area Median Income (AMI). It is important to note, that just because a unit is affordable to residents at that income level, it does not necessarily mean that a household at that income level is occupying the unit.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	301,400	661,700	120%
Median Contract Rent	1,177	1,736	47%

Table 31 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,222	6.3%
\$500-999	2,385	6.7%
\$1,000-1,499	6,785	19.2%
\$1,500-1,999	14,250	40.3%
\$2,000 or more	9,679	27.4%
Total	35,321	100.0%

Table 32 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,415	No Data
50% HAMFI	2,919	490
80% HAMFI	6,983	925
100% HAMFI	No Data	1,849
Total	11,317	3,264

Table 33 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,126	1,294	1,621	2,268	2,525
High HOME Rent	1,061	1,154	1,387	1,594	1,759
Low HOME Rent	843	903	1,083	1,252	1,397

Table 34 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Housing cost burden and severe housing cost burden data from section NA-10 indicates that there is an insufficient supply of affordable housing units in the City. Quantifying the number of additional affordable housing units needed to eliminate or significantly reduce cost burden and severe cost burden is complicated because there is no guarantee that a household of a particular income level will actually occupy a unit that is affordable to their income level – even if that unit is available in the open marketplace.

Table 33 provides 2007-2011 CHAS data concerning the supply of housing units in the City that are affordable to households earning at or below 30, 50, 80 and 100 percent of AMI. According to 2007-2011 ACS data in Table 7, there are 9,445 households in Irvine earning 0-30 percent of AMI. Table 33 indicates there are a total of 1,415 units affordable to households at this income level. Based on this data, there is an apparent need for 8,030 additional housing units affordable to households earning 0-30 percent of AMI. At the 31-50 percent of AMI level, there are 3,409 affordable units and 5,460 households in this income category – a shortfall of 2,051 units. At the 51-80 percent of AMI level, there are 7,908 affordable units and 8,785 households in this income category – a shortfall of 877 units. At the 81-100 percent of AMI level, there are 1,849 affordable units and 6,750 households in this income category – a shortfall of 4,901 units.

How is affordability of housing likely to change considering changes to home values and/or rents?

The data presented in Tables 30 and 31 was sourced from 2007-2011 during a period of decline in the housing market that temporarily enhanced housing affordability in the City. As the housing market rebounds as expected during the next five years, home values and rents are generally projected to rise, which will further exacerbate housing problems such as cost burden, severe cost burden and overcrowding — particularly for low- and moderate-income households.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The median contract rent according to 2007-2011 ACS data was \$1,736, which is slightly more than the Fair Market Rent for a two-bedroom unit. According to data in Table 28, 78 percent of rental units in Irvine have two or fewer bedrooms. According to data in Table 8, 1,374 renter households are overcrowded or severely overcrowded, which can be attributed to high rents as well as the lack of affordable units.

To produce or preserve affordable rental housing units that carry a minimum HOME affordability period of 20 years, significant levels of subsidy are required. Taking only rents into consideration, an owner of a two-bedroom unit would forego \$129,120 of operating income when renting the unit at Low HOME rent levels instead of Fair Market Rent.

Discussion

In the decade between 2000 and 2011, the median home price in Irvine increased by 120 percent from \$301,400 to \$661,700 and the median contract rent increased by 47 percent from \$1,177 to \$1,736 as median income increased by only 29 percent. As a result, Irvine households have become increasingly cost-burdened.

Data from 2007-2011 shows that there is an insufficient number of housing units affordable to people with incomes less than 50 percent of AMI and for those between 80 and 100 percent of AMI. In light of scarce land and monetary resources available to create new affordable housing units and the continuing recovery of the Southern California housing market after the recent recession, housing affordability is expected to remain a significant challenge in the next five years.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Assessing housing conditions in the City provides the basis for developing strategies to maintain and preserve the quality of the housing stock. The ACS defines a “selected condition” as owner- or renter-occupied housing units having at least one of the following conditions: 1) lacking complete plumbing facilities; 2) lacking complete kitchen facilities; 3) more than one occupant per room; and 4) selected monthly housing costs greater than 30 percent of household income. Based on the definition of selected conditions, Table 34 shows that 40 percent of owner-occupied households in the City have at least one selected condition and 45 percent of all renter-occupied households in the City have at least one selected condition.

Definitions

Substandard housing is housing that does not meet the minimum standards contained in the State Housing Code (i.e., does not provide shelter, endangers health, safety or well-being of occupants). A substandard condition is one that affects the health and safety of a residence’ habitability. As defined by California Health and Safety Code, a substandard condition exists to the extent that it endangers the health and safety of its occupants or the public. Following is a list of substandard conditions:

- Inadequate sanitation
- Structural hazards
- Any nuisance that endangers the health and safety of the occupants or the public
- All substandard plumbing, wiring, and/or mechanical equipment, unless it conformed to all applicable laws in effect at the time of installation and has been maintained in a good and safe condition
- Faulty weather protection
- The use of construction materials not allowed or approved by the health and safety code
- Fire, health and safety hazards (as determined by the appropriate fire or health official)
- Lack of, or inadequate fire-resistive construction or fire-extinguishing systems as required by the health and safety code, unless the construction and/or systems conformed to all applicable laws in effect at the time of construction and/or installation and adequately maintained
- Inadequate structural resistance to horizontal forces
- Buildings or portions thereof occupied for living, sleeping, cooking, or dining purposes that were not designed or intended to be used for such occupancies

- Inadequate maintenance that causes a building or any portion thereof to be declared unsafe

Standard housing condition in the City of Irvine is defined as housing that meets the minimum standards contained in the State Housing Code. For the purposes of the CDBG and HOME programs, a unit in substandard condition is considered suitable for rehabilitation provided that the unit is structurally sound and the cost of rehabilitation is considered economically warranted.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	15,441	39%	14,360	41%
With two selected Conditions	318	1%	1,539	4%
With three selected Conditions	30	0%	58	0%
With four selected Conditions	9	0%	7	0%
No selected Conditions	23,592	60%	19,357	55%
Total	39,390	100%	35,321	100%

Table 35 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	9,829	25%	13,548	38%
1980-1999	14,024	36%	14,425	41%
1950-1979	15,330	39%	7,085	20%
Before 1950	207	1%	263	1%
Total	39,390	101%	35,321	100%

Table 36 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	15,537	39%	7,348	21%
Housing Units build before 1980 with children present	4,350	11%	3,345	9%

Table 37 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Level	2009	2010	2011	2012	2013	Total
4.5-9.4	28	16	9	18	17	88
9.5-14.4	1	8	2	3	2	16
14.5-19.4	0	0	0	0	0	0
19.5+	0	0	1	0	0	1
Total	29	24	12	21	19	105

Table 38 - Number of Irvine Children with Elevated Blood Lead Levels (BLLs)

Notes for 2009-2013 BLL Data

Data from the Response and Surveillance System for Childhood Lead Exposures (RASSCLE) surveillance database archive of 12/17/2014. Counts are for blood lead levels of greater than or equal to 4.5 µg/dL (micrograms per deciliter) of whole blood. This blood lead level is one that is higher than that of most California children. Blood lead values are rounded up to the nearest whole integer for the purposes of reporting by the CDPH CLPPB. Therefore, in the table provided, values of 4.5 to 9.4 mcg/dL would be considered as values of 5 to < 9, values of 9.5 to 14.4 are considered as 10 to <15, values of 14.5 to 19.4 are considered as 15 to < 20 and values of 19.5 + are considered as > 20. Results are for individual children age younger than age 21 years at the time of their test, not total tests. Each individual is counted only once during each calendar year. However, they could be counted in more than one year if tested in different years. The child's residence at the time of blood lead level is the one counted. Results later determined to be false positives or errors have been excluded. Data should be considered as preliminary and subject to revision.

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 39 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

The age and condition of Irvine's housing stock is an important indicator of potential rehabilitation needs. Housing over 15 years of age will generally exhibit deficiencies in terms of paint, weatherization, heating / air-conditioning systems, hot water heaters and finish plumbing fixtures. Commonly, housing over 30 years of age needs some form of major rehabilitation,

such as roof replacement, foundation work and plumbing systems. Due to high household income and high housing values in Irvine, housing tends to be better maintained than in many other communities with similar levels of older housing stock. However, despite having sizable equity in their homes, some owner-occupied households (elderly households in particular) have limited incomes and may have difficulty maintaining their homes.

According to 2007-2011 HUD Comprehensive Housing Affordability Strategy (CHAS) data, approximately 14,024 or 35.6 percent of the 39,390 owner-occupied housing units in Irvine were built between 15 and 34 years ago (built between 1980 and 1999), with another 15,537 or 39.4 percent of the 39,390 owner-occupied housing built 34 or more years ago (built prior to 1980). Older subdivisions in the City will demonstrate a significantly higher percentage of older housing units and a higher concentration of lower-income, senior citizens and special needs groups. For example, the City's two mobile home parks, The Meadows and The Groves are both located in older subdivisions in the City and both are restricted to seniors aged 55 or older. Of the 360 units at The Meadows, 270 units are income restricted to very-low- and low-income households. Based on the 2013 income certification required by the affordable housing regulatory agreement, 63 percent of The Meadows households (233 households) were very-low income category and only nine percent of the residents earned more than 80% of the AMI.

The need for rental housing rehabilitation is much more limited because the vast majority of Irvine's rental housing stock is owned by Irvine Apartment Communities, a subsidiary of the Irvine Company. Other major rental developments are owned by affordable housing partners such as Bridge Housing, AMCAL Multi-Housing, Inc., Jamboree Housing Corporation and Innovative Housing Opportunities. With the majority of the market-rate rental housing stock owned and maintained by Irvine Apartment Communities and the majority of the affordable rental housing stock monitored by the City of Irvine for compliance with long-term affordability covenants, the vast majority of the rental housing stock's maintenance and rehabilitation needs are addressed in a timely manner.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Any housing built before 1978 may contain lead-based paint. If ingested, lead may cause severe damage to young children including decreased growth, learning disabilities, impaired hearing, hyperactivity, nerve and brain damage. Lead attacks the central nervous system, the neurological system, and can cause brain damage, IQ reduction, learning disabilities, decreased attention span, hyperactivity, growth inhibition, comas, seizures, and in some cases, death. Fetuses may also experience significant adverse effects through prenatal exposure. Children are more susceptible to the effects of lead because their growing bodies absorb more lead, and young children often put their hands and other objects in their mouths. Most children do not

have any symptoms, even if a blood test shows that they have an elevated blood lead level. If a child does have symptoms, the symptoms may be mistaken for the flu or other illnesses.

Number of Children with Elevated Blood Levels of Lead

The State of California mandates lead screening for all children who participate in publicly funded health programs. In California, screening typically occurs at ages one and two years. A blood level of 10 µg/dL or higher was previously referred to as an “elevated blood level (EBL).” However, as it is now recognized that there is no safe level of lead, and adverse effects occur at levels below 10 µg/dL, an “elevated” blood lead level is no longer defined at a particular cut point. Therefore, categories indicating increased levels of exposure are presented here.

In accordance with State of California regulations, a “case” is defined as a child having a blood lead level equal to or greater than 20 µg/dL, or persistent levels between 15-19 µg/dL. Once a case is reported, the Orange County Childhood Lead Poisoning Prevention Program is involved in the case management, as described below under the heading “Childhood Lead Poisoning Prevention Program (CLPP).”

The State of California records the number of children tested each year, the number of children with blood levels exceeding certain levels, and the number of reported cases. Table 38 shows the number of children tested, BLLs indicating increased exposure, and cases in the City of Irvine. Table 38 above provides this data for the prior 5 years.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families that Contain Lead-Based Paint Hazards

Older housing is more likely to have lead-based paint and the amount of lead pigment in the paint tends to increase with the age of the housing. The vast majority of Irvine’s housing stock (72.7 percent) was built after 1979, when the use of lead-based paint was outlawed, eliminating the residents of these homes from risk of lead-based paint hazards.

If it is assumed that low- and moderate-income residents occupy a percentage of the City’s housing units proportional to their population, then as many as 32 percent of all the pre-1980 housing units could reasonably be expected to be occupied by low- and moderate- income families. This number may be even higher, since lower-income households may be more likely to live in older housing than households with greater means. The City estimates the number of housing units occupied by low- and moderate-income families that may have lead paint hazards present to be approximately 15,537. According to Table 37, there are 4,972 children living in housing units built before 1980. Young children who live in housing built before 1978 could

ingest lead-based paint and are thus at higher risk. According to the 2007-2011 ACS, there are approximately 13,527 children age five or younger in Irvine.

Discussion

As noted in the needs assessment, a large share of owner and renter households experience at least one substandard housing condition. Based on the results of the Needs Assessment, the two most prevalent conditions are cost burden and overcrowding and cost-burden – indicating that the housing stock is suitable for habitation.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

As indicated in section NA-35, Irvine is within the service area of the Orange County Housing Authority (OCHA) for the purposes of Section 8 and Public Housing. The data presented in the tables below is for Irvine and the narrative responses address the needs for the entire County, with specific references to the City of Irvine.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				9,925			879	1,669	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 40 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

There are no public housing developments in Irvine. All public housing is administered via housing choice and project-based vouchers. OCHA monitors all units to ensure they are in adequate condition.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are no public housing developments in Irvine. All public housing is administered via housing choice and project-based vouchers. OCHA monitors all units to ensure they are in adequate condition.

Public Housing Condition

Public Housing Development	Average Inspection Score
Not Applicable	Not Applicable

Table 41 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

There are no public housing units in Irvine. OCHA uses HQS standards for the inspection of all voucher units.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

OCHA continues to work to de-concentrate households from older cities to more desirable south county cities and coastal areas. Additionally, OCHA continues to address the affordability gap and identify ways to leverage additional programs to limit the amount of cost-burdened households.

Internally, OCHA maintains a goal of retaining a high Section Eight Management Assessment Program (SEMAP) rating in voucher management and program operations to ensure it is effectively and efficiently serving the needs of residents.

Discussion:

In 2014, OCHA provided approximately Section 8 Housing Choice Vouchers to approximately 970 Irvine households. Of these households, approximately 276 vouchers were issued to disabled households and 367 vouchers were issued to elderly households.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Over the past two years, Orange County has implemented policy and program changes aimed at ensuring homeless persons in Orange County are rapidly housed and that local resources are invested in programs with proven impacts on reducing homelessness. The table below illustrates the number of emergency shelter, transitional housing and permanent supportive housing beds that exist within Orange County for different types of homeless households.

Between 2013 and 2014, a total of 594 shelter (e.g., emergency, transitional and seasonal/overflow) beds were removed from the Homeless Inventory Count (HIC). The Homeless Count & Survey Report suggests the reasons for the removal of these shelter beds were either because the program was not restricted to homeless persons or the program closed due to a loss of funding.

Despite the reduction of almost 600 total beds in the HIC between 2013 and 2014, 847 permanent supportive housing beds were added to the Homeless Inventory County. This increase in permanent supportive housing for the most vulnerable populations is attributed to Orange County homeless service providers re-tooling their programs and shifting their focus to moving people quickly into permanent housing.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	185	624	0	0	0
Households with Only Adults	205	0	402	0	16
Chronically Homeless Households	0	0	0	337	0
Veterans	0	0	83	727	0
Unaccompanied Youth	24	0	0	9	0

Table 42 - Facilities and Housing Targeted to Homeless Households

Alternate Data Source Name:

2014 CoC Homeless Inventory Count Report

Data Source

Seasonal and overflow beds are not allocated by household type; therefore, the 624 Voucher / Seasonal

Comments:

/ Overflow beds shown in Table 42 are presumed to be available to households with adults and children and households with only adults.

Service Provider	Program
211 Orange County	A 24-hour information and referral helpline to thousands of local health and human service programs in Orange County
AIDS Services Foundation	Housing Assistance for persons with HIV; Mental Health Programs; Food and Transportation Subsidies; Case Management
American Family Housing	Self Help Interfaith Program; Emergency Shelter; Permanent Supportive Housing
Build Futures	Homeless Prevention Program for Youth (Ages 19-24)
California Hispanic Commission	Transitional Housing; Family Services; Substance Abuse Recovery Programs
Casa Teresa	Transitional Housing for Pregnant Women (Ages 18-24)
Collette's Children's Home	FV/Emergency Housing Program
Community Services Program	Youth Shelter Programs; 24 hour Emergency Services for Youth
Families Forward	Homeless Prevention Program; Transitional Housing Program
Family Assistance Ministries	Shelter; Utility Assistance; Medical and Dental Assistance; and Financial Counselling to people in South Orange County
Family Promise of Orange County	Shelter; Homeless Prevention Services
Friendship Shelter	Friendship Shelter Self-Sufficiency Program; SHIP/ISH (Self Help Interfaith Program)
Grandma's House of Hope	Santa Ana Emergency Solutions Grant
Helping Our Mentally Ill	Transitional Housing for Emancipated Foster Youth and Mentally Ill
Experience Success, Inc.	Transitional Housing; Support Services
HIS House	
Human Options	Domestic Violence Shelter; Support Services
Illuminations Foundation	Interim Support Shelter Program; Recuperative Care
Interfaith Shelter Network	Interfaith Shelter Network
Interval House	Domestic Violence Shelter; Support Services
John Henry Foundation	Permanent Housing and Support Services for Persons with Mental Illness
Laura's House	Domestic Violence Shelter; Support Services
Mercy House	Family Redirection Program; Armory Emergency Shelter
One Step Ministry	Emergency Shelter; Transitional Housing
Orange Coast Interfaith Shelter	Transitional Housing; Homeless Prevention Program
Orange County Housing Authority	Housing Choice Voucher Program
Orange County Rescue Mission	Emergency Shelter; Transitional Housing; Homeless Prevention Program; Support Services
Orangewood Children's Foundation	Housing and Support Services for Abused and/or neglected Children
Pathways of Hope	Transitional Housing; Prevention Services; Food Distribution; Rapid Re-Housing
Precious Life Shelter	Precious Life Shelter
Salvation Army	Emergency Shelter; Family Services; Human Trafficking Support Services
Serving People In Need	Homeless Prevention Programs; Street Outreach Services; Rapid-Re Housing Services
Sisters of St. Joseph of Orange	Mental Health Services; Homeless Services; Violence Prevention; Health Services
South County Outreach	Homeless Prevention Program including Housing, Food Pantry and Computer Lab
Southern California Drug and Alcohol Programs Inc.	Emergency Shelter; Transitional Housing; Substance Abuse Prevention Services; Support Services
Straight Talk Inc.	Mental Health Services; Substance Abuse Rehabilitation Services
The Eli Home Inc.	Transitional Housing for abused children and their mothers; Support Services
Thomas House	Rapid Re-Housing Services; Homeless Prevention Program
Veterans First	Homeless Prevention Services; Support Services
WISEPlace	Emergency Shelter; Homeless Prevention Programs
Women's Transitional Living Center	Independence from Dependence Program
YMCA	Homeless Prevention Services; Case Management Services; Childcare

Figure 26: Homeless Service Providers and Facilities in Orange County

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

In California, the primary programs for assisting families in poverty are CalWORKS, CalFresh, and Medi-Cal. These programs provide clients with employment assistance, discounted food, medical care, child care, and cash payments to meet basic needs such as housing and transportation.

The California Work Opportunities for Kids (CalWORKs) program provides financial assistance and Welfare-to-Work services to California families with little to no cash. Through this program these families may be eligible to receive immediate short-term help with housing, food, utilities, clothing or medical care. Child care is also available through this program.

CalFresh, formerly the Food Stamp Program, is a nutritional assistance program that provides Electronic Benefit Transfer Cards to people receiving public assistance to purchase food and other essential items.

The Medi-Cal program provides health coverage for people with low-income and limited ability to pay for health coverage, including seniors, disabled, young adults and children, pregnant women, persons in a skilled nursing or intermediate care home, and persons in the Breast and Cervical Cancer Treatment Program (BCCTP). People receiving federally funded cash assistance programs, such as CalWORKs (a state implementation of the federal Temporary Assistance for Needy Families (TANF) program), the State Supplementation Program (SSP) (a state supplement to the federal Supplemental Security Income (SSI) program), foster care, adoption assistance, certain refugee assistance programs, or In-Home Supportive Services (IHSS) are also eligible.

CDBG, HOME and ESG-Funded Activities

Congress designed the CDBG, HOME and ESG programs to serve low-income people, some of which may meet the federal poverty definition. At least 70 percent of all CDBG funds must be used for activities that are considered under program rules to benefit low- and moderate-income persons. Additionally, every CDBG activity must meet one of three national objectives: benefit low- and moderate-income persons (at least 51 percent of the beneficiaries must be low- and moderate-income); address slums or blight; or meet a particularly urgent community development need.

Under the HOME program, households must earn no more than 80 percent of the Area Median Income (AMI), adjusted for household size, to be eligible for assistance. Furthermore, 90 percent of a HOME Participating Jurisdiction's (PJ's) annual HOME allocation that is invested in affordable rental housing must be directed to assist households earning no more than 60 percent of AMI.

The Emergency Solutions Grant (ESG) program provides homeless persons with basic shelter and essential supportive services. This program may also assist with the operational costs of a shelter facility and for the administration of the grant. ESG also provides short-term homeless prevention assistance to persons at imminent risk of losing their own housing due to eviction, foreclosure, or utility shutoffs.

The City of Irvine does not receive ESG funds from HUD, however, Orange County's ESG program is administered through the County of Orange and its Continuum of Care provider 2-1-1 Orange County (merged with O.C. Partnership in 2014). 2-1-1 Orange County supports, creates, and sustains solutions to homelessness in Orange County by providing leadership, advocacy, planning and management of program funding. 2-1-1 Orange County provides funding and guidance for a vast network of local, nonprofit agencies with missions to help people leave homelessness permanently. These agencies are dedicated to providing as much assistance as possible, including emergency shelter, to help homeless persons with housing, case management, counseling, advocacy, substance abuse programs and other specialized services.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

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

The figure above entitled "Homeless Service Providers and Facilities in Orange County" lists the different facilities and service agencies in Orange County that serve the homeless and those at risk of becoming homeless.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Special needs populations consist of persons who are not homeless but due to various reasons are in need of services and supportive housing. The City of Irvine will consider allocating CDBG public service funding to various programs that provide services to special needs populations, including but not limited to those serving the elderly, frail elderly, developmentally disabled, physically disabled, mentally disabled, alcohol or substance abusers, persons with HIV/AIDS, victims of domestic violence, victims of human trafficking and veterans with PTSD or other needs.

Elderly is defined under the CDBG program as a person who is 62 years of age or older. A frail elderly person is an elderly person who is unable to independently perform at least three “activities of daily living” including eating, bathing, grooming or home management activities. Based on 2007-2011 CHAS data, of the 9,920 households containing at least one elderly person, 33 percent (3,265 households) earn less than 80 percent of the Area Median Income for Orange County.

People with disabilities have a physical or mental impairment that substantially limits one or more major life activities. Disabled people generally rely on supportive services to perform activities of daily living. Based on ACS data, of the total Civilian Noninstitutionalized Population (178,789) in Irvine, 11,107 persons have a disability. Of these persons, 22.4 percent are employed and 74.1 percent are unemployed.

Drug abuse or substance abuse is defined as the use of chemical substances that lead to an increased risk of problems and an inability to control the use of the substance. According to the Indicators of Alcohol and Other Drug Abuse Report for Orange County, by the Center for Applied Research Solutions, there were 406 admissions for alcohol and other drug treatment per 100,000 people in Orange County compared to the state average of 592 admissions in 2008.

HIV is a virus that weakens the immune system by destroying important cells that fight diseases and infection. AIDS is the final stage of HIV. Orange County’s Health Care Agency Department of Disease Control and Epidemiology reported 6,215 residents with HIV in 2013. For persons living with HIV/AIDS, access to affordable housing, supportive services and quality health care is important to maintaining their health and well-being.

Domestic Violence includes, but is not limited to felony or misdemeanor crimes of violence committed by a current or former spouse of the victim or by a person who is cohabitating with or has cohabited with the victim. In 2013, the Irvine Police Department responded to a total of 280 calls related to domestic violence. Of these calls, 254 of these domestic incidents did not

involve a weapon. However, 26 calls involved a weapon of which four involved a knife or cutting instrument and 22 involved personal weapons such as feet or hands.

Human trafficking is a crime that involves the forceful, fraudulent or coercive methods of entrapping a person, real or perceived, in an attempt to exploit them for financial gain. The exploitative nature can come in the form of labor services, involuntary servitude, enslavement, debt bondage or commercial sex acts. As of December 2012, the Orange County Human Trafficking Task Force reported a total of 213 incidents of human trafficking in Orange County.

PTSD is a psychiatric disorder that can occur following the experience or witnessing of a life-threatening event such as military combat, natural disaster, terrorist incident, serious accident, physical or sexual assault. Most survivors of trauma experience a variety of symptoms for a short period of time. However, others will have stress reactions that do not subside on their own and may get worse over time.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

To determine the level of need and types of services needed by special needs populations, the City conducted surveys, consulted with local service providers and reviewed ACS and CHAS data. Supportive services required for special needs populations include case management, medical or psychological counseling and supervision, childcare, transportation and job training provided for the purpose of facilitating a person's stability and independence.

In housing, accessibility modifications to accommodate persons with mobility disabilities may include, but are not limited to, wider doorways, no step thresholds, installation of ramps, grab bars, lowered countertops and accessible hardware. The needs of residents with sensory disabilities are different from those with mobility disabilities. Individuals with hearing disabilities require visual adaptations for such items as the telephone ringer, the doorbell and smoke alarms. Residents who are blind may require tactile marking of changes in floor level and stair edges and braille markings on appliances and controls. People with low vision may require large print markings and displays, contrasting colors to distinguish changes in level or transition from one area to another, proper lighting, and reduced glare from lighting and windows.

For persons with special needs, the high cost of living in Orange County makes it very difficult for to maintain a stable residence. Often this segment of the population relies on support services from various Orange County nonprofit organizations to avoid becoming homeless or institutionalized.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Inadequate discharge planning and coordination contributes to homelessness in situations where people are released from public institutions or public systems of care without having an appropriate mainstream or supportive housing option available upon discharge from an institutional setting.

In other states such as North Carolina and Kentucky, discharge coordination and planning is a matter of state law. In California, discharge coordination and planning is largely unregulated unless county or municipal ordinances provide rules preventing public institutions from discharging people into homelessness. One of the goals included in the Orange County Ten Year Plan to End Homelessness is to support the development of community resources and housing options so that hospitals, jails, and foster care programs can more effectively assist people being discharged by providing appropriate referrals in order to facilitate smoother transition to supportive or mainstream housing. The goal calls for the CoC to explore methods to increase communication and coordination among institutions.

In some cases, licensed community care facilities provide a supportive housing environment to persons with special needs in a group setting. According to the California Department of Social Services Community Care Licensing Division, the majority of community care beds in Irvine (997) are for elderly persons ages 60 or above contained within 22 facilities. There are six licensed community care facilities in Irvine with a capacity of 32 beds for disabled adults.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

During the 2015-2019 Consolidated Plan period, the Strategic Plan calls for the City to use CDBG funds to support public services for people with special needs services including, but not limited to those serving the elderly, frail elderly, developmentally disabled, physically disabled, mentally disabled, persons with HIV/AIDS, victims of domestic violence, victims of human trafficking and veterans with PTSD or other needs.

In the 2015-2016 Annual Action Plan, the City will provide CDBG public service funds to the following activities addressing special needs populations:

Elderly and Frail Elderly

Irvine Adult Day Health Services: Skilled Nursing Care Program (85 people)

National Charity League: Irvine Meals on Wheels (155 people)

Domestic Violence

Human Options: Domestic Violence Services Program (40 people)

Alcohol and Substance Abuse

Irvine Community Drug Prevention: Prevention Outreach Services (30 people)

People with HIV/AIDS

AIDS Service Foundation: HIV/AIDS Case Management and Support Services (20 people)

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

A barrier to affordable housing is a public policy or nongovernmental condition that constrains the development or rehabilitation of affordable housing. Barriers can include land use controls, property taxes, state prevailing wage requirements, environmental protection, cost of land and availability of monetary resources. Barriers to affordable housing are distinguished from impediments to fair housing choice in the sense that barriers are lawful and impediments to fair housing choice are usually unlawful.

Based on information gathered during community meetings, the Consolidated Plan Needs Assessment Survey, the 2013-2021 Housing Element and market analysis, the primary barriers to affordable housing in Irvine are housing affordability and the lack of monetary resources necessary to develop and sustain affordable housing. The two barriers are related in the sense that demand for affordable housing exceeds the supply and insufficient resources are available to increase the supply of affordable housing to meet demand.

For low- and moderate-income households, finding and maintaining decent affordable housing is difficult due to the high cost of housing in Irvine and throughout the region in general. Over 23 percent of the City's 74,711 households experience a cost burden or severe cost burden, meaning that they pay more than 30 or 50 percent of their income for housing, respectively. Consistent with available data, responses to the 2015-2019 Consolidated Plan Needs Assessment Survey indicate a high need for additional affordable housing in Irvine.

In the last five years, the elimination of local Redevelopment Agencies by the State of California resulted in the loss of a crucial resource for the development and preservation of affordable housing. This was the most significant public policy change impacting affordable housing and residential investment. While there are mechanisms whereby certain affordable housing assets tied to the former Redevelopment Agencies may be utilized today, these resources are finite and scarce.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The City places a high priority on non-housing community development needs including those associated with improving public facilities, such as senior center and community center rehabilitation or ADA improvements. During the implementation of the 2015-2019 Consolidated Plan, the City will use CDBG funds to address these needs and provide a suitable living environment for low- and moderate-income people.

To expand economic opportunities for low- and moderate-income people and provide a pathway out of poverty the Strategic Plan and the 2015-2016 Annual Action Plan include public service programs that support family self-sufficiency, such as the Families Forward Housing Program, and youth education, such as the Irvine Children’s Fund Before and After School Child Care program and the Irvine Public Schools Foundation After School Enrichment program. This approach fulfills several needs in the community including housing instability and ensuring that all students have the opportunity to succeed without regard to family economic status.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	785	2,515	1	1	0
Arts, Entertainment, Accommodations	7,726	14,837	11	8	-3
Construction	2,177	6,670	3	4	1
Education and Health Care Services	9,665	12,469	14	7	-7
Finance, Insurance, and Real Estate	7,834	24,831	11	14	3
Information	2,841	8,236	4	5	1
Manufacturing	7,545	27,596	11	15	4
Other Services	3,199	5,308	5	3	-2
Professional, Scientific, Management Services	12,498	40,139	18	23	5
Public Administration	0	0	0	0	0
Retail Trade	7,339	13,381	11	8	-3
Transportation and Warehousing	1,530	2,554	2	1	-1
Wholesale Trade	5,868	19,802	9	11	2
Total	69,007	178,338	--	--	--

Table 43 - Business Activity

Data 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)
Source:

Labor Force

Total Population in the Civilian Labor Force	109,087
Civilian Employed Population 16 years and over	102,262
Unemployment Rate	6.26
Unemployment Rate for Ages 16-24	11.11
Unemployment Rate for Ages 25-65	4.04

Table 44 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	47,207
Farming, fisheries and forestry occupations	3,813
Service	4,727
Sales and office	24,746
Construction, extraction, maintenance and repair	2,346
Production, transportation and material moving	2,002

Table 45 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	68,638	74%
30-59 Minutes	18,677	20%
60 or More Minutes	6,057	6%
Total	93,372	100%

Table 46 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,325	154	1,327
High school graduate (includes equivalency)	6,081	424	3,023
Some college or Associate's degree	17,157	1,214	5,967
Bachelor's degree or higher	60,927	2,806	13,275

Table 47 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	57	102	303	783	1,121
9th to 12th grade, no diploma	1,068	351	356	911	766
High school graduate, GED, or alternative	6,240	1,909	2,899	4,747	2,873
Some college, no degree	17,154	4,928	3,415	8,038	3,098
Associate's degree	1,583	1,823	2,194	4,003	940
Bachelor's degree	4,296	14,884	13,226	16,379	3,903
Graduate or professional degree	304	7,671	10,248	14,657	3,539

Table 48 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,717
High school graduate (includes equivalency)	38,213
Some college or Associate's degree	43,415
Bachelor's degree	66,693
Graduate or professional degree	87,340

Table 49 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

According to 2011 Longitudinal Employer Household Dynamics (LEHD) data, the major employment sectors in the City of Irvine include Professional, Scientific, Management Services (12,498 jobs), Education and Health Care Services (9,665 jobs), Finance, Insurance, and Real Estate (7,834 jobs), Arts, Entertainment, Accommodations (7,726 jobs), Manufacturing (7,545 jobs), and Retail Trade (7,339 jobs).

Describe the workforce and infrastructure needs of the business community:

The business community in Irvine relies on a highly educated workforce, starting with the Irvine Unified School District and continuing with 14 colleges and universities located in Irvine and over 30 additional colleges and universities in the surrounding region. A diverse group of leading employers in management, healthcare, professional services, transportation, education, research, manufacturing and retail in Irvine benefit from the ever growing opportunities and

expansion that the City offers as a result of access to new professional high rise office towers, industrial parks, and retail shopping centers. Recognizing that the business community needs a workforce that is prepared for a 21st Century global economy the City of Irvine is forward thinking and consistently focusing on change and advancement, making it the ideal place to live and work.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

To alleviate traffic congestion along the Interstate 5 corridor at the intersection of the 133 Toll Road, the City of Irvine is conducting several activities such as the Trabuco/Monroe intersection improvements, where installing new traffic signals and widening of the existing intersection will improve circulation. The City of Irvine is also working with the Orange County Transportation Authority (OCTA) an agent for the City, with the Sand Canyon Widening project, constructing the Sand Canyon Grade Separation (street undercrossing) at the Metrolink railway and adding one vehicle lane and one bike lane in each direction. These improvements will improve traffic flow at rush hour and have a positive impact on job and business growth opportunities toward the end of the 2015-2019 Consolidated Plan period.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The majority of employees in the civilian labor force have a post-secondary education, which is beneficial because the fastest growing occupational sectors offer jobs that require higher education and training. Generally, the skills and education of the current workforce in Irvine correspond to the employment opportunities in the City. With the wide variety of job opportunities available in the City, Irvine's current workforce place a high importance on proximity to employment, with 74 percent of the workforce commuting less than 30 minutes to work each day according to Table 46.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Irvine Valley College Community Education (IVCEE) office located at 5500 Irvine Center Drive contributes to economic vitality by providing training, education, and community based programs that lead to success, employment and positive growth. This office provides services for the Community Adult Education Program, which includes the Workforce Training Program, Building Businesses Program, Writing, Computers and Social Sports Activities. IVCEE programs

are available to assist low- and moderate-income people with regard to business assistance skills and vocational training along with various other forms of assistance.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

The City of Irvine was included as part of the CEDS prepared by the Orange County Workforce Investment Board (OCWIB) for 2013-2018. Every five years, OCWIB develops the CEDS for the region to present the current condition of the Orange County economy and its impact on residents and businesses. The analysis identifies economically vulnerable areas suitable for economic development investment by considering indicators such as unemployment, income and education as well as infrastructure, business activity and economic competitiveness relative to other markets.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The 2013-2018 CEDS identifies several goals to promote the expansion of economic opportunity in Orange County. The CEDS identifies geographic locations with higher unemployment and substantially lower levels of income relative to the rest of the County in order to target future economic development projects or other investments. The Census Tract including the former Marine Corps Air Station – El Toro is designated in the 2013-2018 CEDS as the only “Red Zone” area in Irvine. The CEDS also establishes goals focused on education, workforce opportunities, infrastructure, expansion and retention of key industry clusters and general improvement of the County’s economic competitiveness through measures designed to attract new business while promoting the retention and expansion of existing businesses.

The 2015-2019 Consolidated Plan includes a strategy that provides for CDBG public service activities focused on education and the 2015-2016 Action Plan includes activities under this strategy such as the Assistance League of Irvine Operation School Bell program, the Irvine Children Fund’s Before and After School Child Care Program and the Irvine Public School Foundation’s after school enrichment program. Each of these programs contribute to the development of a world-class workforce to support economic growth in the region for decades to come. The City’s state of the art infrastructure provides businesses in all industry clusters with the opportunity to grow and improve Irvine’s economic competitiveness.

Discussion

Irvine’s location at the center of Orange County and adjacent to Los Angeles and Riverside Counties makes it a highly desirable location for a wide variety of businesses. In addition,

Irvine's infrastructure, focus on safety, and highly skilled workforce make it an ideal place for small and large companies to call home. In fact, Irvine is home to a variety of world class companies including but not limited to Broadcom, Western Digital, Vizio, Blizzard Entertainment, Toshiba Corporation, Shimano, Allergan, Taco Bell, Maruchen, KIA Motors, Mazda Motor Corporation and Ford Motor Company.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Based on a review of CPD Maps, there are no specific areas of the City where multiple housing problems are concentrated. All Census Tracts in the City experience cost burden to some extent. Evaluation of maps showing housing overcrowding and substandard housing did not reveal discernable concentrations, although housing overcrowding is more prevalent for extremely-low income households in the low- and moderate-income Census Tract Block Groups.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

According to Figure 14 in section NA-15, people of Asian descent comprise between 27-52 percent of the majority of the Census Tracts in the City of Irvine, with two Census Tracts that are more than 52 percent Asian. There are no neighborhoods or Census Tracts with high concentrations of low-income families other than the four Census Tracts surrounding the University of California – Irvine discussed in section SP-10, Geographic Priorities.

What are the characteristics of the market in these areas/neighborhoods?

Generally, Irvine is comprised of multi-cultural mixed income neighborhoods. In the Census Tracts that are at least one-quarter to one-half Asian in terms of race, the housing and economic indicators are generally consistent with the City as a whole according to CPD Maps data.

Are there any community assets in these areas/neighborhoods?

Each neighborhood throughout the City of Irvine contains its own unique community assets including open space, trails, recreational areas, schools, job centers, retail and restaurants.

Are there other strategic opportunities in any of these areas?

There are no readily apparent strategic opportunities to be addressed with CDBG or HOME funds specific to any of these neighborhoods.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan is a guide for the City of Irvine to establish its housing and community development priorities, objectives and strategies for the investment of Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds from the U.S. Department of Housing and Urban Development (HUD) over the next five years, beginning July 1, 2015 and ending June 30, 2020. The priority needs and goals established in this Strategic Plan are based on analysis of information including the results of the City's 2015-2019 Consolidated Plan Needs Assessment Survey and housing and community development data elements required by HUD in the online Consolidated Plan system (the eCon Planning Suite) from the 2007-2011 American Community Survey (ACS) 5-Year Estimates and the Comprehensive Housing Affordability Strategy (CHAS) covering the same time period. Additional sources of information used to identify needs and establish priorities were obtained through consultation with local nonprofit agencies involved in the development of affordable housing and the delivery of public services to children, families, elderly persons and persons with special needs throughout the community.

In consideration of community input and available data, the seven priority needs listed below are established as part of this Strategic Plan.

- Expand the supply of affordable housing
- Preserve the supply of affordable housing
- Ensure equal access to housing opportunities
- Provide public services for low-income residents
- Provide public services for residents with special needs
- Prevent and eliminate homelessness
- Improve public facilities and infrastructure

Consistent with HUD's national goals for the CDBG and HOME programs to provide decent housing opportunities, maintain a suitable living environment and expand economic opportunities for low- and moderate-income residents, the priority needs listed above will be addressed over the next five years through the implementation of CDBG and HOME funded activities aligned with the following nine measurable Strategic Plan goals:

- Affordable rental housing development
- Affordable housing preservation
- Fair housing services
- Youth services
- Senior services
- Special needs services
- Homelessness prevention services
- City of Irvine public facilities improvements
- Other public facilities improvements

Historically, the City of Irvine has used the CDBG and HOME programs to fund nonprofit agencies that provide direct services to City of Irvine residents. Over the next five years, the City will continue this emphasis and will also use these resources to support City sponsored programs and activities that support the goals and objectives of this Strategic Plan.

The City has established the following priority ranking system for housing and community development activities to be funded over the next five years:

- **High Priority:** Activities meeting a high priority Strategic Plan Goal are expected to be funded during the 2015-2019 period.
- **Low Priority:** Activities meeting a low priority Strategic Plan Goal may be considered for funding if sufficient funds are available after high priority activities are funded, up to but not exceeding the five-year goal outcome indicator set forth in this Strategic Plan.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Citywide

Table 50 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

According to data from the 2007-2011 American Community Survey 5-Year Estimates in HUD's eCon Planning Suite for the 2015-2019 Consolidated Plan, the City's household median income is \$92,599. Evaluation of maps generated through HUD's Community Planning and Development mapping system (CPD Maps) reveals that each of the Census Tracts in the City of Irvine has a median household income of \$60,000 or more with the exception of the four Census Tracts surrounding the University of California, Irvine (UCI) campus. The lower median income levels in the UCI area may be attributed to the large number of full-time undergraduate and graduate students with lower incomes who reside in the area. Similarly, analysis of the concentration of households in poverty indicates that the four Census Tracts surrounding UCI exhibit poverty rates above 19.04 percent. Median household income increased in every Census Tract throughout the City since 2000 with the exception of two of these Census Tracts near UCI.

Based on evaluation of CPD Maps data, there are no areas within the City exhibiting a greater level of need for affordable housing or services for low- and moderate-income residents other than those surrounding UCI where a concentration of full-time students live in student housing or other arrangements; therefore, no geographic priorities are established within the Consolidated Plan and allocation priorities will be driven by citywide need.

The map below shows the median household income by Census Tract in Irvine where all but four Census Tracts have a median income of \$60,000 or more.

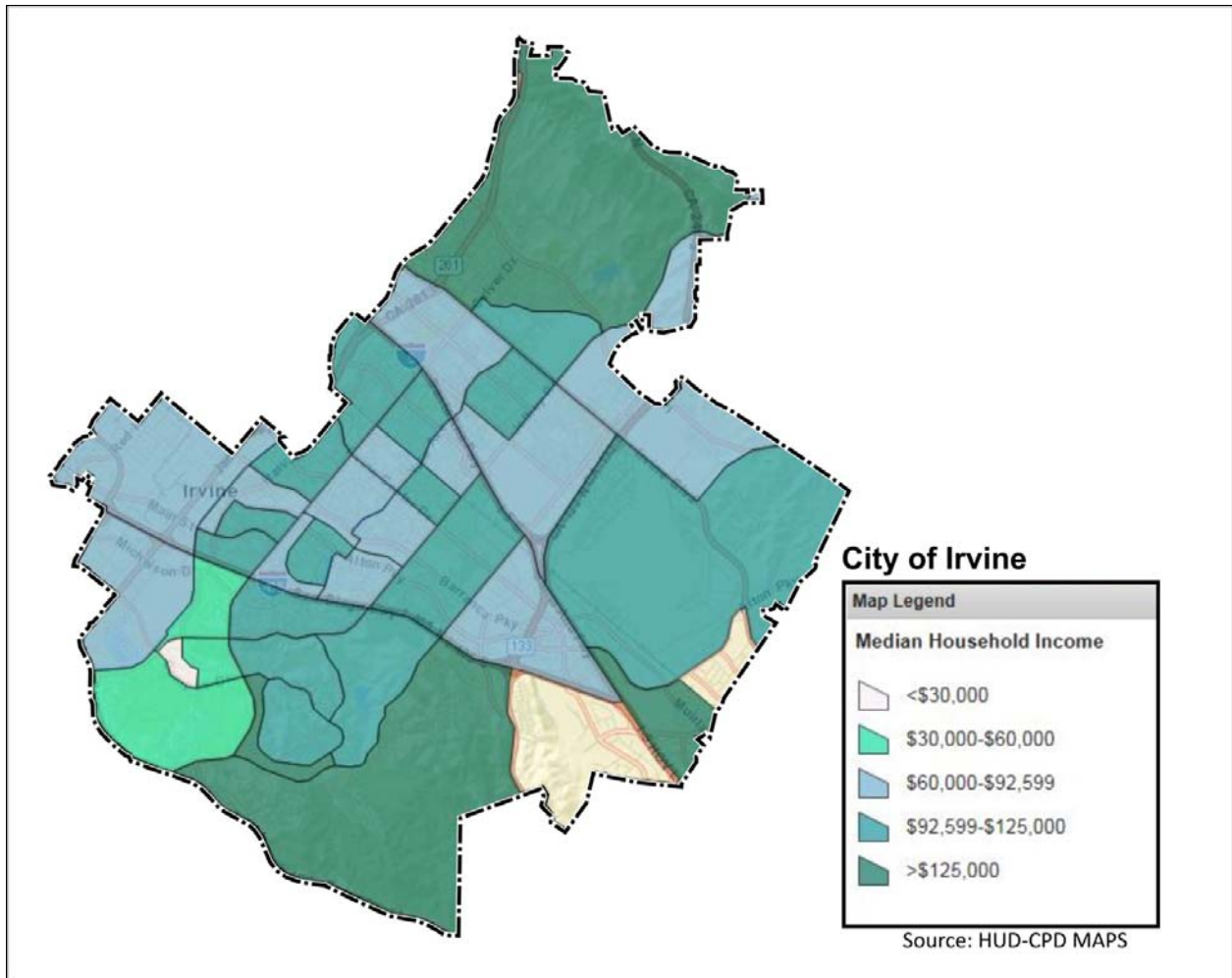


Figure 27: Median Household Income by Census Tract

The map below shows the percentage change in median household income by Census Tract from 2000 to 2011 according to the 2007-2011 ACS.

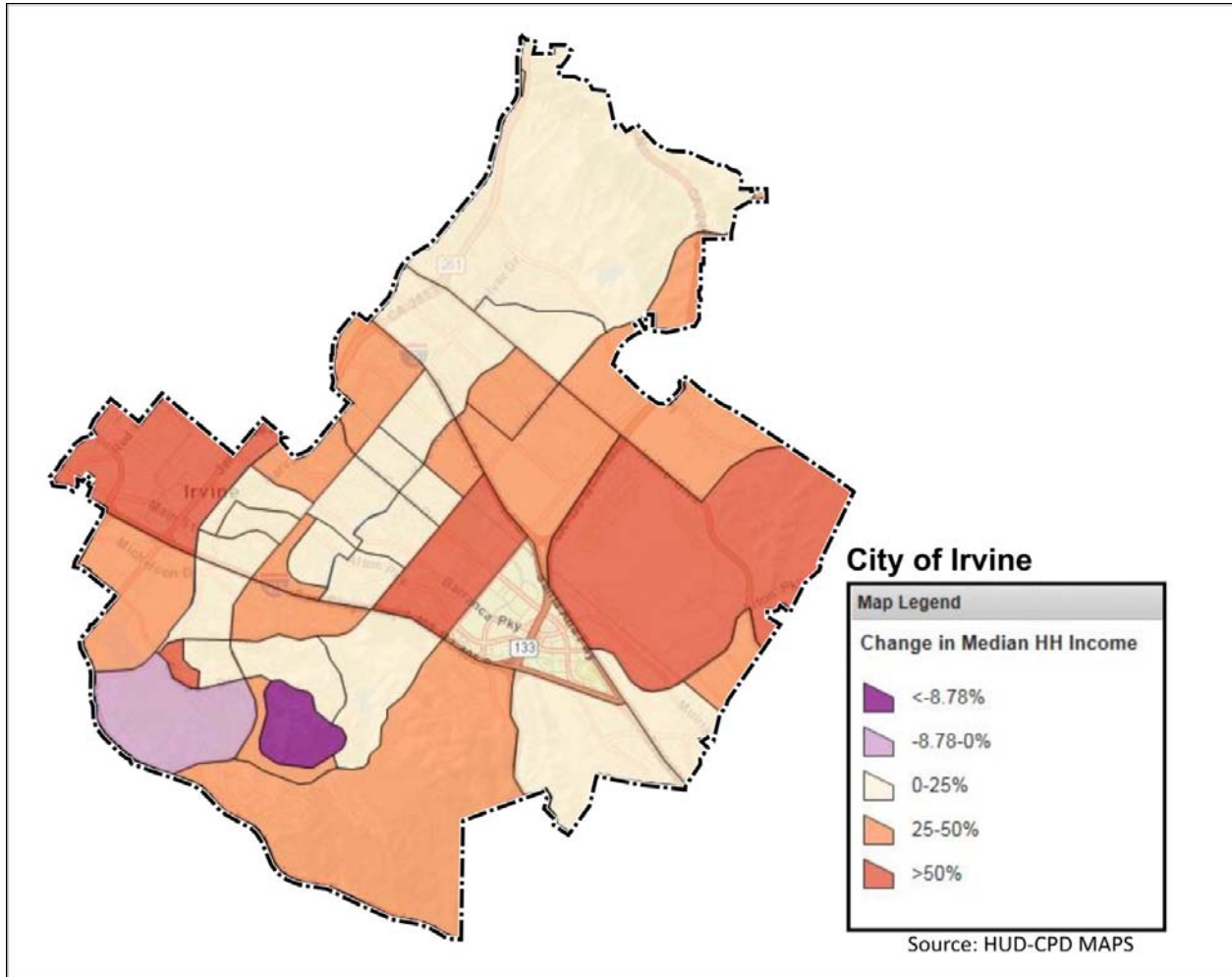


Figure 28: Percentage Change in Median Household Income by Census Tract

The map below shows the percentage of households in poverty by Census Tract in Irvine.

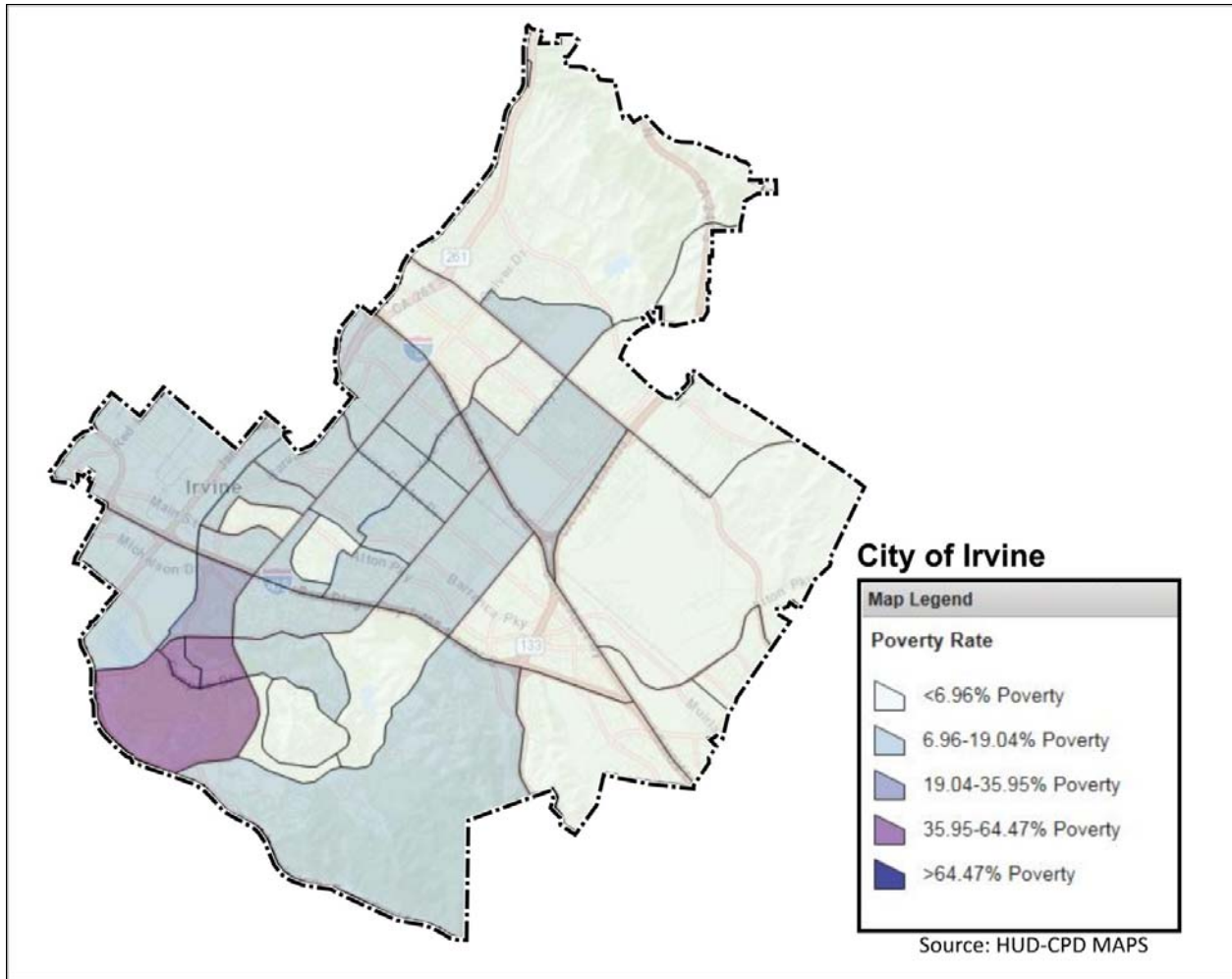


Figure 29: Percentage of Households in Poverty by Census Tract

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 51 – Priority Needs Summary

1	Priority Need Name	Expand the supply of affordable housing
	Priority Level	High
	Population	Extremely Low Low Moderate Veterans
	Geographic Areas Affected	Citywide
	Associated Goals	Affordable Rental Housing Development
	Description	Based on evaluation of ACS and CHAS data, there is a high need for additional rental housing units affordable for households earning less than 80 percent of AMI. Of the households earning 0-80 percent of AMI, 17,404 are cost burdened households — meaning households paying more than 30 percent of their income for housing. Additionally, 11,551 of the cost burdened households are considered severely cost burdened households — meaning that they pay more than 50 percent of their income for housing. Of the 11,551 severely cost burdened households, 7,409 are renters. Of those severely cost burdened renter households, 6,340 households earn less than 50 percent of AMI and are considered the most at risk of becoming homeless.
	Basis for Relative Priority	The development of rental housing units affordable for low- and moderate-income households is rated as the highest priority need because over 23 percent of the City's 74,711 households experience a cost burden or severe cost burden, making these households the most at risk of homelessness. Additionally, responses to the 2015-2019 Consolidated Plan Needs Assessment Survey indicate the significant need for additional affordable housing units in Irvine.

2	Priority Need Name	Preserve the supply of affordable housing
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Citywide
	Associated Goals	Affordable Housing Preservation
	Description	<p>As the City's housing stock ages, a growing percentage of housing units may need rehabilitation to allow them to remain safe and habitable. The situation is of particular concern for low- and moderate-income home owners who are generally not in a financial position to properly maintain their homes.</p> <p>The age and condition of Irvine's housing stock is an important indicator of potential rehabilitation needs. Commonly, housing over 30 years of age needs some form of major rehabilitation, such as roof replacement, foundation work and plumbing systems. Housing over 15 years of age will generally exhibit deficiencies in terms of paint, weatherization, heating / air-conditioning systems, hot water heaters and finish plumbing fixtures.</p> <p>According to CHAS data showing the year that housing units were built categorized by owner and renter tenure:</p> <ul style="list-style-type: none"> • 15,537 or 39.4 percent of the 39,390 owner-occupied housing units in Irvine were built 34 or more years ago (built prior to 1980). • 14,024 or 35.6 percent of the 39,390 owner-occupied housing units built between 15 and 34 years ago (built between 1980 and 1999). • 7,348 or 20.8 percent of the 35,321 renter-occupied housing units in Irvine were built 34 or more years ago (built prior to 1980). • 14,425 or 40.8 percent of the 35,321 renter-occupied housing units in Irvine were built between 15 and 34 years ago (built between 1980 and 1999).

<p>Basis for Relative Priority</p>	<p>Preservation of the physical and functional integrity of existing housing units occupied by low- and moderate-income households is a cost-effective way to invest limited resources to retain existing housing units that are already affordable to low- and moderate-income households in the community. Addressing substandard housing conditions through housing preservation activities ensures that all economic segments of the community have the opportunity to live in decent housing that meets local standards. Housing preservation is rated as a high priority need based on the demand for service reported by the City's Housing Division and responses to the 2015-2019 Consolidated Plan Needs Assessment Survey.</p>
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3	Priority Need Name	Ensure equal access to housing opportunities
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families Veterans Persons designated as a protected class
	Geographic Areas Affected	Citywide
	Associated Goals	Fair Housing Services
	Description	HUD mandates that all recipients of federal housing and community development assistance such as CDBG and HOME take actions to affirmatively further fair housing choice within their communities. The City of Irvine will certify its compliance with HUD's requirement to affirmatively further fair housing choice in each Annual Action requesting an annual allocation of CDBG and HOME funds.
	Basis for Relative Priority	Affirmatively furthering fair housing choice by ensuring equal access to housing opportunities is a high priority for HUD and the City of Irvine. In accordance with HUD requirements, this priority will be addressed using CDBG funds.

4	Priority Need Name	Provide public services for low-income residents
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Frail Elderly Youth
	Geographic Areas Affected	Citywide
	Associated Goals	Youth Services Senior Services

<p>Description</p>	<p>According to 2007-2011 American Community Survey 5-Year Estimates data, there are 65,670 low- and moderate-income Irvine residents earning less than 80 percent of AMI. Data further indicates that 20,761 residents are below the poverty level, of which:</p> <ul style="list-style-type: none"> • 3,096 are under 18 years of age • 16,458 are between 18 and 64 years of age • 1,207 are 65 years of age or older <p>In terms of race and ethnicity of Irvine residents identified as being below the federal poverty level:</p> <ul style="list-style-type: none"> • 14.5 percent are American Indian and Alaska Native • 13.4 percent are Asian • 13.2 percent are Hispanic or Latino • 8.4 percent are White • 8.4 percent are Black / African-American • 13.5 percent are some other race • 13.5 percent are two or more races <p>Additionally, 6.1 percent of Irvine families with children under the age of 18 had income in the prior 12 months that fell below the poverty line. This percentage increases to 17.8 percent for Irvine families with a female head of household, no husband present and children under the age of 18 years old.</p> <p>Consultation with organizations that provide a range of public services targeted to low- and moderate-income residents revealed the need for public services addressing a variety of needs including those associated with health, fitness, nutrition, affordable childcare, affordable housing, education, and recreation for children, youth, families and seniors living in Irvine.</p>
<p>Basis for Relative Priority</p>	<p>Consistent with the City of Irvine Strategic Plan for Children, Youth and Families updated in 2013 and the results of the 2015-2019 Consolidated Plan Needs Assessment Survey, the provision of a wide range of public services for low- and moderate-income residents is a high priority.</p>

5	Priority Need Name	Public services for residents with special needs
	Priority Level	High
	Population	Extremely Low Low Moderate Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Victims of Human Trafficking Veterans
	Geographic Areas Affected	Citywide
	Associated Goals	Special Needs Services
	Description	Analysis of available data and consultation with organizations providing services for special needs populations revealed a high need for a range of additional services including, but not limited to, those concerned with domestic violence, human trafficking, mental disabilities, physical disabilities, developmental disabilities, substance abuse/alcoholism and HIV/AIDS.
	Basis for Relative Priority	Special needs services are rated as a high priority need based on the demand for service reported by local service providers and responses to the 2015-2019 Consolidated Plan Needs Assessment Survey.

6	Priority Need Name	Prevent and eliminate homelessness
	Priority Level	High
	Population	Extremely Low Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Unaccompanied Youth Emancipated Foster Youth
	Geographic Areas Affected	Citywide
	Associated Goals	Homelessness Prevention Services
	Description	According to the results of the most recent data available from the bi-annual Point-In-Time Homeless Count (PIT Count) held on January 26, 2013, on any given night in Orange County, approximately 4,300 people are homeless, and over a course of a year, more than 12,700 people will experience homelessness. To address incidences of homelessness in Irvine and to prevent extremely-low income Irvine families from becoming homeless, the City places a high priority on programs that work to prevent homelessness or rapidly assist homeless individuals living in the community.
	Basis for Relative Priority	The City of Irvine considers ending and preventing homelessness a high priority and will support CDBG public service activities that help prevent homelessness and that provide a structured path to stable housing for individuals and families who become homeless.

7	Priority Need Name	Improve City public facilities and infrastructure
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	City of Irvine Public Facility Improvements
	Description	A recent assessment of City public facilities prepared by the City of Irvine Public Works Department revealed a need for the installation of accessibility features to ensure that public buildings are accessible to all persons. Barriers to accessibility were identified at various public facilities, including but not limited to, building entrances that are not wheelchair accessible, service counters that are not wheelchair accessible, lack of ADA compliant door hardware, restrooms lacking wheelchair accessible lavatories, fixtures and ADA compliant water closets, ramps and steps lacking ADA compliant handrails, drinking fountains that are not wheelchair accessible and non-ADA compliant signage.
	Basis for Relative Priority	Based on need and available resources and results of the 2015-2019 Consolidated Plan Needs Assessment Survey, the improvement of public facilities and infrastructure owned and operated by the City of Irvine is rated as a high priority need for CDBG funds.

8	Priority Need Name	Improve other public facilities and infrastructure
	Priority Level	Low
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Other Public Facility Improvements
	Description	Based on prior utilization of CDBG funds, the City of Irvine has subsidized the rehabilitation of facilities owned by nonprofit organizations and other public agencies serving low- and moderate-income residents or severely disabled adults within the last five years. Rehabilitation projects have included ADA Improvements and rehabilitation of various public facilities. A need for additional improvements to other public facilities and infrastructure in the City of Irvine may exist during the term of the 2015-2019 Consolidated Plan.
	Basis for Relative Priority	In consideration of the seven other priority needs identified above and the resources expected to be available during the five-year period of the 2015-2019 Consolidated Plan, the improvement of public facilities owned by nonprofit organizations and other public agencies within the City of Irvine is rated as a lower priority need for CDBG funds. CDBG funds were used during the 2010-2014 Consolidated Plan period to rehabilitate one public facility owned and operated by the City of Irvine and six public facilities owned and operated by others. Therefore, during the 2015-2019 Consolidated Plan period, improving public facilities owned and operated by the City of Irvine will be a high priority and funding for public facilities owned by nonprofit organizations and other public agencies will be a low priority.

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City of Irvine will use its HOME funds to focus on increasing the supply of affordable rental housing units with long-term affordability covenants, as well as for housing preservation activities. General citywide Tenant-Based Rental Assistance will not be offered.
TBRA for Non-Homeless Special Needs	The City of Irvine may consider using HOME funds for TBRA to address special needs populations such as the developmentally disabled, veterans with Posttraumatic Stress Disorder or victims of human trafficking.
New Unit Production	Based on land and development costs, it is more cost effective to subsidize the development of affordable multifamily rental units than to subsidize home purchase loans or the construction of single-family residences. In consideration of the lack of funding to completely address the need for affordable housing, the creation of new affordable housing during the implementation of this Plan will focus on rental housing units where other sources of funds may be leveraged to bring the per-unit development cost to the HOME program well below \$100,000 per unit. The cost of land, labor and materials affects the total development costs and the number of units that the City can support in any given year.
Rehabilitation	<p>The City will invest HOME and CDBG funds in the Residential Rehabilitation Program as a cost effective means of preserving the supply of ownership housing.</p> <p>Preservation of the physical and functional integrity of existing housing units occupied by low- and moderate-income households is a cost-effective way to invest limited resources to retain existing housing units that are already affordable to low- and moderate-income households in the community. Addressing substandard housing conditions through housing preservation activities ensures that all economic segments of the community have the opportunity to live in decent housing that meets local standards.</p>
Acquisition, including preservation	As the Needs Assessment and Market Analysis in this document have clearly shown, thousands of Irvine households are cost burdened and likely eligible for newly acquired and rehabilitated affordable housing units. The Irvine Community Land Trust may use CDBG or HOME resources during the period of this Consolidated Plan to acquire or preserve housing units to create additional affordability in the community.

Table 52 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

For program year 2015, the City will receive \$1,270,753 of CDBG funds and \$450,741 of HOME funds from HUD. When these amounts are combined with prior year resources available for inclusion in the 2015 Annual Action Plan, the City anticipates the availability of approximately \$9.7 million of CDBG and HOME funds during the five-year period beginning July 1, 2015 and ending June 30, 2020.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public federal	Acquisition Admin and Planning Housing Public Improvements Public Services	1,270,753	0	916,329	2,187,082	5,083,012	The expected amount available for the remainder of the Consolidated Plan period assumes level funding in future years.
HOME	public federal	Acquisition Homeowner rehab Multifamily rental new construction Multifamily rental rehab TBRA	450,741	0	198,181	648,922	1,802,964	The expected amount available for the remainder of the Consolidated Plan period assumes level funding in future years.

Table 53 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Depending on the financing structure of a given activity, it may be advantageous for the City to use CDBG and HOME funds to leverage appropriate state, local and private resources, including but not limited to those listed below.

State Resources

- State Low-Income Housing Tax Credit Program
- Building Equity and Growth in Neighborhoods Program (BEGIN)
- CalHome Program
- Multifamily Housing Program (MHP)
- Housing Related Parks Grant
- CalHFA Single and Multi-Family Program
- Mental Health Service Act (MHSA) Funding

Local Resources

- Irvine Community Land Trust (ICLT) Funding
- Orange County Housing & Finance Agency (OCHFA) Funding
- Southern California Home Financing Authority (SCHFA) Funding
- Orange County Continuum of Care Program
- Orange County Housing Authority (OCHA) Programs

Private Resources

- Federal Home Loan Bank Affordable Housing Program (AHP)
- Community Reinvestment Act Programs
- United Way Funding
- Private Contributions

Matching Requirements

The City of Irvine leverages HOME funds with other local and private non-federal resources in order to meet its HOME program 25 percent matching requirement. Eligible forms of HOME match are documented by the City and reported to HUD as part of the Consolidated Annual Performance and Evaluation Report (CAPER) each year.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Pursuant to a 2006 Development Agreement pertaining to Planning Area 36, the Irvine Land Company, LLC agreed to convey 15 acres of land to the City of Irvine between 2011 and 2023. The agreement required the dedication of land for affordable housing to commence on December 31, 2011, with a minimum of three acres every three years thereafter until the 15-acre requirement is met.

The first site was dedicated to the City in 2011 during the period of time covered by the 2010-2014 Consolidated Plan. In December, 2013, AMCAL Multi-Housing, Inc. broke ground at this site to develop the Alegre affordable housing project.

The second site was dedicated to the City in August, 2014, and it is anticipated that the third site will be dedicated by December 31, 2017. The second and third sites constitute property located within the jurisdiction that may be used to address affordable housing needs during the period of this Plan.

Based on the Development Agreement, the fourth and fifth sites may be dedicated subsequent to the period covered by this Plan; therefore, the fourth and fifth sites are not considered available to meet affordable housing needs during the period covered by this Plan.

Discussion

Assuming continued level funding of the CDBG and HOME programs, the City expects to utilize approximately \$9.7 million of CDBG and HOME funds during the five-year period beginning July 1, 2015 and ending June 30, 2020 to achieve the goals of the Strategic Plan.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its Consolidated Plan including private industry, nonprofit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Irvine - Housing Division	Government	Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Fair Housing Foundation	Nonprofit organizations	Ownership Planning Public Housing Rental	Region
Innovative Housing Opportunities	CHDO	Rental	Region
AIDS Services Foundation Orange County	Nonprofit organizations	Non-homeless special needs	Region
Assistance League of Irvine	Nonprofit organizations	public services	Jurisdiction
Families Forward	Nonprofit organizations	Homelessness	Region
Helping Our Mentally Ill Experience Success, Inc. (HOMES)	Nonprofit organizations	Homelessness Rental	Region
Human Options	Nonprofit organizations	Non-homeless special needs	Region
Irvine Adult Day Health Services	Nonprofit organizations	Non-homeless special needs	Region
Irvine Children’s Fund	Nonprofit organizations	public services	Jurisdiction
Irvine Community Drug Prevention	Nonprofit organizations	public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Irvine Public Schools Foundation	Nonprofit organizations	public services	Jurisdiction
National Charity League, Inc.	Nonprofit organizations	Non-homeless special needs public services	Jurisdiction
South County Outreach	Nonprofit organizations	public services	Region
City of Irvine - Public Works	Government	neighborhood improvements public facilities	Jurisdiction

Table 54 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The institutional delivery system in Irvine is high-functioning and collaborative, particularly the relationship between local government and the nonprofit sector comprised of a network of capable nonprofit organizations that are delivering a full range of services to residents. Affordable housing development and preservation activities will be carried out by the Housing Division of the Community Development Department in partnership with housing developers and contractors. Public service activities will be carried out by nonprofit organizations and City Departments as necessary each year to achieve the Strategic Plan goals. The Housing Division and the Public Works Department will work together with contractors to implement public facilities and improvement projects.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services			

Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		X
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
Other			

Table 55 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City of Irvine’s CDBG public service programs implemented by local nonprofit service providers may include activities focused on the provision of services to address the needs of homeless persons, particularly chronically homeless individuals, families with children, veterans and their families and unaccompanied youth. Homelessness prevention and supportive services for special needs populations are included among the priority needs in this Strategic Plan and activities serving these populations may be funded as part of the Annual Action Plan each year.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Irvine has established successful partnerships among public and private sector entities in Orange County providing services for the homeless and other special needs populations. Communication and cooperation between the Housing Division of the City of Irvine Community Development Department-Housing Division and the partner agencies and organizations that administer activities is strong. The Housing Division works closely with these organizations to improve regulatory compliance, monitoring, cooperation and partnerships among agencies and technical capacity of organizations involved in project delivery.

With a wide variety of service providers available to address the needs of homeless populations and special needs populations, the single most significant gap in the service delivery system

remains the lack of available funding to support these local programs. In Irvine, this funding is limited to 15 percent of the annual allocation of CDBG funds. The City is not a direct recipient of Emergency Solutions Grant (ESG) funds; therefore, most of the HUD funding to address homelessness is available through the County of Orange and the CoC. State funding has been drastically reduced by several years of fiscal challenges for the State of California; private sources have diminished as foundation endowments have suffered in recent years. Finally, as the City's HUD grants have steadily declined over the last 12 years, it has been difficult to accommodate increasing levels of need in the community and increases in the cost of providing services to homeless and special needs populations.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

To address the lack of resources necessary to fully support local programs in Irvine for special needs populations and persons experiencing homelessness, the City prioritizes services for population segments with the greatest level of need for a particular program or activity and intends to invest grant resources in high leverage opportunities where data suggests that the City and its partners will be able to maximize the impact of every dollar.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Rental Housing Development	2015	2019	Affordable Housing	Citywide	Expand the supply of affordable housing	CDBG: \$1,257,618 HOME: \$1,415,182	Rental units constructed: 225 Household Housing Unit
2	Affordable Housing Preservation	2015	2019	Affordable Housing	Citywide	Preserve the supply of affordable housing	CDBG: \$1,688,666 HOME: \$811,334	Rental units rehabilitated: 8 Household Housing Unit Homeowner Housing Rehabilitated: 65 Household Housing Unit
3	Fair Housing Services	2015	2019	Affordable Housing	Citywide	Ensure equal access to housing opportunities	CDBG: \$81,835	Public service activities other than Low/Moderate-Income Housing Benefit: 1,750 Persons Assisted
4	Youth Services	2015	2019	Public Services	Citywide	Provide public services for low-income residents	CDBG: \$320,725	Public service activities other than Low/Moderate-Income Housing Benefit: 4,500 Persons Assisted
5	Senior Services	2015	2019	Non-Housing Community Development	Citywide	Provide public services for low-income residents	CDBG: \$192,855	Public service activities other than Low/Moderate-Income Housing Benefit: 1,200 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Special Needs Services	2015	2019	Non-Homeless Special Needs	Citywide	Public services for residents with special needs	CDBG: \$119,055	Public service activities other than Low/Moderate-Income Housing Benefit: 500 Persons Assisted
7	Homelessness Prevention Services	2015	2019	Homeless	Citywide	Prevent and eliminate homelessness	CDBG: \$238,590	Public service activities other than Low/Moderate-Income Housing Benefit: 1000 Persons Assisted
8	City of Irvine Public Facility Improvements	2015	2019	Non-Housing Community Development	Citywide	Improve City public facilities and infrastructure	CDBG: \$2,000,000	Public Facility or Infrastructure Activities other than Low/Moderate-Income Housing Benefit: 15,270 Persons Assisted 6 public facilities
9	Other Public Facility Improvements	2016	2019	Non-Housing Community Development	Citywide	Improve other public facilities and infrastructure	CDBG: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate-Income Housing Benefit: 100 Persons Assisted 1 public facility

Table 56 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Rental Housing Development
	Goal Description	In partnership with housing developers, leverage HOME and CDBG funds in support of the development of new rental housing units affordable to households earning less than 30, 60 or 80 percent of Area Median Income, including units reserved for residents with special needs.
2	Goal Name	Affordable Housing Preservation
	Goal Description	Preservation of the quality of existing affordable housing stock occupied by low- and moderate-income households.
3	Goal Name	Fair Housing Services
	Goal Description	Affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation services.
4	Goal Name	Youth Services
	Goal Description	Provide youth with appropriate health, fitness, recreational, educational and other services to support the emotional and developmental well-being of children and youth from low- and moderate-income families.
5	Goal Name	Senior Services
	Goal Description	Provide seniors with quality supportive services so elderly residents can live as independently as possible.
6	Goal Name	Special Needs Services
	Goal Description	Provide special needs services including, but not limited, to those concerned with disabilities, domestic violence, substance abuse and HIV/AIDS.
7	Goal Name	Homelessness Prevention Services
	Goal Description	Support a continuum of services in Orange County to prevent and eliminate homelessness including, but not limited to, homelessness prevention programs, emergency shelter programs and transitional housing.
8	Goal Name	City of Irvine Public Facilities Improvements
	Goal Description	Improve City of Irvine public facilities and infrastructure to benefit low- and moderate-income residents or those presumed under HUD regulations to be low- and moderate-income such as the elderly and disabled adults.

9	Goal Name	Other Public Facilities Improvements
	Goal Description	Improve facilities located in the City of Irvine that are owned by nonprofit organizations or other public entities and are open, accessible and used by qualifying low- and moderate-income residents, or those presumed under HUD regulations to be low- and moderate-income such as the elderly and disabled adults.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

In accordance with Goal 1 above, the City anticipates creating 225 rental housing units for low-income families during the 2015-2019 Consolidated Plan period. Additionally, in accordance with Goal 2 above, the City anticipates rehabilitating and preserving eight rental housing units and 65 owner housing units for low-income households during the 2015-2019 Consolidated Plan period. In no case will any of these units be occupied by households earning more than 80 percent of AMI in accordance with 24 CFR 92.252. The City does not anticipate using CDBG or HOME funds to acquire, develop or subsidize the purchase of housing units for homeownership as defined in the HOME program regulations at 24 CFR 92.254.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The OCHA does not have a Section 504 Voluntary Compliance Agreement. OCHA is actively seeking opportunities for additional VASH, NED and other vouchers that serve disabled residents.

OCHA also takes the following steps proactively to serve the needs of disabled residents:

- When requested by an individual, assist program applicants and participants to gain access to support services available within the community, but not require eligible applicant or participant to accept supportive services as a condition of continued participation in the program.
- Not deny persons who qualify for a Housing Choice Voucher under this program other housing opportunities, or otherwise restrict access to OCHA programs to eligible applicants who choose not to participate.
- Provide housing search assistance when requested. Lists of available units that include accessible units for persons with disabilities are provided to participants. This list is updated weekly and is available in the Lobby. Upon request, a referral list may also be obtained by email, or by fax.
- In accordance with rent reasonableness requirements, approve higher rents to owners that provide accessible units with structural modifications for persons with disabilities.
- Provide technical assistance, through referrals to the Fair Housing Council of Orange County, to owners interested in making reasonable accommodations or units accessible to persons with disabilities.

Activities to Increase Resident Involvements

OCHA supports resident councils and actively seeks input from PHA residents on the management and implementation of OCHA policies and procedures.

Housing prices in Orange County are so high that homeownership opportunities are limited for OCHA residents. On a limited basis, OCHA has partnered with Habitat for Humanity to provide two affordable homeownership units, but these types of efforts are limited.

OCHA also manages a Housing Choice Voucher Homeownership Program that it markets to all OCHA program tenants.

Is the public housing agency designated as troubled under 24 CFR part 902?

No.

Plan to remove the 'troubled' designation

Not applicable. OCHA is designated as a high performing PHA.

SP-55 Barriers to Affordable Housing – 91.215(h)

Barriers to Affordable Housing

A barrier to affordable housing is a public policy or nongovernmental condition that constrains the development or rehabilitation of affordable housing, such as land use controls, property taxes, state prevailing wage requirements, environmental protection, cost of land and availability of monetary resources. Barriers to affordable housing are distinguished from impediments to fair housing choice in the sense that barriers are lawful and impediments to fair housing choice are usually unlawful.

Based on information gathered during community meetings, the Consolidated Plan Needs Assessment Survey, the 2013-2021 Housing Element and market analysis, the primary barriers to affordable housing in Irvine are housing affordability and the lack of monetary resources necessary to develop and sustain affordable housing. The two barriers are related in the sense that demand for affordable housing exceeds the supply and insufficient resources are available to increase the supply of affordable housing to meet demand.

For low- and moderate-income households, finding and maintaining decent affordable housing is difficult due to the high cost of housing in Irvine and throughout the region in general. Over 23 percent of the City's 74,711 households experience a cost burden or severe cost burden, meaning that they pay more than 30 or 50 percent of their income for housing, respectively. Consistent with available data, responses to the 2015-2019 Consolidated Plan Needs Assessment Survey indicate a high need for additional affordable housing in Irvine.

In the last five years, the elimination of local Redevelopment Agencies by the State of California resulted in the loss of a crucial resource for the development and preservation of affordable housing. This was the most significant public policy change impacting affordable housing and residential investment. While there are mechanisms whereby certain affordable housing assets tied to the former Redevelopment Agencies may be utilized today, these resources are finite and scarce.

Housing Affordability

To address housing affordability and the lack of monetary resources for affordable housing, this Strategic Plan calls for the investment of a significant portion of CDBG and HOME funds for the development of 225 new affordable rental housing units and the preservation of 65 existing affordable housing units over the next five years. Although the City no longer has access to Redevelopment Housing Set-Aside funds, the City will continue to leverage its CDBG and HOME funds to attract private and other available public resources, including land conveyed to the City for the purpose of affordable housing, to facilitate affordable housing development. This

strategy will increase the supply of affordable housing and preserve existing affordable housing in the City.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Preventing and ending homelessness is a HUD priority addressed nationally through coordination of regional strategies carried out locally by government agencies and a wide variety of community based organizations and faith-based groups. Consistent with this approach, the City of Irvine supports the efforts of Orange County Continuum of Care (CoC) and its member organizations that address homelessness throughout Orange County. In alignment with this strategy, the City will use CDBG and HOME funds to support local service providers with programs to prevent homelessness and to expand the supply of affordable housing in Irvine for low- and moderate-income residents.

According to the Ten-Year Plan to End Homelessness in Orange County adopted in 2012 (Ten-Year Plan), the CoC is in the process of implementing several regional strategies that will enhance local coordination to more effectively assist people in need. To more rapidly identify and assess people experiencing homelessness, the CoC is working to create regional homeless access centers that will offer fully coordinated systems of outreach and will facilitate universal assessment, intake, referral and transportation to resources. The CoC is also developing resources of information (such as 2-1-1) to better serve individuals who are homeless or at risk of becoming homeless. In addition, the CoC is working to implement a database using real time information from intake and assessment that is housed in the Homeless Management Information System (HIMS). Collectively these strategies will help minimize duplication of effort and better connect the most vulnerable individuals and families, chronically homeless, and people at risk of becoming homeless to appropriate resources.

Since the adoption of the Ten-Year Plan in 2012, the CoC has taken initial steps toward fully coordinated systems of outreach and assessment. The merger of OC Partnerships and 2-1-1 OC immediately resulted in the creation of a single, comprehensive information and referral system. The CoC also completed the inventory of existing access centers in Orange County and developed a map showing the locations of each access center. The CoC also conducts informational outreach presentations concerning homelessness in Orange County throughout the community.

Addressing the emergency and transitional housing needs of homeless persons

The ultimate solution to ending homelessness is transitional to permanent housing closely aligned with supportive services that ensure housing stability can be maintained. However, because the demand for affordable housing far outpaces the region's supply, the CoC continues

to rely on its emergency and transitional housing system in order to address the immediate needs of Orange County's homeless population.

Under the Ten-Year Plan, the CoC is improving the efficacy of emergency shelters and the access system until a year-round permanent emergency shelter can be established to replace various seasonal emergency shelters and the County's Armory Cold Weather Shelter program. In 2013, the CoC and County identified \$4.5 million in local funds to support the development of year-round emergency shelters and multi-service centers in Orange County. Over the next five years the CoC and the County will continue to search for an appropriate location for this new shelter.

For transitional housing, the Ten-Year Plan recognizes a need to maintain a level of transitional housing for the target populations that benefit most from a staged approach to housing, such as mentally ill and chronically homeless individuals. While the CoC continues to support transitional housing in special circumstances, the CoC is currently examining ways to shorten stays in emergency shelters and transitional housing so that resources may be used for rapid re-housing or placement in permanent supportive housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

In support of CoC efforts, this Strategic Plan provides for the use of CDBG funds to support activities implemented by local nonprofit organizations that provide services to help prevent and eliminate homelessness, including families at risk of homelessness, veterans, victims of domestic violence and emancipated foster youth. The City will also leverage CDBG and HOME funds to expand the supply of affordable housing in Irvine.

Additional efforts are underway at the regional level to shorten the period of time that individuals and families are experience homelessness and to prevent individuals and families who were recently homeless from becoming homeless again. In 2013, 2-1-1 OC hosted a regional workshop to analyze the resources and funding being used to operate transitional housing programs and consider how these resources could be used more in alignment with the best practices (i.e. rapid re-housing and permanent housing) for ending homelessness. Many transitional housing providers are working with the Commission to End Homelessness to evaluate strategies to lower program threshold requirements and improve outcomes including shorter shelter stays and more rapid transitions to permanent housing.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

An individual or family is considered to be at-risk of becoming homeless if it experiences extreme difficulty maintaining their housing and has no reasonable alternatives for obtaining subsequent housing. Homelessness often results from a complex set of circumstances that require people to choose between food, shelter and other basic needs. Examples of common circumstances that can cause homelessness include eviction, loss of income, insufficient income, disability, increase in the cost of housing, discharge from an institution, irreparable damage or deterioration to housing, and fleeing from family violence.

The most effective and cost efficient means to address homelessness is to prevent episodes of homelessness from occurring in the first place. Orange County's current CoC system encourages services aimed at reducing incidences of homelessness, including:

- Emergency Rental and Utility Assistance: Short-term financial assistance to prevent eviction and utility shut-off.
- Credit Counseling: Financial counseling and advocacy to assist households to repair credit history.
- Legal/Mediation Services: Tenant-landlord legal/mediation services to prevent eviction.
- Food Banks and Pantries: Direct provision of food, toiletries and other necessities.
- Transportation Assistance: Direct provision of bus vouchers and other forms of transportation assistance.
- Clothing Assistance: Direct provision of clothing for needy families and individuals.
- Prescription/Medical/Dental Services: Direct provision of prescription, medical and dental services.
- Workforce Development: Direct provision of job training services designed to develop and enhance employment skills, as well as to help clients secure and retain living wage jobs.
- Information & Referral Services: Direct provision of 24-hour/7-days-a-week call center services to provide health and human service information to at-risk populations.
- Recuperative care for homeless individuals who become ill or injured.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. This strategy requires the City to implement programs that protect children living in older housing from lead hazards.

Overall, the City has a relatively new housing stock; therefore, lead-based paint hazards are not an extensive issue in Irvine. According to ACS data, the vast majority of Irvine’s housing stock (72.7 percent) was built after 1979, when the use of lead-based paint was outlawed, meaning that the residents of these homes should not be at risk of lead-based paint hazards. Only those units constructed prior to January 1, 1978 are presumed to have the potential to contain lead-based paint. In these units, the best way to have reasonable assurance that lead-based paint hazards are not present is to have the painted surfaces tested.

According to the City of Irvine Residential Rehabilitation Program, a typical lead-based paint screening survey costs approximately \$350. To reduce lead-based paint hazards, the City of Irvine takes the following actions:

- Include lead testing and abatement procedures if necessary in all residential rehabilitation activities for units built prior to January 1, 1978.
- Monitor the lead-poisoning data maintained by the Orange County Department of Health Services (OCDHS). According to OCDHS, there were 105 incidents of Irvine children with blood lead levels greater than 4.5 micrograms per deciliter from 2009-2013.
- Educate residents on the health hazards of lead-based paint through the use of brochures and encourage screening children for elevated blood-lead levels.
- Disseminate brochures about lead hazards through organizations such as the Fair Housing Foundation and the City’s residential rehabilitation activities.

How are the actions listed above related to the extent of lead poisoning and hazards?

Over time the actions listed above will promote greater awareness of the hazards of lead-based paint to children and will also address unsafe housing conditions in pre-1978 units where children may potentially be exposed to lead-based paint hazards.

How are the actions listed above integrated into housing policies and procedures?

The City of Irvine Residential Rehabilitation Program Implementation Guidelines require the dissemination of brochures provided by the U.S. Environmental Protection Agency to all applicants as part of the transmittal of the program application. Any unit receiving assistance through the program that was built prior to January 1, 1978 is tested for lead-based paint. If lead-based paint is present, appropriate abatement procedures are implemented as part of the rehabilitation contract consistent with the requirements of 24 CFR Part 35.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Similar to other communities in Orange County and across the nation, poverty continues to be a significant challenge. According to the 2007-2011 American Community Survey 5-Year Estimates, there are 20,761 Irvine residents living in poverty. In an effort to meaningfully address this challenge, all nine goals of the 2015-2019 Strategic Plan are aligned to support activities that promote the availability of affordable housing and provide essential services that directly benefit low- and moderate-income residents. In the implementation of the Plan, the City will prioritize funding for activities that most effectively address the Plan goals over the next five years. This strategy will emphasize using CDBG and HOME funds to help individuals and families rise out of poverty to long-term self-sufficiency.

The implementation of CDBG and HOME activities meeting the goals established in this Plan will help to reduce the number of poverty-level families by:

- Supporting activities that expand the supply of housing that is affordable to low- and moderate-income households, including the City's Inclusionary Zoning Ordinance (which makes affordable housing an integral part of every newly constructed residential project in the City) and the Irvine Community Land Trust, a City sponsored nonprofit organization (which helps create and maintain permanently affordable housing in the City);
- Supporting a continuum of housing and public service programs to prevent and eliminate homelessness;
- Supporting housing preservation programs that assure low income households have a safe, decent and appropriate place to live;
- Supporting public services through the nonprofits funded by CDBG that serve the community's youth, seniors, families and those with special needs; and
- Promoting economic opportunity for all residents working for employers doing business with the City of Irvine through the City's Living Wage Ordinance.

In addition to these local efforts, mainstream state and federal resources also contribute to reducing the number of individuals and families in poverty. Federal programs such as the Earned Income Tax Credit and Head Start provide a pathway out of poverty for families who are ready to pursue employment and educational opportunities. Additionally in California, the primary programs that assist families in poverty are CalWORKS, CalFresh (formerly food stamps) and Medi-Cal. Together, these programs provide individuals and families with employment assistance, subsidy for food, medical care, childcare and cash payments to meet

basic needs such as housing, nutrition and transportation. Other services are available to assist persons suffering from substance abuse, domestic violence and mental illness.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Irvine and much of Orange County is a high housing cost area. Although housing costs temporarily declined and became more affordable during the recent economic recession, rents in Irvine have since surpassed their pre-recession levels and are currently out of reach for many individuals and families. National funding limitations on Section 8 Housing Choice Vouchers and long application wait lists for both conventional public housing and City sponsored affordable housing limit the number of families in poverty that can benefit from these programs.

The goals of the Plan are aligned to benefit low- and moderate-income residents in an effort to reduce the number of poverty-level families. For example, the goal to develop new affordable rental housing opportunities available to families earning less than 30, 50 and 80 percent of AMI will provide additional affordable housing options for families transitioning from activities funded under the Homeless Prevention Services goal. The Affordable Housing Preservation goal will include activities targeted to families who own their residence but lack the resources to address emergency repairs or maintain the property in compliance with City codes and standards. Addressing substandard or emergency housing conditions allows low- and moderate-income families to maintain housing stability while also guaranteeing that all economic segments of the community live in decent housing. The Youth Services, Senior Services and Special Needs Services goals will each fund activities targeted to families in poverty and other low- and moderate-income households with specific service needs. Providing this range of targeted services allows children, families and seniors in Irvine appropriate support and resources to rise from poverty and become more self-sufficient.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

To ensure that CDBG and HOME funds are used efficiently and in compliance with applicable regulations, the City provides technical assistance to all subrecipients at the beginning of each program year and monitors subrecipients throughout the program year.

Technical Assistance

To enhance compliance with federal program regulations, the City provides an annual Notice of Funding Availability (NOFA) workshop to review the Plan goals, program requirements and available resources with potential applicants. Subsequent to the approval of the Annual Action Plan, a mandatory subrecipient workshop is held to review program regulations in detail, to provide useful forms and resources for documenting compliance and to review the City's compliance procedures and requirements. Additionally, individualized technical assistance is provided on an as-needed basis throughout a program year.

Activity Monitoring

All activities are monitored, beginning with a detailed review upon receipt of an application to determine eligibility, conformance with a National Objective and conformance with a Plan goal. This review also examines the proposed use of funds, eligibility of the service area, eligibility of the intended beneficiaries and likelihood of compliance with other federal requirements such as the National Environmental Policy Act, the System for Award Management (SAM) debarment list, prevailing wage, Minority and Women Business Enterprise, Section 3 and federal acquisition and relocation regulations, as applicable.

Subrecipients are required to submit an audit and other documentation to establish their capacity, and any findings noted in the audit are reviewed with the applicant. Eligible applications are then considered for funding. Once funded, desk monitoring includes ongoing review of required quarterly performance reports. For CDBG public service activities, an on-site monitoring is conducted once every two years, or more frequently as needed to ensure compliance. These reviews include both a fiscal and programmatic review of the subrecipient's activities. The reviews determine if the subrecipient is complying with the program regulations and City contract. Areas routinely reviewed include overall administration, financial systems, appropriateness of program expenditures, program delivery, client eligibility determination and

documentation, reporting systems, and achievement toward achieving contractual goals. Following the monitoring visit, a written report is provided delineating the results of the review and any findings of non-compliance and the required corrective action. Subrecipients normally have 30 days to provide the City with corrective actions taken to address any noted findings. Individualized technical assistance is provided, as noted above, as soon as compliance concerns are identified. For CDBG capital projects, monitoring also includes compliance with regulatory agreement requirements. For HOME funded activities, annual monitoring is undertaken to ensure that for renter occupied units, household income, rents and utility allowances are in compliance with applicable limits pursuant to the affordability covenant. For ownership units, annual monitoring of occupancy is conducted throughout the affordability period.

2015-2016 Action Plan

AP-15 Expected Resources – 91.220(c)(1,2)

For Program Year 2015, the City will receive \$1,270,753 of CDBG funds and \$450,741 of HOME funds from HUD. When these amounts are combined with prior year resources available for inclusion in the 2015 Annual Action Plan, the City anticipates the availability of approximately \$9.7 million of CDBG and HOME funds during the five-year period beginning July 1, 2015 and ending June 30, 2020.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public federal	Acquisition Admin and Planning Housing Public Improvements Public Services	1,270,753	0	916,329	2,187,082	5,083,012	The expected amount available for the remainder of the Consolidated Plan period assumes level funding in future years.
HOME	public federal	Acquisition Homeowner rehab Multifamily rental new construction Multifamily rental rehab TBRA	450,741	0	198,181	648,922	1,802,964	The expected amount available for the remainder of the Consolidated Plan period assumes level funding in future years.

Table 57 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Depending on the financing structure of a given activity, it may be advantageous for the City to use CDBG and HOME funds to leverage appropriate state, local and private resources, including but not limited to those listed below.

State Resources

- State Low-Income Housing Tax Credit Program
- Building Equity and Growth in Neighborhoods Program (BEGIN)
- CalHome Program
- Multifamily Housing Program (MHP)
- Housing Related Parks Grant
- CalHFA Single and Multi-Family Program
- Mental Health Service Act (MHSA) Funding

Local Resources

- Irvine Community Land Trust (ICLT) Funding
- Orange County Housing & Finance Agency (OCHFA) Funding
- Southern California Home Financing Authority (SCHFA) Funding
- Orange County Continuum of Care Program
- Orange County Housing Authority (OCHA) Programs

Private Resources

- Federal Home Loan Bank Affordable Housing Program (AHP)
- Community Reinvestment Act Programs
- United Way Funding
- Private Contributions

Matching Requirements

The City of Irvine leverages HOME funds with other local and private non-federal resources in order to meet its HOME program 25 percent matching requirement. Eligible forms of HOME match are documented by the City and reported to HUD as part of the Consolidated Annual Performance and Evaluation Report (CAPER) each year.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Pursuant to a 2006 Development Agreement pertaining to Planning Area 36, the Irvine Land Company, LLC agreed to convey 15 acres of land to the City of Irvine between 2011 and 2023. The agreement required the dedication of land for affordable housing to commence on December 31, 2011, with a minimum of three acres every three years thereafter until the 15-acre requirement is met.

The first site was dedicated to the City in 2011 during the period of time covered by the 2010-2014 Consolidated Plan. In December 2013, AMCAL Multi-Housing, Inc. broke ground at this site to develop the Alegre affordable housing project.

The second site was dedicated to the City in August, 2014, and it is anticipated that the third site will be dedicated by December 31, 2017. The second and third sites constitute property located within the jurisdiction that may be used to address affordable housing needs during the period of this Plan.

Based on the Development Agreement, the fourth and fifth sites may be dedicated subsequent to the period covered by this Plan; therefore, the fourth and fifth sites are not considered available to meet affordable housing needs during the period covered by this Plan.

Discussion

Assuming continued level funding of the CDBG and HOME programs, the City expects to utilize approximately \$9.7 million of CDBG and HOME funds during the five-year period beginning July 1, 2015 and ending June 30, 2020 to achieve the goals outlined in this Plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Rental Housing Development	2015	2019	Affordable Housing	Citywide	Expand the supply of affordable housing	HOME: \$603,848	Rental units constructed: 80 Household Housing Unit
2	Affordable Housing Preservation	2015	2019	Affordable Housing	Citywide	Preserve the supply of affordable housing	CDBG: \$500,077	Homeowner Housing Rehabilitated: 15 Household Housing Unit
3	Fair Housing Services	2015	2019	Affordable Housing	Citywide	Ensure equal access to housing opportunities	CDBG: \$16,367	Public service activities other than Low/Moderate-Income Housing Benefit: 350 Persons Assisted
4	Youth Services	2015	2019	Public Services	Citywide	Provide public services for low-income residents	CDBG: \$64,145	Public service activities other than Low/Moderate-Income Housing Benefit: 980 Persons Assisted
5	Senior Services	2015	2019	Non-Housing Community Development	Citywide	Provide public services for low-income residents	CDBG: \$38,571	Public service activities other than Low/Moderate-Income Housing Benefit: 240 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Special Needs Services	2015	2019	Non-Homeless Special Needs	Citywide	Public services for residents with special needs	CDBG: \$23,811	Public service activities other than Low/Moderate-Income Housing Benefit: 60 Persons Assisted
7	Homelessness Prevention Services	2015	2019	Homeless	Citywide	Prevent and eliminate homelessness	CDBG: \$47,718	Public service activities other than Low/Moderate-Income Housing Benefit: 222 Persons Assisted
8	City of Irvine Public Facility Improvements	2015	2019	Non-Housing Community Development	Citywide	Improve City public facilities and infrastructure	CDBG: \$1,242,243	Public Facility or Infrastructure Activities other than Low/Moderate-Income Housing Benefit: 15,270 Persons Assisted

Table 58 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Rental Housing Development
	Goal Description	In partnership with housing developers, leverage HOME and CDBG funds in support of the development of new rental housing units affordable to households earning less than 30, 60 or 80 percent of Area Median Income, including units reserved for residents with special needs.
2	Goal Name	Affordable Housing Preservation
	Goal Description	Preservation of the quality of existing affordable housing stock occupied by low- and moderate-income households. The City of Irvine Residential Rehabilitation Program will provide deferred loans and emergency grants to rehabilitate 15 homeowner housing units.

3	Goal Name	Fair Housing Services
	Goal Description	Affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation services.
4	Goal Name	Youth Services
	Goal Description	Provide youth with appropriate health, fitness, recreational, educational and other services to support the emotional and developmental well-being of children and youth from low- and moderate-income families.
5	Goal Name	Senior Services
	Goal Description	Provide seniors with quality supportive services so elderly residents can live as independently as possible.
6	Goal Name	Special Needs Services
	Goal Description	Provide special needs services including, but not limited, to those concerned with disabilities, domestic violence, substance abuse and HIV/AIDS.
7	Goal Name	Homelessness Prevention Services
	Goal Description	Support a continuum of services in Orange County to prevent and eliminate homelessness including, but not limited to, homelessness prevention programs, emergency shelter programs and transitional housing.
8	Goal Name	City of Irvine Public Facility Improvements
	Goal Description	Improve City of Irvine public facilities and infrastructure to benefit low- and moderate-income residents or those presumed under HUD regulations to be low- and moderate-income such as the elderly and disabled adults.

Projects

AP-35 Projects – 91.220(d)

Introduction

To address the high priority needs identified in the Strategic Plan, the City of Irvine will invest CDBG and HOME funds in projects that develop new rental housing units, preserve affordable housing, provide fair housing services, provide services to low- and moderate-income residents including youth and seniors, provide services to residents with special needs, prevent homelessness and improve City public facilities. Together, these projects will address the needs of low- and moderate-income Irvine residents.

Projects

#	Project Name
1	Affordable Rental Housing Development
2	Affordable Housing Preservation
3	Fair Housing Services
4	Youth Services
5	Senior Services
6	Special Needs Services
7	Homelessness Prevention Services
8	City of Irvine Public Facilities Improvements
9	Program Administration

Table 59 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Based on the Strategic Plan, the City is allocating 100 percent of its non-administrative CDBG and HOME investments for program year 2015-2016 to projects and activities that benefit low- and moderate-income people throughout the City.

The primary obstacles to meeting the underserved needs of low- and moderate-income people include lack of funding from federal, state and other local sources and the high cost of housing that is not affordable to low-income residents. To address these obstacles, the City is investing CDBG and HOME funds through the 2015-2016 Action Plan in projects that develop new affordable rental housing units, provide loans to low- and moderate-income homeowners for

home improvements, projects that provide public facilities and ADA improvements to community and senior centers, projects that provide public services to low- and moderate-income people and those with special needs and projects that prevent homelessness.

AP-38 Project Summary

Table 60 – Project Summary Information

1	Project Name	Affordable Rental Housing Development
	Target Area	Citywide
	Goals Supported	Affordable Rental Housing Development
	Needs Addressed	Expand the supply of affordable housing
	Funding	HOME: \$603,848
	Description	In partnership with housing developers, leverage HOME and CDBG funds in support of the development of new rental housing units affordable to households earning less than 30, 60 or 80 percent of Area Median Income, including units reserved for residents with special needs.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 80 low- and moderate-income households will benefit from affordable rental housing.
	Location Description	17275 Derian, Irvine, CA 92614
	Planned Activities	Innovative Housing Opportunities: Derian Apartments (80 households) \$603,848

2	Project Name	Affordable Housing Preservation
	Target Area	Citywide
	Goals Supported	Affordable Housing Preservation
	Needs Addressed	Preserve the supply of affordable housing
	Funding	CDBG: \$500,077
	Description	Preservation of the quality of existing affordable housing stock occupied by low- and moderate-income households.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 15 low- and moderate-income families will benefit from the proposed activity.
	Location Description	Citywide
	Planned Activities	City of Irvine: Residential Rehabilitation Program (15 household housing units) \$500,077

3	Project Name	Fair Housing Services
	Target Area	Citywide
	Goals Supported	Fair Housing Services
	Needs Addressed	Ensure equal access to housing opportunities
	Funding	CDBG: \$16,367
	Description	Affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation services.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 350 people will benefit from the proposed activity.
	Location Description	Citywide
	Planned Activities	Fair Housing Foundation: Fair Housing Services (350 people) \$16,367

4	Project Name	Youth Services
	Target Area	Citywide
	Goals Supported	Youth Services
	Needs Addressed	Provide public services for low-income residents
	Funding	CDBG: \$64,145
	Description	Provide youth with appropriate health, fitness, recreational, educational and other services to support the emotional and developmental well-being of children and youth from low- and moderate-income families.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 980 people will benefit from the proposed activities.
	Location Description	Citywide
	Planned Activities	Assistance League of Irvine: Operation School Bell (825 people) \$19,135 Irvine Children's Fund: Before and After School Child Care (55 people) \$31,498 Irvine Public Schools Foundation: After School Enrichment (100 people) \$13,512

5	Project Name	Senior Services
	Target Area	Citywide
	Goals Supported	Senior Services
	Needs Addressed	Provide public services for low-income residents
	Funding	CDBG: \$38,571
	Description	Provide seniors with quality supportive services so elderly residents can live as independently as possible.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 240 people will benefit from the proposed activities.
	Location Description	Citywide
	Planned Activities	Irvine Adult Day Health Services: Skilled Nursing Care Program (85 people) \$17,378 National Charity League: Irvine Meals on Wheels (155 people) \$21,193

6	Project Name	Special Needs Services
	Target Area	Citywide
	Goals Supported	Special Needs Services
	Needs Addressed	Public services for residents with special needs
	Funding	CDBG: \$23,811
	Description	Provide special needs services including, but not limited, to those concerned with disabilities, domestic violence, substance abuse and HIV/AIDS.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 60 people will benefit from the proposed activities.
	Location Description	Citywide
	Planned Activities	Human Options: Domestic Violence Services Program (40 people) \$13,811 AIDS Service Foundation: HIV/AIDS Case Management and Support Services (20 people) \$10,000

7	Project Name	Homelessness Prevention Services
	Target Area	Citywide
	Goals Supported	Homelessness Prevention Services
	Needs Addressed	Prevent and eliminate homelessness
	Funding	CDBG: \$47,718
	Description	Support a continuum of services in Orange County to prevent and eliminate homelessness including, but not limited to, homelessness prevention programs, emergency shelter programs and transitional housing.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 222 people will benefit from the proposed activities.
	Location Description	Citywide
	Planned Activities	Families Forward: Transitional Housing Program (156 people) \$19,850 HOMES / Jamboree: Lakeview Aisle Transitional Housing for Emancipated Foster Youth Program (6 people) \$12,433 South County Outreach: Homeless Prevention (60 people) \$15,435

8	Project Name	City of Irvine Public Facilities Improvements
	Target Area	Citywide
	Goals Supported	City of Irvine Public Facility Improvements
	Needs Addressed	Improve City public facilities and infrastructure
	Funding	CDBG: \$1,242,243
	Description	Improve City of Irvine public facilities and infrastructure to benefit low- and moderate-income residents or those presumed under HUD regulations to be low- and moderate-income such as the elderly and disabled adults.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 15,270 people will benefit from the proposed activities including an estimated 1,000 seniors and approximately 14,270 disabled adults according to HUD data.
	Location Description	<p>Community Facilities ADA Improvements:</p> <ul style="list-style-type: none"> • Deerfield Community Center - 55 Deerwood West, Irvine, CA 92604 • Harvard Community Center - 14701 Harvard Ave, Irvine, CA 92606 • Heritage Park Community Center - 14301 Yale Ave, Irvine, CA 92604 • Irvine Fine Arts Center - 14321 Yale Ave, Irvine, CA 92604 <p>Lakeview Senior Center Improvements:</p> <ul style="list-style-type: none"> • 20 Lake Road, Irvine, CA 92604 <p>Rancho Senior Center Improvements:</p> <ul style="list-style-type: none"> • 3 Ethel Coplen Way, Irvine, CA 92612
	Planned Activities	<p>City of Irvine: Community Facilities ADA Improvements (14,270 people) \$716,477</p> <p>City of Irvine: Lakeview Senior Center Improvements (600 people) \$47,201</p> <p>City of Irvine: Rancho Senior Center Improvements (400 people) \$478,565</p>

9	Project Name	Program Administration
	Target Area	Citywide
	Goals Supported	Not applicable
	Needs Addressed	Not applicable
	Funding	CDBG: \$254,150 HOME: \$45,074
	Description	This project will provide for the administration of the CDBG and HOME programs.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Citywide
	Planned Activities	City of Irvine Housing Division: CDBG Program Administration \$254,150 City of Irvine Housing Division: HOME Program Administration \$45,074

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

All CDBG funds will be directed toward activities benefitting low- and moderate-income residents citywide.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100%

Table 61 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Not applicable.

Discussion

Based on the Strategic Plan, the City is allocating 100 percent of its non-administrative CDBG and HOME investments for program year 2015-2016 to projects and activities that benefit low- and moderate-income people citywide.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Two high priority affordable housing needs are identified in the 2015-2019 Consolidated Plan and two Strategic Plan goals are established to provide the framework necessary to invest CDBG and HOME funds to address the affordable housing needs of the City.

Expand the Supply of Affordable Housing

Based on evaluation of 2007-2011 ACS and CHAS data, there is a high need for additional rental housing units affordable for households earning less than 80 percent of AMI. Of the households earning 0-80 percent of AMI, 17,404 are cost burdened households — meaning households paying more than 30 percent of their income for housing. Additionally, 11,551 of the cost burdened households are considered severely cost burdened households — meaning that they pay more than 50 percent of their income for housing. Of the 11,551 severely cost burdened households, 7,409 are renters. Of those severely cost burdened renter households, 6,340 households earn less than 50 percent of AMI and are considered the most at risk of becoming homeless.

Preserve the Supply of Affordable Housing

As the City's housing stock ages, a growing percentage of housing units may need rehabilitation to allow them to remain safe and habitable. The situation is of particular concern for low- and moderate-income homeowners who are generally not in a financial position to properly maintain their homes.

The age and condition of Irvine's housing stock is an important indicator of potential rehabilitation needs. Commonly, housing over 15 years of age will exhibit deficiencies in terms of paint, weatherization, heating / air-conditioning systems, hot water heaters and finish plumbing fixtures. Housing over 30 years of age will typically some form of major rehabilitation, such as roof replacement, foundation work and plumbing systems.

According to CHAS data showing the year that housing units were built categorized by owner and renter tenure:

- 14,024 or 35.6 percent of the 39,390 owner-occupied housing units built between 15 and 34 years ago (built between 1980 and 1999).
- 15,537 or 39.4 percent of the 39,390 owner-occupied housing units in Irvine were built 34 or more years ago (built prior to 1980).
- 14,425 or 40.8 percent of the 35,321 renter-occupied housing units in Irvine were built between 15 and 34 years ago (built between 1980 and 1999).
- 7,348 or 20.8 percent of the 35,321 renter-occupied housing units in Irvine were built 34 or more years ago (built prior to 1980).

Preservation of the physical and functional integrity of existing housing units occupied by low- and moderate-income households is a cost-effective way to invest limited resources to retain existing housing units that are already affordable to low- and moderate-income households in the community. Addressing substandard housing conditions through housing preservation activities ensures that all economic segments of the community have the opportunity to live in decent housing that meets local standards. Housing preservation is rated as a high priority need based on the demand for service reported by the City's Housing Division and responses to the 2015-2019 Consolidated Plan Needs Assessment Survey.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 62 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	80
Rehabilitation of Existing Units	15
Acquisition of Existing Units	0
Total	95

Table 63 - One Year Goals for Affordable Housing by Support Type

Discussion

The Strategic Plan identifies a high priority need to expand the supply of affordable housing and a high priority need to preserve the supply of affordable housing. During the 2015-2016 Program Year, the City of Irvine will invest HOME funds in the development of affordable rental housing units and CDBG funds in the preservation of existing affordable housing units.

AP-60 Public Housing – 91.220(h)

Introduction

There are no public housing developments in Irvine. All public housing programs consist of housing choice and project-based vouchers administered by the Orange County Housing Authority (OCHA). As of 2014, OCHA administered a total of 9,818 housing vouchers throughout the County. Of these, 970 were issued to Irvine residents. Families received 327 housing vouchers, 276 housing vouchers were issued to Irvine’s disabled population, and 367 housing vouchers were issued to Irvine’s elderly population. OCHA monitors all units to ensure they are in adequate condition, meeting the Section 8 Housing Quality Standards (HQS).

Actions planned during the next year to address the needs to public housing

In the upcoming five years, OCHA’s goals are

- Apply for additional housing assistance funding and programs that may become available.
- Explore the use of Project-Based Housing Choice Vouchers or other housing funds to promote the construction or acquisition activities that will result in additional units or developments that will serve special needs populations.
- Ensure consistent quality of assisted housing services by maintaining high performer status in Section Eight Management Assessment Program (SEMAP) scores.
- Promote Family Self-Sufficiency incentives and homeownership opportunities for Housing Choice Voucher participants in partnership with local programs and related service providers.
- Expand assisted housing choices by conducting outreach efforts to increase the number of property owners and their participation in housing assistance programs.
- Identify and utilize technology to enhance operational effectiveness and efficiency in delivery of housing assistance services

Actions to encourage public housing residents to become more involved in management and participate in homeownership

OCHA supports resident councils and actively seeks input from PHA residents on the management and implementation of OCHA policies and procedures.

Housing prices in Orange County are so high that homeownership opportunities are limited for OCHA residents. On a limited basis, OCHA has partnered with Habitat for Humanity to provide two affordable homeownership units, but these types of efforts are limited.

OCHA also manages a Housing Choice Voucher Homeownership Program that it markets to all OCHA program tenants.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable. OCHA is designated as a High Performing PHA.

Discussion

Through participation in the Cities Advisory Committee, Irvine continues to support OCHA in effective administration of its limited affordable housing resources. The City also continues to work with OCHA to include the residents with Section 8 Housing Choice Vouchers in the federally-funded programs administered by the City, including any homeownership programs.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City will invest CDBG funds during the 2015-2016 Program Year to address high priority needs identified in the 2015-2019 Consolidated Plan including preventing homelessness and providing public services to special needs populations.

Homelessness Prevention Services

According to the results of the most recent data available from the bi-annual Point-In-Time Homeless Count (PIT Count) held on January 26, 2013, on any given night in Orange County, approximately 4,300 people are homeless, and over a course of a year, more than 12,700 people will experience homelessness. To address incidences of homelessness in Irvine and to prevent extremely-low income Irvine families from becoming homeless, the City places a high priority on programs that work to prevent homelessness or rapidly assist homeless individuals living in the community. To address this need, the City will support CDBG public service activities that help prevent homelessness and that provide a structured path to stable housing for individuals and families who become homeless.

Services for Residents with Special Needs

Analysis of available data and consultation with organizations providing services for special needs populations revealed a high need for a range of additional services including, but not limited to, those concerned with domestic violence, human trafficking, mental disabilities, physical disabilities, developmental disabilities, substance abuse/alcoholism and HIV/AIDS.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

To reach out to unsheltered homeless persons and assess their individual needs for the purpose of connecting them with available emergency shelter and transitional housing resources, the City of Irvine, through its Housing Division, Public Safety Department and Community Services Department will provide information and referrals — primarily to 2-1-1 Orange County. Additionally, to reduce and end homelessness, the City of Irvine will provide CDBG public service funds to the following activities:

- Families Forward: Transitional Housing Program (156 people)
- HOMES / Jamboree: Lakeview Aisle Transitional Housing for Emancipated Foster Youth Program (6 people)
- South County Outreach: Homelessness Prevention Program (60 people)
- Human Options: Domestic Violence Services Program (40 people)

Addressing the emergency shelter and transitional housing needs of homeless persons

To address the emergency shelter and transitional housing needs of homeless persons, the City supports the Families Forward Housing Program that provides transitional housing, counseling and case management to families at risk of homelessness. Each year, Families Forward serves approximately 156 unduplicated people.

Additionally, the City supports Human Options, an organization providing emergency shelter and support services to victims of domestic violence. The Human Options Family Healing Center is an on-site short-term transitional housing program with five self-contained apartments for abused women and their children who have successfully completed the 30-45 day emergency shelter program and are eligible to participate in the Family Healing Center program for up to three months.

Other organizations in the Continuum of Care (CoC) addressing the emergency shelter and transitional housing needs of homeless persons include Orange Coast Interfaith Shelter, Orange County Rescue Mission and WISEPlace.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

To address the needs of homeless families, families with children, veterans and their families, the City supports the Families Forward Housing Program, which provides transitional housing, counseling and case management to families at risk of homelessness. Each year, Families Forward serves approximately 156 unduplicated people through its transitional housing program. When paired with financial counseling, career coaching and other available case management services, Families Forward makes certain that families are ready to succeed in their transition to permanent housing.

To address the needs of at risk emancipated foster youth (18-21 years of age) as they make the transition to permanent housing and independent living, the City supports the Transitional

Housing for Emancipated Foster Youth program at Lakeview Aisle, which provides a safe, secure and stable living environment where residents are required to pursue an academic or certificate program and also maintain part-time employment.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

To help low-income individuals and families avoid becoming homeless, the City provides CDBG public service funds to South County Outreach's Homelessness Prevention program that provides emergency rental assistance to help Irvine residents prevent eviction from their homes in the event of unforeseen economic circumstances. The program also provides emergency utility assistance to prevent service disconnection. The program anticipates serving 60 unduplicated people during the program year. Other South County Outreach services that support family well-being include a community food pantry, case management in the development of a self-sufficiency action plan and a computer learning lab.

Discussion

The City of Irvine considers ending and preventing homelessness a high priority and will support CDBG public service activities that help prevent homelessness and that provide a structured path to stable housing for individuals and families who become homeless.

AP-75 Barriers to Affordable Housing – 91.220(j)

Introduction:

A barrier to affordable housing is a public policy or nongovernmental condition that constrains the development or rehabilitation of affordable housing. Barriers can include land use controls, property taxes, state prevailing wage requirements, environmental protection, cost of land and availability of monetary resources. Barriers to affordable housing are distinguished from impediments to fair housing choice in the sense that barriers are lawful and impediments to fair housing choice are usually unlawful.

Based on information gathered during community meetings, the Consolidated Plan Needs Assessment Survey, the 2013-2021 Housing Element and market analysis, the primary barriers to affordable housing in Irvine are housing affordability and the lack of monetary resources necessary to develop and sustain affordable housing. The two barriers are related in the sense that demand for affordable housing exceeds the supply and insufficient resources are available to increase the supply of affordable housing to meet demand.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

In the development of the 2013-2021 Housing Element, the City evaluated significant public policies affecting affordable housing development such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges and growth limitations. Based on this evaluation, the City determined that it has taken all appropriate and necessary steps to ameliorate the negative effects of public policies that may have been a barrier to affordable housing. Moreover, the City is actively engaged with affordable housing developers concerning the siting of additional future affordable housing and ensuring that the entitlement process runs smoothly from inception to completion.

Discussion:

To address housing affordability and the lack of monetary resources for affordable housing, the Strategic Plan calls for the investment of a significant portion of CDBG and HOME funds for the development of 225 new affordable rental housing units during the five-year period of the Consolidated Plan and the rehabilitation and preservation of 73 existing affordable housing units over the next five years. Although the City no longer has access to Redevelopment Housing Set-Aside funds, the City will continue to leverage its CDBG and HOME funds to attract private and other available public resources, including land conveyed to the City for the

purpose of affordable housing, to facilitate affordable housing development. This strategy will increase the supply of affordable housing and preserve existing affordable housing in the City.

AP-85 Other Actions – 91.220(k)

Introduction:

In the implementation of the 2015-2016 Annual Action Plan, the City will invest CDBG and HOME resources to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The primary obstacles to meeting the underserved needs of low- and moderate-income people include lack of funding from federal, state and other local sources, and the high cost of housing that is not affordable to low-income people. To address these obstacles, the City is investing CDBG and HOME funds through the 2015-2016 Action Plan in projects that provide financing for the development of 80 new affordable rental housing units, provide loans to approximately 15 low- and moderate-income homeowners for home improvements, provide public facilities improvements at six City of Irvine public facilities (including two senior centers, three community centers and the Irvine Fine Arts Center) to benefit people presumed under HUD regulations to be low- and moderate-income people and those with special needs, and projects that prevent homelessness. To address underserved needs, the City is allocating 100 percent of its non-administrative CDBG and HOME investments for program year 2015-2016 to projects and activities that benefit low- and moderate-income people or people presumed under HUD regulations to be low- and moderate-income.

Actions planned to foster and maintain affordable housing

In the implementation of the 2015-2016 Annual Action Plan, the City will invest HOME funds to expand the supply of affordable rental housing and will use CDBG funds to preserve and maintain existing affordable housing through the City of Irvine Residential Rehabilitation Program that anticipates providing up to 15 deferred loans of approximately \$25,000 to low- and moderate-income owners of single-family dwellings.

Actions planned to reduce lead-based paint hazards

The Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. To reduce lead-based paint hazards, the City of Irvine Residential Rehabilitation Program will conduct lead-based paint testing and risk assessments for each property assisted that was built prior to January 1, 1978 and will incorporate safe work practices or abatement into the scope of work as required to reduce lead-based paint hazards in accordance with 24 CFR Part 35.

Actions planned to reduce the number of poverty-level families

The implementation of CDBG and HOME activities meeting the goals established in the 2015-2019 Consolidated Plan-Strategic Plan and this Annual Action Plan will help to reduce the number of poverty-level families by:

- Supporting activities that expand the supply of housing that is affordable to low- and moderate-income households, including the City's Inclusionary Zoning Ordinance (which makes affordable housing an integral part of every newly constructed residential project in the City) and the Irvine Community Land Trust, a City sponsored nonprofit organization (which helps create and maintain permanently affordable housing in the City);
- Supporting a continuum of housing and public service programs to prevent and eliminate homelessness;
- Supporting housing preservation programs that ensure low-income households have a safe, decent and appropriate place to live;
- Supporting public services through various nonprofits funded by CDBG that serve the community's youth, seniors, families, veterans and those with special needs; and
- Promoting economic opportunity for all residents working for employers doing business with the City of Irvine through the City's Living Wage Ordinance.

In addition to these local efforts, mainstream state and federal resources also contribute to reducing the number of individuals and families in poverty. Federal programs such as the Earned Income Tax Credit and Head Start provide a pathway out of poverty for families who are ready to pursue employment and educational opportunities. Additionally in California, the primary programs that assist families in poverty are CalWORKS, CalFresh (formerly food stamps) and Medi-Cal. Together these programs provide individuals and families with employment assistance, subsidy for food, medical care, childcare and cash payments to meet basic needs such as housing, nutrition and transportation. Other services are available to assist persons suffering from substance abuse, domestic violence and mental illness.

Actions planned to develop institutional structure

The institutional delivery system in Irvine is high-functioning and collaborative — particularly the relationship between local government and the nonprofit sector comprised of a network of capable community-based organizations that are delivering a full range of services to residents. Affordable housing development and preservation activities will be carried out by the Housing Division of the Community Development Department in partnership with housing developers and contractors. Public service activities will be carried out by nonprofit organizations and City

Departments to achieve the Strategic Plan goals. The Housing Division and the Public Works Department will work together with contractors to implement public facility improvement projects.

One of the key ways the City is developing and expanding institutional structure to meet underserved needs is by funding a wide variety of services targeted to youth, seniors, veterans, special needs populations and individuals or families at risk of homelessness with CDBG public service grants.

Actions planned to enhance coordination between public and private housing and social service agencies

To enhance coordination between public and private housing and social service agencies, the City will continue consulting with and inviting the participation of a wide variety of agencies and organizations involved in the delivery of housing and supportive services to low- and moderate-income residents in Irvine.

Discussion:

In the implementation of the 2015-2016 Annual Action Plan, the City will invest CDBG and HOME resources to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure and enhance coordination between public and private housing and social service agencies.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

In the implementation of programs and activities under the 2015-2016 Annual Action Plan, the City of Irvine will follow all HUD regulations concerning the use of program income, forms of investment, overall low- and moderate-income benefit for the CDBG program and recapture requirements for the HOME program.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low- and moderate-income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low- and moderate-income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnerships Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City will not use any other forms of investment beyond those identified in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

During the 2015-2016 program year, the City of Irvine will not implement any HOME-assisted homebuyer activities. The 2015-2019 Strategic Plan does not include this activity as a high priority need.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

See above.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not intend to use HOME funds under the 2015-2016 Annual Action Plan to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

Discussion:

In the implementation of programs and activities under the 2015-2016 Annual Action Plan, the City of Irvine will follow all HUD regulations concerning the use of program income, forms of investment, overall low- and moderate-income benefit for the CDBG program and forms of investment for the HOME program.



**2015/2019 CONSOLIDATED PLAN
JULY 1, 2015 THROUGH JUNE 30, 2020**

**2015/2016 ANNUAL ACTION PLAN
JULY 1, 2015 THROUGH JUNE 30, 2016**

**APPENDIX A
Alternate / Local Data Sources**

Appendix - Alternate/Local Data Sources

1	<p>Data Source Name</p> <p>Orange County Homeless Count & Survey Report</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>County of Orange / OC Community Services in conjunction with The Commission to End Homelessness</p>
	<p>Provide a brief summary of the data set.</p> <p>Provides data needed to complete NA-40 Homeless Needs Assessment pursuant to 24 CFR 91.205(c)</p>
	<p>What was the purpose for developing this data set?</p> <p>The data originated from the Homeless Point-In-Time Count, a congressionally-mandated action for all communities that receive U.S. Department of Housing and Urban Development (HUD) funding for homeless programs.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>January 26, 2013</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>The sheltered portion of the count is extracted from data in the County’s Homeless Management Information System (HMIS), operated by OC Partnership, and includes all persons who occupied a shelter or transitional housing bed on the night of the count.</p> <p>The 2013 Orange County Point-In-Time (PIT) count uses a public places count with sampling methodology, which is one of only two methodologies appropriate for a jurisdiction of the size and urbanization of Orange County.</p> <p>The public places with sampling methodology counts visibly homeless people in public places and then applies a statistical formula to account for the geography not visited on the morning of the count. This count integrated an interview with counted people to extrapolate characteristics of the unsheltered population. Concurrent with the count, surveys were administered to counted persons (adults only) who were awake, willing, and able to participate. The survey collected additional information on where the respondent was living, demographics for the respondent and his/her family, disabilities, and the length of time that the person has been homeless.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>See NA-40</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>See NA-40</p>

2	<p>Data Source Name</p> <p>2014 CoC Homeless Inventory Count Report</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>O.C. Community Services / O.C. Partnership</p>
	<p>Provide a brief summary of the data set.</p> <p>Provides the inventory of facilities and housing targeted to homeless households.</p>
	<p>What was the purpose for developing this data set?</p> <p>To meet HUD requirements.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The data covers the entire County of Orange.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>Report date October 28, 2014.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete.</p>

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**2015/2019 CONSOLIDATED PLAN
JULY 1, 2015 THROUGH JUNE 30, 2020**

**2015/2016 ANNUAL ACTION PLAN
JULY 1, 2015 THROUGH JUNE 30, 2016**

APPENDIX B

Citizen Participation and Consultation

- Proof of Publication – Public Hearing & Adoption
- Proof of Publication – 1st Public Hearing
- Proof of Publication – Community Meetings



PUBLIC NOTICE

NOTICE OF PUBLIC HEARING AND PUBLIC COMMENT PERIOD FOR THE CITY OF IRVINE 2015–2019 CONSOLIDATED PLAN, CITIZEN PARTICIPATION PLAN, ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE AND 2015-2016 ACTION PLAN

Pursuant to the United States Department of Housing and Urban Development (HUD) regulations, the City of Irvine has prepared a 2015-2019 Consolidated Plan, Citizen Participation Plan, Analysis of Impediments to Fair Housing Choice and 2015-2016 Action Plan.

The 2015-2019 Consolidated Plan is a planning document that identifies the City's affordable housing and community development short and long-term needs, priorities and goals. It also outlines the strategies and timelines for achieving the City's goals as required to receive an estimated \$9.8 million of federal Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds combined over the five year period of the Consolidated Plan beginning July 1, 2015, and ending June 30, 2020 to cover grant years 2015-2019.

The Citizen Participation Plan sets forth the policies and procedures to encourage citizen participation, especially low and moderate-income citizens, in the planning, implementation and assessment of HUD-funded programs and projects.

The Analysis of Impediments to Fair Housing Choice (AI) identifies impediments to fair housing, conditions in which individuals of similar income levels in the same housing market may have housing choice influenced by race, color, ancestry, national origin, religion, age, sex, disability, marital status, familial status, source of income, sexual orientation or similar factors. The AI reviews public and private policies, practices and procedures affecting housing choice and recommends actions to address any identified potential impediments.

The 2015-2016 Action Plan is the City's application to HUD for CDBG and HOME funds delineating the projects to be undertaken during the program year. The Action Plan identifies the federal and other resources expected to be used to address the priority needs and goals noted in the Consolidated Plan.

Notice is hereby given that a copy of these draft documents will be available to the public for review and comment from March 27, 2015, to April 28, 2015, at the Community Development Department, Housing Division, 1 Civic Center Plaza, Irvine, California 92606 and online at: <http://www.cityofirvine.org/cdbg>

In addition, the Irvine City Council will conduct a public hearing on April 28, 2015, at 4:00 p.m. or soon thereafter in the City Council Chamber at Irvine City Hall, 1 Civic Center Plaza, Irvine, California, 92606. The purpose of the public hearing is as follows:

- a. To receive public comments, suggestions or other information for consideration prior to approving the 2015-2019 Consolidated Plan, Citizen Participation Plan, Analysis of Impediments to Fair Housing Choice and 2015-2016 Action Plan.
- b. To approve the 2015-2019 Consolidated Plan, Citizen Participation Plan, Analysis of Impediments to Fair Housing Choice and 2015-2016 Action Plan.

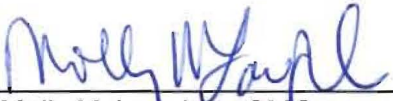
Interested citizens are invited to submit written comments and/or attend the public hearing to offer comments, suggestions or other information for consideration by the Irvine City Council. Written comments must be submitted at least 48 hours prior to the meeting to Steve Holtz, Housing Administrator, City of Irvine Housing Division, P.O. Box 19575, Irvine, CA 92623-9575.

Additional information regarding the City of Irvine's CDBG and HOME programs may be obtained from Steve Holtz at 949-724-7454.

If, you challenge the City Council's action on this item in court, you may be limited to raising only those issues which you or someone else raised at this public hearing or in written correspondence received by the City at, or prior to, the public hearing.

It is the intention of the City of Irvine to comply with the Americans with Disabilities Act in all respects. If, as an attendee at this meeting, you will need special assistance beyond what is normally provided, the City of Irvine will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's office at 949-724-6205. Assisted listening devices are available at the meeting for individuals with hearing impairments. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35. 102-35. 104 ADA Title II)

CITY OF IRVINE

By: 
Molly McLaughlin, CMC
City Clerk

Published by: Irvine World News
Publication Date: March 26, 2015
April 9, 2015

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:

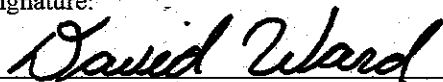
March 26, April 9, 2015

"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 April 9, 2015

Signature:



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

PROOF OF PUBLICATION

**CITY OF IRVINE
PUBLIC NOTICE
NOTICE OF PUBLIC HEARING AND PUBLIC COMMENT PERIOD FOR
THE CITY OF IRVINE 2015-2019 CONSOLIDATED PLAN, CITIZEN
PARTICIPATION PLAN, ANALYSIS OF IMPEDIMENTS TO FAIR
HOUSING CHOICE AND 2015-2016 ACTION PLAN**

CCL No. 15-13

Pursuant to the United States Department of Housing and Urban Development (HUD) regulations, the City of Irvine has prepared a 2015-2019 Consolidated Plan, Citizen Participation Plan, Analysis of Impediments to Fair Housing Choice and 2015-2016 Action Plan.

The 2015-2019 Consolidated Plan is a planning document that identifies the City's affordable housing and community development short and long-term needs, priorities and goals. It also outlines the strategies and timelines for achieving the City's goals as required to receive an estimated \$9.8 million of federal Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds combined over the five year period of the Consolidated Plan beginning July 1, 2015, and ending June 30, 2020 to cover grant years 2015-2019.

The Citizen Participation Plan sets forth the policies and procedures to encourage citizen participation, especially low and moderate-income citizens, in the planning, implementation and assessment of HUD-funded programs and projects.

The Analysis of Impediments to Fair Housing Choice (AI) identifies impediments to fair housing, conditions in which individuals of similar income levels in the same housing market may have housing choice influenced by race, color, ancestry, national origin, religion, age, sex, disability, marital status, familial status, source of income, sexual orientation or similar factors. The AI reviews public and private policies, practices and procedures affecting housing choice and recommends actions to address any identified potential impediments.

The 2015-2016 Action Plan is the City's application to HUD for CDBG and HOME funds delineating the projects to be undertaken during the program year. The Action Plan identifies the federal and other resources expected to be used to address the priority needs and goals noted in the Consolidated Plan.

Notice is hereby given that a copy of these draft documents will be available to the public for review and comment from March 27, 2015, to April 28, 2015, at the Community Development Department, Housing Division, 1 Civic Center Plaza, Irvine, California 92606 and online at: <http://www.cityofirvine.org/cdbg>

In addition, the Irvine City Council will conduct a public hearing on April 28, 2015, at 4:00 p.m. or soon thereafter in the City Council Chamber at Irvine City Hall, 1 Civic Center Plaza, Irvine, California, 92606. The purpose of the public hearing is as follows:

- a. To receive public comments, suggestions or other information for consideration prior to approving the 2015-2019 Consolidated Plan, Citizen Participation Plan, Analysis of Impediments to Fair Housing Choice and 2015-2016 Action Plan.
- b. To approve the 2015-2019 Consolidated Plan, Citizen Participation Plan, Analysis of Impediments to Fair Housing Choice and 2015-2016 Action Plan.

Interested citizens are invited to submit written comments and/or attend the public hearing to offer comments, suggestions or other information for consideration by the Irvine City Council. Written comments must be submitted at least 48 hours prior to the meeting to Steve Holtz, Housing Administrator, City of Irvine Housing Division, P.O. Box 19575, Irvine, CA 92623-9575.

Additional information regarding the City of Irvine's CDBG and HOME programs may be obtained from Steve Holtz at 949-724-7454.

If you challenge the City Council's action on this item in court, you may be limited to raising only those issues which you or someone else raised at this public hearing or in written correspondence received by the City at, or prior to, the public hearing.

It is the intention of the City of Irvine to comply with the Americans with Disabilities Act in all respects. If, as an attendee at this meeting, you will need special assistance beyond what is normally provided, the City of Irvine will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's office at 949-724-8205. Assisted listening devices are available at the meeting for individuals with hearing impairments. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II)

CITY OF IRVINE

By: /s/ Molly McLaughlin
Molly McLaughlin, CMC
City Clerk

Published by: Irvine World News March 26, April 9, 2015 10029964

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 19, 2015

“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 February 19, 2015

Signature:



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

PROOF OF PUBLICATION

CCL No. 18-04

NOTICE OF PUBLIC HEARING AND PUBLIC COMMENT PERIOD FOR THE CITY OF IRVINE DRAFT 2015-2019 STRATEGIC PLAN

Pursuant to United States Department of Housing and Urban Development (HUD) regulations, the City of Irvine has prepared a draft Strategic Plan for the 2015-2019 Consolidated Plan. The Consolidated Plan is a HUD mandated document that assesses the City's housing and community development needs and is intended to guide the strategic investment of Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds. Within the Consolidated Plan is the Strategic Plan, which establishes priorities for addressing housing and community development needs of the City. HUD regulations require both plans to be updated every three to five years. The City's Consolidated Plan and Strategic Plan must be updated this year to cover fiscal years 2015-2019. These updates are due to HUD by May 15, 2015.

Notice is hereby given that the City of Irvine has prepared a draft 2015-2019 Strategic Plan. A copy of the draft 2015-2019 Strategic Plan will be available to the public for review and comment from February 24, 2015 to March 10, 2015, at the Community Development Department, 1 Civic Center Plaza, Irvine, California, 92606.

Notice is also hereby given that the Irvine City Council will conduct a Public Hearing to solicit public comments on the draft 2015-2019 Strategic Plan on March 10, 2015, at 4:00 p.m., or soon thereafter, in the Irvine City Council Chamber at Irvine City Hall, 1 Civic Center Plaza, Irvine, California, 92606.

Interested citizens are invited to submit written comments and/or attend the public hearing to offer comments for consideration by the Irvine City Council. Written comments must be submitted at least 48 hours prior to the meeting to Steve Holtz, Housing Administrator, City of Irvine Housing Division, P.O. Box 19575, Irvine, CA 92623-9575.

Additional information regarding the City of Irvine's CDBG and HOME programs may be obtained from Steve Holtz at 949-724-7444. The City of Irvine is committed to providing reasonable accommodation for persons with special needs and non-English speaking individuals. If you require these accommodations, please call for assistance at 949-724-6205 at least 48 hours prior to the meeting.

Publication Date: February 19, 2015. Irvine World News 10016236

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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:

May 22, 2014

“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 May 22, 2014

Signature: 

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

PROOF OF PUBLICATION

CITY OF IRVINE
Public Notice
Workshops to Receive Public Input on the Preparation of the City of Irvine's 2015-2019 Consolidated Plan and 2015-16 Action Plan

The City of Irvine is in the process of preparing its 2015-2019 Consolidated Plan, a five-year master plan that is required for the City to receive entitlement grant funding from the U.S. Department of Housing and Urban Development (HUD). The City of Irvine receives Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funding on an annual basis from HUD and in order to continue receiving these funds the City must prepare and submit a Consolidated Plan to HUD by May 15, 2015. The 2015-2019 Consolidated Plan will describe CDBG and HOME program housing and community needs for the next five years that will be identified through a series of workshops and public hearings.

The City of Irvine expects to receive approximately \$6,150,000 in CDBG and \$2,300,000 in HOME funding during the five years of the proposed 2015-2019 Consolidated Plan. On an annual basis the City expects to receive approximately \$1,230,000 in CDBG and \$460,000 in HOME funds.

Two community workshops have been scheduled to receive input from Irvine residents regarding long and short term community needs for inclusion in the 2015-2019 Consolidated Plan. Irvine residents, volunteer groups, community based organizations and nonprofit organizations are encouraged to attend. The date, time and location of the workshops are as follows:

Thursday, June 5, 2014
6:30 p.m.
Irvine City Hall, Conference Room L102
1 Civic Center Plaza, Irvine, CA 92606

Thursday, June 19, 2014
10:00 a.m.
Lakeview Senior Center
20 Lake Road, Irvine, CA 92604

If you are unable to attend the meeting, but would like to provide input concerning the 2015-2019 Consolidated Plan, please contact Steve Holtz, Housing Administrator, at 949-724-7452 or sholtz@ci.irvine.ca.us. Copies of the 2015-2019 Consolidated Plan survey will also be made available on the City website at www.cityofirvine.org/cdbg.

It is the intention of the City of Irvine to comply with the Americans With Disabilities Act in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, the City of Irvine will attempt to accommodate you in every reasonable manner. Please contact Kim Radding, Administrative Secretary at 949-724-7444. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to these meetings.

Published: The Irvine World News May 22, 2014 9897532



**2015/2019 CONSOLIDATED PLAN
JULY 1, 2015 THROUGH JUNE 30, 2020**

**2015/2016 ANNUAL ACTION PLAN
JULY 1, 2015 THROUGH JUNE 30, 2016**

APPENDIX C

Grantee Unique Appendices

- Affordable Housing Inventory
- HOME Program 95% Homeownership Value Limit Analysis per 24 CFR 92.254

Affordable Housing Developments

Project Name	Type	Total Units	Assisted Units/ Income Level	Unit Size	Funding Source(s)	Earliest Date of Conversion
AbilityFirst	Disabled	24	24 very low income units	1, 2 BR	City of Irvine CDBG & HOME, Multi-Family Housing state funds, PRAC/811	2061
Avalon Irvine Phase I	Family	280	23 very low income units	1, 2 BR	Developer funded	2037
Avalon Irvine Phase II	Family	179	12 very low and 7 moderate income units	0, 1, 2 BR	Developer funded	2041
Axis 2300	Family	115	18 low income units	2 BR	Developer funded	2040
Berkeley Court I Berkeley Court 2	Family	152	6 very low units 3 Very low units	1, 2 BR	1998 CSCDA Series A Bond	2042 2044
Camden Apartments	Family	290	58 very low, low, and moderate income units	1, 2 BR	85% Debt, 15% CalPers Equity	2037
Cedar Creek	Family	176	9 very low income units	1, 2 BR	1998 CSCDA Series A Bond	2042
Columbia Court	Family	58	3 very low units	1, 2 BR	1998 CSCDA Series A Bond	2042
Columbus Grove – Savannah (affordable ownership)	Family	13	13 very low and low income units	2, 3 BR	City of Irvine Cal HOME, CDBG & ADDI	in perpetuity
Columbus Grove Families Forward units	Transitional	14	14 Extremely low income units	2,3 BR	Lennar Homebuilders	2037
Cornell Court	Family	109	6 very low income units	1, 2, 3 BR	1998 CSCDA Series A Bond	2042

Affordable Housing Developments

Project Name	Type	Total Units	Assisted Units/ Income Level	Unit Size	Funding Source(s)	Earliest Date of Conversion
Cross Creek	Family	136	17 very low income units	2, 3 BR	1998 CSCDA Series A Bond	2040
Dartmouth Court	Family	294	30 very low income units	1, 2 BR	1998 CSCDA Series A Bond	2044
Deerfield	Family	288	5 very low units	1, 2 BR	1998 CSCDA Series A Bond	2042
Doria Apartments Phase I	Family	60	60 very low and low income units	1, 2, 3 BR	Irvine Community Land Trust, City HOME loan and grant, County of Orange HCS, 9% State Tax Credits	2062
Doria Apartments Phase II	Family	74	74 very low and low income units	1, 2, 3 BR	Irvine Community Land Trust, City HOME loan and grant, County of Orange HCS, 9% State Tax Credits	2068
Granite Court	Family	71	71 very low and low income units	1, 2, 3 BR	Tax exempt bonds, CA Multi-Family Housing Revenue Bond, CA Multi-Family Housing Loan Program, County of Orange HCS, City of Irvine, deferred developer fee	2106
Harvard Court	Family	112	11 very low income units	1, 2 BR	1998 CSCDA Series A Bond	2040
Harvard Manor	Senior & Family	161	100 very low income units	1, 2, 3, 4 BR	Section 8	2016
Inn at Woodbridge	Senior	116	58 extremely and 58 very low income units	1, 2 BR	Tax Credits, City of Irvine CDBG	2050
Irvine Community Land Trust units (8 rental units, 1 ownership unit)	Family	9	9 low income units	2, 3 BR	City In-Lieu fees, CDBG, HOME	In perpetuity

Affordable Housing Developments

Project Name	Type	Total Units	Assisted Units/ Income Level	Unit Size	Funding Source(s)	Earliest Date of Conversion
Irvine Inn	Single-Room Occupancy	192	192 very income units	SRO, 0 BR	County of Orange, Tax Credits	2049
Kelvin Court	Family	132	27 very low income units	Studio, 1, 2, 3 BR	Developer funded	2109
Laguna Canyon	Family	120	120 very low income units	1, 2, 3 BR	Tax Exempt Bond, County Tax Credits, CalHFA Bridge Loan, 9% Tax Credit Financing, OC Housing Authority	2060
Mariposa Villas	Disabled	40	40 very low income units	1, 2 BR	HUD Section 8 and 202	2033
Modera Apts	Family	194	12 Very Low and 8 Moderate units	0, 1, 2, 3 BG	Developer funded	2043
Montecito Vista	Family	162	162 extremely low and very low income units	2, 3 BR	City of Irvine HOME & CDBG, County of Orange HOME & Redevelopment, OC Apartment Development Revenue Bonds, Low Income Housing Tax Credit	2061
Northwood Park	Family	168	9 very low income units	1, 2, 3 BR	1998 CSCDA Series A Bond	2042
Northwood Place	Family	604	65 very low income units	1, 2, 3 BR	1998 CSCDA Series A Bond	2040
OC Community Housing Corporation	Family	6	6 low income units	2, 3 BR	City of Irvine CDBG	2020
Orchard Park	Family	60	59 very low income units	2, 3, 4 BR	Section 8	2017

Affordable Housing Developments

Project Name	Type	Total Units	Assisted Units/ Income Level	Unit Size	Funding Source(s)	Earliest Date of Conversion
San Leon Villas	Family	248	23 very low income units	1, 2, 3 BR	1998 CSCDA Series A Bond	2040
San Marco Villas	Family	426	47 very low income units	1, 2, 3 BR	1998 CSCDA Series A Bond	2044
San Marino Villas	Family	199	19 very low income units	1, 2, 3 BR	1998 CSCDA Series A Bond	2040
San Paulo Apartments	Family	382	153 very low income units 20 low and 30 moderate units	1, 2, 3 BR	1998 CSCDA Series A Bond, City of Irvine CDBG, County of Orange	2053 2023
San Remo Villas I	Family	136	13 very low income units	1, 2 BR	1998 CSCDA Series A Bond	2040
San Remo Villas II	Family	112	12 very low income units	1, 2 BR	1998 CSCDA Series A Bond	2044
Santa Alicia	Family	84	34 extremely low and 50 very low income units	1, 2, 3, 4 BR	1998 CSCDA Series A Bond, Tax Credits	2052
Stanford Court	Family	320	32 very low income units	1, 2 BR	1998 CSCDA Series A Bond	2040
The Arbor at Woodbury	Family	90	27 extremely low and 63 very low income units	1, 2, 3 BR	City CDBG & HOME, County Housing Development, Tax Credits, the Irvine Company	2107

Affordable Housing Developments

Project Name	Type	Total Units	Assisted Units/ Income Level	Unit Size	Funding Source(s)	Earliest Date of Conversion
The Meadows Mobile Home Park	Senior	360	72 very low and 90 moderate income units	2 BR	1998A & 1998B Mobile Home Park Revenue Bond City of Irvine Series	2029
The Meadows Mobile Home Park	Senior		198 low income units	2 BR	1998A & 1998B Mobile Home Park Revenue Bond City of Irvine Series	*in perpetuity
The Parklands	Family	121	120 very low income units	1, 2, 3, 4 BR	Section 8	2019
Toscana Apartments	Family	562	56 very low and 28 low income units	0, 1, 2 BR	1990 Series B County Bond	2046
Turtle Rock Canyon	Family	217	22 very low income units	1, 2, 3 BR	1998 CSCDA Series A Bond	2044
Villa Sienna – affordable units in Bldgs 1, 5, 6/7	Family	1,442	149 very low income and 4 low income units	0, 1, 2, 3 BR	1998 CSCDA Series PP Multi-Family Bond	2041, 2047 & 2049
Windrow Apartments	Family	96	96 extremely low and very low income units	1, 2, 3 BR	City of Irvine HOME & Workforce Housing Grant, County of Orange	2060
Windwood Glen	Family	196	10 very low income units	1, 2, 3 BR	1998 CSCDA Series A Bond	2042
Windwood Knoll	Family	248	60 very low income units	2, 3, 4 BR	Section 8, 1982A County Revenue Bonds	2019

Affordable Housing Developments

Project Name	Type	Total Units	Assisted Units/ Income Level	Unit Size	Funding Source(s)	Earliest Date of Conversion
Woodbridge Manor	Senior/ Disabled	165	154 very low and 11 low income units	1 BR	HUD Section 202 Bonds, HUD Section 221 (d) (4) Bonds, County Exempt Multifamily Bonds, 4% Tax Credits, City of Irvine CDBG	2044
Woodbridge Oaks	Family	120	60 very low and 60 low income units	2, 3 BR	Section 8, County CDBG, HUD	2019
Woodbridge Villas	Family	258	60 very low income units	2, 3, 4 BR	Section 8, County CDBG, HUD	2017
Woodbridge Willows	Family	200	10 very low and low income units	1, 2, 3 BR	HUD, County CDBG, Section 8	2042
Woodbury Walk	Family	150	150 very low income units	1, 2, 3 BR	City CDBG & HOME, 9% LIHTC Tax Credit, OCDA Set Aside, OC Strategic Priority Affordable Housing Funds	2064
Total		9,620	3,322			

Source: City of Irvine Final 2013-21 Housing Element updated 2015; income levels based on State HCD guidelines.

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

HOME Program 95 Percent Homeownership Value Limit Analysis per 24 CFR 92.254

Prepared March 24, 2015

According to the HOME Investment Partnerships (HOME) program regulations, HOME-assisted ownership housing must be modest housing with a maximum purchase price (for homeownership programs) or after-rehabilitation property value (for rehabilitation programs) that does not exceed 95 percent of the median purchase price for the area as published by HUD or as determined by the Participating Jurisdiction (City of Irvine) in accordance with 24 CFR 92.254(a)(2)(iii).

The current HUD-published value for existing 1-unit homes in Orange County is \$466,000. This value is substantially lower than the median existing single family and existing condominium residential purchase prices in Irvine, and serves as a potential barrier to program participation.

In accordance with the procedures delineated at 24 CFR 92.254(a)(2)(iii), an analysis was performed to establish a local 95 percent of the median area purchase price limit for existing single family residences and existing condominiums.

Based on data derived from the National Data Collective covering a 6 month period between September 13, 2014 and March 16, 2015, the following 95 percent of median purchase price limits were determined:

Housing Type	Number of Sales	Median Price	95% of Median Price
Single Family	220	\$787,500	\$748,125
Condominium	483	\$525,000	\$498,750

These 95 percent of the median purchase price values will allow the City to use HOME funds to assist program participants in a manner consistent with HOME program requirements. For all other housing types not listed above, the City will use the current effective values published by HUD. This analysis is submitted with the 2015-2016 Annual Action Plan in accord with 24 CFR 92.254(a)(2)(iii).

Attached: Single Family Sales Data
 Condominium Sales Data

CITY OF IRVINE - SINGLE FAMILY RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
1	453-161-66	17255 CITRON , 92612	350,000	12/10/2014	2 / 2.00	1,224	3,080	1974
2	551-028-13	29 BENNINGTON , 92620	380,000	10/9/2014	4 / 2.50	2,085	6,160	1977
3	451-534-34	57 MEADOWGRASS , 92604	395,000	12/19/2014	3 / 1.50	1,220	1,307	1977
4	530-145-32	227 PINEVIEW , 92620	395,000	11/12/2014	2 / 1.50	1,204	828	1978
5	451-553-12	10 NUTWOOD , 92604	400,000	11/13/2014	2 / 2.00	1,250	2,567	1978
6	451-534-04	17 MEADOWGRASS , 92604	415,000	12/18/2014	3 / 1.50	1,220	1,307	1977
7	530-145-06	180 PINEVIEW , 92620	438,000	12/18/2014	2 / 1.50	1,366	1,342	1978
8	451-252-41	10 BLACK OAK , 92604	439,000	12/9/2014	2 / 2.00	995	2,805	1976
9	453-162-40	17366 ROSEWOOD , 92612	450,000	10/14/2014	2 / 2.00	1,224	3,422	1974
10	466-042-58	30 TANGERINE , 92618	478,000	10/3/2014	0 / 0.00	964	988	1977
11	451-343-06	20 TANGLEWOOD DR , 92604	498,000	1/15/2015	2 / 2.00	1,250	2,614	1976
12	451-342-53	3 PEBBLEWOOD , 92604	500,000	3/16/2015	2 / 2.00	1,250	2,614	1976
13	453-164-38	5061 APPLE TREE , 92612	511,000	11/14/2014	2 / 2.00	1,224	2,996	1973
14	451-342-07	20 WOODPINE DR , 92604	512,500	1/29/2015	2 / 2.00	1,250	2,614	1976
15	453-042-38	4071 GERMAINDER WAY , 92612	512,500	12/22/2014	1 / 1.00	1,116	3,200	1965
16	449-452-16	4 ADMIRAL , 92604	515,000	2/25/2015	2 / 2.00	1,125	2,614	1976
17	451-342-23	18 PEBBLEWOOD , 92604	515,500	2/24/2015	2 / 2.00	1,321	2,824	1976
18	529-371-06	3 ROANOKE , 92620	522,500	12/30/2014	3 / 2.00	1,539	4,465	1985
19	449-441-67	1 PANDORA , 92604	522,500	12/16/2014	2 / 2.00	1,281	2,614	1976
20	447-071-07	3802 HENDRIX ST , 92614	530,000	12/15/2014	3 / 2.50	1,753	4,792	1971
21	529-256-23	2 VARESA , 92620	530,000	11/5/2014	2 / 2.00	1,057	3,600	1985
22	451-252-20	14 GREENWOOD , 92604	560,000	12/18/2014	3 / 2.50	1,642	2,178	1976
23	453-132-08	16 SEQUOIA TREE LN , 92612	562,000	12/1/2014	3 / 2.00	1,215	3,049	1971
24	453-064-03	5 MAYAPPLE WAY , 92612	575,000	12/15/2014	2 / 2.00	1,270	2,880	1967
25	452-342-12	49 SILKBERRY , 92614	575,000	10/14/2014	3 / 2.00	1,248	3,400	1985
26	466-041-27	15 LEMON GRV , 92618	590,000	1/23/2015	3 / 2.00	1,445	2,739	1977

CITY OF IRVINE - SINGLE FAMILY RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
27	451-343-22	26 WOODLAND DR , 92604	609,000	1/12/2015	3 / 2.50	1,851	2,756	1976
28	449-362-07	3922 BALSAM ST , 92606	610,000	10/29/2014	3 / 2.00	1,420	UNK	1972
29	451-343-32	6 WOODLAND DR , 92604	615,000	11/6/2014	3 / 2.50	1,655	4,000	1976
30	453-071-20	28 SPICEWOOD WAY , 92612	625,000	10/30/2014	3 / 2.00	1,498	3,200	1968
31	529-252-26	3 MILAZZO , 92620	630,000	1/22/2015	3 / 2.50	1,640	2,400	1985
32	451-191-25	6 SUNRIDGE , 92604	630,000	12/22/2014	2 / 2.00	1,305	4,356	1974
33	449-122-30	4532 ROXBURY DR , 92604	630,000	11/25/2014	3 / 2.00	1,396	5,000	1971
34	449-265-08	3726 AVENUE SAUSALITO , 92606	632,000	1/30/2015	3 / 2.00	1,228	5,227	1972
35	449-084-76	4531 ROBINWOOD CIR , 92604	635,000	2/3/2015	4 / 2.00	1,324	5,096	1970
36	449-052-20	4931 LORI ANN LN , 92604	639,000	3/10/2015	3 / 2.00	1,480	5,594	1970
37	453-042-06	92 SETON RD , 92612	640,000	12/23/2014	3 / 2.00	1,494	3,328	1965
38	449-452-50	5 PALAMEDES , 92604	648,000	11/20/2014	4 / 2.50	2,004	2,614	1976
39	453-174-68	19 FEATHERWOOD , 92612	649,000	11/24/2014	3 / 2.00	1,398	5,250	1975
40	453-072-24	15 DEWBERRY WAY , 92612	650,000	1/30/2015	3 / 2.00	2,260	3,200	1968
41	449-144-28	4831 WINVALE AVE , 92604	650,000	12/31/2014	3 / 2.00	1,040	5,227	1971
42	452-072-17	7 SPRING BUCK , 92614	653,000	2/19/2015	2 / 2.00	1,210	3,024	1980
43	453-174-04	8 LEMON TREE , 92612	653,000	10/29/2014	3 / 2.00	1,532	4,770	1975
44	449-342-24	4281 PIONEER ST , 92604	665,000	10/23/2014	3 / 2.00	1,492	5,663	1974
45	529-303-27	6 NEW HVN , 92620	667,000	3/16/2015	3 / 2.50	1,530	3,500	1985
46	453-123-36	38 OAK TREE LN , 92612	668,000	10/9/2014	3 / 2.00	1,560	3,700	1969
47	449-271-16	4191 LOMA ST , 92604	670,000	1/7/2015	4 / 2.50	1,762	5,354	1973
48	449-282-02	4062 PLEASANT ST , 92604	670,000	10/2/2014	3 / 2.00	1,448	5,466	1973
49	449-161-04	3701 CARMEL AVE , 92606	675,000	10/6/2014	3 / 2.00	1,929	4,792	1971
50	452-111-13	90 WINDJAMMER , 92614	677,000	12/23/2014	3 / 2.50	1,573	3,240	1980
51	453-122-36	2 OAK TREE LN , 92612	678,000	10/10/2014	4 / 2.00	1,884	3,700	1969
52	451-343-25	20 WOODLAND DR , 92604	680,000	12/8/2014	3 / 2.50	1,851	2,406	1976

CITY OF IRVINE - SINGLE FAMILY RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
53	449-263-01	14212 UTRILLO DR , 92606	680,000	11/5/2014	3 / 2.00	1,228	5,500	1972
54	453-042-18	4076 GERMAINDER WAY , 92612	687,000	2/6/2015	3 / 2.50	1,550	3,200	1965
55	449-093-04	5091 DOANOKE AVE , 92604	687,500	10/10/2014	3 / 2.00	1,480	5,595	1970
56	453-051-32	26 SETON RD , 92612	689,000	3/9/2015	3 / 2.00	1,494	4,000	1966
57	453-173-13	21 DOGWOOD S , 92612	689,000	2/23/2015	3 / 2.00	1,532	5,400	1974
58	447-272-04	40 FINISTERRA , 92614	690,000	1/29/2015	2 / 2.00	1,405	3,868	1987
59	447-053-29	3921 CLAREMONT ST , 92614	690,000	10/29/2014	4 / 2.50	1,807	5,965	1971
60	529-211-58	6 ATLANTA , 92620	696,000	2/20/2015	3 / 2.00	1,370	4,324	1978
61	447-031-24	3575 HAMILTON ST , 92614	699,000	11/6/2014	4 / 2.50	1,783	6,098	1969
62	449-161-21	14352 MAJORCA AVE , 92606	700,000	2/6/2015	3 / 2.00	1,929	4,792	1971
63	453-072-05	2 DEWBERRY WAY , 92612	700,000	1/27/2015	3 / 2.00	2,260	3,673	1968
64	449-262-06	14232 AVENUE MENDOCINO , 92606	700,000	10/29/2014	4 / 2.50	1,841	5,600	1972
65	453-172-04	8 HAWTHORN , 92612	702,000	10/22/2014	3 / 2.00	1,532	4,896	1974
66	529-072-06	36 BUNKER HL , 92620	705,000	1/14/2015	3 / 2.00	1,647	6,264	1977
67	449-084-54	4551 WYNGATE CIR , 92604	710,000	2/20/2015	4 / 2.00	1,324	6,327	1970
68	453-051-49	30 LANCEWOOD WAY , 92612	712,500	12/12/2014	3 / 2.50	1,929	3,200	1966
69	453-092-33	44 ACACIA TREE LN , 92612	715,000	3/13/2015	3 / 2.50	2,072	3,000	1969
70	453-092-09	51 ACACIA TREE LN , 92612	720,000	12/2/2014	3 / 2.00	1,560	3,500	1969
71	530-102-14	19 LUCERO E , 92620	720,000	11/5/2014	3 / 2.50	1,915	4,947	1978
72	447-321-03	24 LACONIA , 92614	720,000	9/30/2014	3 / 2.50	1,605	3,176	1987
73	453-062-55	22 LEATHERWOOD WAY , 92612	723,000	12/2/2014	3 / 2.00	1,494	3,700	1967
74	449-042-03	14391 GIBRALTAR AVE , 92606	725,000	1/21/2015	4 / 3.00	2,402	5,250	1970
75	449-131-15	4171 BELVEDERE ST , 92604	725,000	11/10/2014	3 / 2.00	1,695	5,874	1971
76	529-353-10	5 WAYNESBORO , 92620	730,000	3/2/2015	3 / 2.50	1,500	3,520	1985
77	452-134-04	8 TIDEWATER , 92614	730,000	1/16/2015	3 / 2.00	1,438	4,794	1980
78	449-092-37	5122 DUTCHER AVE , 92604	730,000	11/21/2014	3 / 2.00	1,480	5,663	1971

CITY OF IRVINE - SINGLE FAMILY RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
79	447-033-09	17621 HASTINGS AVE , 92614	730,000	11/10/2014	4 / 2.50	1,783	5,135	1969
80	449-084-77	4521 ROBINWOOD CIR , 92604	730,000	10/10/2014	3 / 2.00	1,116	4,959	1970
81	529-351-08	22 ANTIETAM , 92620	735,000	1/30/2015	3 / 2.50	1,505	3,520	1985
82	447-071-72	17422 TEACHERS AVE , 92614	735,000	11/21/2014	5 / 2.50	2,067	5,663	1971
83	451-071-53	15222 CHAMPAGNE CIR , 92604	735,000	10/2/2014	4 / 2.00	1,400	6,098	1971
84	529-011-45	6 PIERCE , 92620	740,000	12/30/2014	3 / 2.50	1,837	4,750	1985
85	451-561-21	40 SHOOTING STAR , 92604	741,000	10/21/2014	2 / 2.00	1,440	47,600	1978
86	447-032-01	17672 MANCHESTER AVE , 92614	749,000	2/11/2015	4 / 2.50	2,112	5,227	1969
87	449-201-29	4372 BRIDGEWAY ST , 92604	749,000	12/5/2014	4 / 2.00	1,782	5,058	1972
88	451-141-30	7 POINSETTIA , 92604	749,000	11/14/2014	3 / 2.50	1,870	4,792	1974
89	529-042-20	13635 ESPIRIT WAY , 92620	750,000	3/3/2015	3 / 3.00	3,014	6,000	1970
90	452-471-33	205 FALLINGSTAR , 92614	750,000	12/31/2014	4 / 3.00	1,899	3,570	1984
91	463-272-13	18705 PASEO PICASSO , 92603	750,000	11/21/2014	3 / 2.00	1,512	3,636	1973
92	447-052-14	17631 BARD AVE , 92614	750,000	11/14/2014	4 / 2.50	2,094	5,535	1971
93	449-411-09	14951 ATHEL AVE , 92606	750,000	10/30/2014	4 / 3.00	2,277	5,035	1973
94	452-301-10	17 SOARING HAWK , 92614	755,000	11/10/2014	3 / 2.00	1,628	4,462	1984
95	447-261-24	6 CORDOBA , 92614	760,000	12/18/2014	3 / 2.50	1,779	4,007	1987
96	449-272-12	4061 MANZANITA , 92604	765,000	3/6/2015	4 / 2.50	1,762	4,791	1973
97	449-342-21	4311 PIONEER ST , 92604	765,000	10/28/2014	4 / 2.50	1,717	4,791	1974
98	530-101-08	15 LUCERO W , 92620	766,000	2/18/2015	3 / 2.50	1,915	4,522	1978
99	449-342-02	4292 SKYLARK ST , 92604	767,500	10/24/2014	5 / 3.00	2,089	4,791	1974
100	451-361-52	33 SPARROWHAWK , 92604	770,000	2/19/2015	3 / 2.00	1,545	3,920	1976
101	451-361-19	30 BLUEJAY , 92604	770,000	12/31/2014	3 / 2.00	1,545	3,920	1976
102	451-141-44	4 POINSETTIA , 92604	770,000	10/28/2014	3 / 2.50	1,870	4,050	1974
103	551-031-01	28 CHOATE , 92620	772,000	10/24/2014	3 / 3.00	2,656	5,406	1978
104	530-013-28	10 PALMATUM , 92620	772,500	12/2/2014	3 / 2.00	1,702	5,747	1979

CITY OF IRVINE - SINGLE FAMILY RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
105	529-182-02	28 FREMONT , 92620	775,000	10/22/2014	3 / 2.50	2,109	5,096	1978
106	449-302-04	3911 CAPRI AVE , 92606	776,000	10/17/2014	4 / 2.50	2,268	4,792	1973
107	529-361-01	14 SHELBY , 92620	780,000	2/3/2015	3 / 2.50	2,148	1,075	1986
108	451-032-37	15415 EIFFEL CIR , 92604	780,000	11/7/2014	4 / 2.00	1,649	6,072	1969
109	447-362-22	10 ALCIRA , 92614	780,000	10/23/2014	3 / 2.50	2,068	3,929	1987
110	529-171-18	6 MEADE , 92620	787,500	2/23/2015	4 / 2.50	1,979	3,975	1977
111	447-323-15	10 GALANTO , 92614	787,500	11/26/2014	3 / 2.50	1,807	3,489	1987
112	449-413-32	3632 MYRTLE ST , 92606	789,000	2/11/2015	4 / 2.50	1,897	5,227	1973
113	453-052-22	19 SENISA , 92612	789,000	1/30/2015	3 / 2.50	1,749	5,559	1966
114	529-181-28	11 CARSON , 92620	790,000	12/18/2014	3 / 2.50	2,109	5,150	1978
115	551-072-25	27 BELMONTE , 92620	790,000	10/14/2014	3 / 2.00	1,558	7,436	1979
116	451-482-10	32 MORNING DOVE , 92604	792,000	12/23/2014	3 / 2.00	1,538	4,214	1977
117	449-431-21	3531 PECAN ST , 92606	794,000	10/7/2014	4 / 2.50	2,197	4,792	1974
118	453-072-28	5 DEWBERRY WAY , 92612	795,000	3/16/2015	3 / 2.50	2,304	3,200	1968
119	463-281-28	18632 PASEO PIZARRO , 92603	795,000	1/9/2015	3 / 2.00	1,442	4,680	1973
120	530-062-01	2 ALAMEDA , 92620	798,000	10/15/2014	4 / 3.00	2,250	4,004	1978
121	463-272-39	4996 PASEO SEGOVIA , 92603	800,000	12/30/2014	3 / 2.00	1,442	5,428	1973
122	451-052-01	5245 BORDEAUX AVE , 92604	800,000	12/19/2014	4 / 2.00	2,174	UNK	1970
123	451-292-07	27 DEER CRK , 92604	800,000	12/9/2014	4 / 2.00	2,125	5,227	1976
124	530-078-10	21 CARLINA , 92620	805,000	3/13/2015	4 / 2.50	1,979	5,000	1978
125	529-044-36	4081 WILLIWAW DR , 92620	810,000	12/8/2014	4 / 2.50	2,550	5,500	1971
126	453-202-09	17 GUNNISON , 92612	810,000	11/24/2014	4 / 2.50	2,684	2,835	1976
127	449-352-58	3962 ACACIA ST , 92606	812,000	10/24/2014	4 / 3.00	2,277	5,227	1974
128	453-064-44	19 MEADOWSWEET WAY , 92612	813,000	12/12/2014	3 / 2.50	2,304	3,330	1967
129	449-361-02	14881 SUMAC AVE , 92606	815,000	3/9/2015	4 / 3.00	2,277	4,791	1972
130	447-052-19	17591 WAYNE AVE , 92614	815,000	3/6/2015	5 / 2.50	2,376	4,791	1971

CITY OF IRVINE - SINGLE FAMILY RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
131	529-024-11	13831 TYPEE WAY , 92620	819,000	1/15/2015	4 / 3.00	2,380	5,500	1970
132	451-493-25	6 ROBIN , 92604	820,000	1/29/2015	3 / 2.00	1,538	5,227	1976
133	449-413-19	3591 NUTMEG , 92606	820,000	1/13/2015	0 / 0.00	2,621	4,791	1973
134	449-042-40	3546 CARMEL AVE , 92606	821,500	2/19/2015	4 / 3.00	2,402	5,227	1970
135	530-104-06	18 PROSA , 92620	825,000	12/8/2014	4 / 2.50	2,086	4,275	1979
136	449-391-13	3802 AVOCADO ST , 92606	826,000	12/18/2014	4 / 3.00	2,277	5,227	1974
137	551-027-16	1 MECKLENBERG , 92620	830,000	11/24/2014	4 / 2.50	2,470	5,187	1977
138	451-492-24	23 ALDERBROOK , 92604	835,000	10/6/2014	3 / 2.00	1,538	4,356	1976
139	449-383-16	3832 MAGNOLIA ST , 92606	837,000	2/18/2015	4 / 2.50	2,330	5,009	1974
140	530-133-09	4 ALONDRA , 92620	840,000	2/10/2015	4 / 2.50	2,399	4,900	1977
141	452-371-41	29 CARNELIAN , 92614	840,000	11/24/2014	3 / 2.50	1,971	4,750	1985
142	530-091-74	4 DIAMANTE , 92620	845,000	2/23/2015	4 / 2.50	2,083	5,000	1980
143	529-191-06	6 SHILOH , 92620	845,000	12/1/2014	4 / 2.50	2,341	4,638	1978
144	451-323-42	7 OSPREY , 92604	845,500	12/19/2014	3 / 3.00	2,129	4,500	1976
145	529-101-40	16 SHERIDAN , 92620	847,000	2/19/2015	4 / 2.50	2,078	7,560	1977
146	449-312-17	14222 SAARINEN CT , 92606	850,000	1/15/2015	4 / 2.50	2,268	4,791	1973
147	453-113-50	4432 PINYON TREE LN , 92612	850,000	11/24/2014	4 / 2.00	1,916	6,500	1973
148	529-132-04	56 GRANT , 92620	852,500	12/12/2014	5 / 3.00	2,584	4,800	1978
149	529-101-76	14 PORTER , 92620	853,000	11/6/2014	4 / 2.50	2,453	4,800	1978
150	453-122-07	13 OAK TREE LN , 92612	855,000	3/12/2015	4 / 2.50	2,598	3,000	1969
151	451-311-30	29 WHISTLING SWAN , 92604	855,000	11/3/2014	4 / 2.00	1,808	5,227	1976
152	447-331-04	8 ARIANA , 92614	858,000	1/2/2015	3 / 2.50	1,807	4,234	1987
153	449-253-60	4562 HAVENHURST CIR , 92604	860,000	2/27/2015	3 / 2.00	1,527	6,098	1972
154	453-123-19	72 OAK TREE LN , 92612	865,000	10/31/2014	4 / 2.50	2,598	3,000	1969
155	529-061-05	10 BUNKER HL , 92620	869,000	10/27/2014	4 / 3.00	2,203	5,777	1977
156	449-381-25	3941 OLIVE ST , 92606	875,000	2/5/2015	2 / 1.00	1,160	5,096	1971

CITY OF IRVINE - SINGLE FAMILY RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
157	453-035-10	20 MANN ST , 92612	875,000	10/7/2014	5 / 2.50	2,294	5,000	1965
158	451-423-06	14 HERON , 92604	880,000	12/19/2014	3 / 2.00	1,895	4,792	1977
159	447-292-08	16 ALMERIA , 92614	880,000	12/18/2014	3 / 3.00	1,405	4,225	1986
160	529-062-16	9 REVERE , 92620	880,000	11/12/2014	4 / 2.00	1,975	7,410	1977
161	530-181-42	6 QUEBRADA , 92620	885,000	2/10/2015	4 / 2.00	1,974	5,400	1979
162	551-032-21	27 CHOATE , 92620	890,000	12/8/2014	3 / 3.00	3,216	4,800	1979
163	530-133-40	12 ALEGRIA , 92620	895,000	2/9/2015	3 / 2.50	2,400	4,900	1977
164	451-481-16	2 MORNING DOVE , 92604	895,000	10/10/2014	4 / 2.50	1,946	7,600	1977
165	463-282-06	4962 PASEO DE VEGA , 92603	896,500	12/17/2014	4 / 2.50	2,208	4,484	1973
166	463-501-12	18 MORNING SUN , 92603	900,000	2/11/2015	2 / 2.00	1,729	5,000	1979
167	530-013-27	12 PALMATUM , 92620	900,000	1/22/2015	4 / 2.50	2,474	5,350	1979
168	447-371-55	27 ALEXANDRIA , 92614	900,000	1/2/2015	4 / 2.50	2,068	4,356	1989
169	451-081-74	15272 SAVERNE CIR , 92604	910,000	11/3/2014	4 / 2.50	1,950	6,900	1971
170	451-501-08	39 SANDPIPER , 92604	910,000	9/30/2014	4 / 2.00	2,076	4,791	1976
171	463-124-04	19542 SIERRA SOTO RD , 92603	910,500	10/31/2014	4 / 2.00	1,798	6,270	1970
172	451-173-02	9 GOLDEN STAR , 92604	911,500	2/19/2015	4 / 3.00	2,592	5,227	1974
173	451-723-06	18 WOODSORREL , 92604	918,000	1/16/2015	4 / 3.00	2,022	4,324	1979
174	452-371-23	21 BLOOMDALE , 92614	925,000	12/15/2014	4 / 2.50	2,201	4,750	1985
175	451-081-07	15305 MOULINS CIR , 92604	930,000	3/9/2015	4 / 2.50	2,400	6,098	1971
176	463-281-10	4971 PASEO DE VEGA , 92603	930,000	2/5/2015	4 / 2.50	2,208	3,800	1973
177	463-245-16	6265 SIERRA SIENA RD , 92603	930,000	12/19/2014	3 / 2.00	1,544	5,400	1972
178	529-124-08	16 CLAY , 92620	930,000	12/1/2014	4 / 3.00	2,524	5,000	1978
179	447-031-03	17651 MANCHESTER AVE , 92614	932,000	10/9/2014	4 / 3.00	2,508	5,250	1969
180	529-125-02	4 TORY , 92620	935,000	2/27/2015	4 / 3.00	2,524	5,100	1977
181	447-221-03	5 BARCELONA , 92614	935,000	2/24/2015	4 / 2.50	2,187	5,227	1987
182	530-042-08	12 CHRISTAMON W , 92620	936,500	1/6/2015	4 / 2.50	2,673	5,408	1978

CITY OF IRVINE - SINGLE FAMILY RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
183	551-032-23	31 CHOATE , 92620	940,000	2/13/2015	4 / 2.50	2,828	4,800	1979
184	530-133-47	26 ALEGRIA , 92620	940,000	10/17/2014	4 / 2.50	2,400	5,400	1977
185	463-511-06	40 MORNING VW , 92603	955,000	12/4/2014	2 / 2.00	1,998	5,000	1979
186	529-191-39	27 BULL RUN , 92620	960,000	10/21/2014	4 / 3.00	2,722	5,400	1979
187	447-223-17	7 SARONNA , 92614	965,000	2/17/2015	4 / 2.50	2,662	6,098	1987
188	529-164-07	14 WESTPORT , 92620	965,000	2/5/2015	4 / 3.00	2,496	5,350	1978
189	463-081-20	19391 DE VRY DR , 92603	970,000	11/20/2014	3 / 2.00	1,574	6,600	1969
190	451-412-02	13 PINTAIL , 92604	980,000	2/18/2015	3 / 2.00	1,895	4,791	1977
191	451-423-13	25 SANDSTONE , 92604	980,000	11/10/2014	4 / 3.00	2,384	5,662	1977
192	529-332-25	12 WICKLAND , 92620	980,000	10/29/2014	4 / 3.00	2,574	5,140	1986
193	447-434-02	4 COROMANDE , 92614	989,000	1/14/2015	3 / 2.50	1,405	4,443	1989
194	447-424-44	15 PRESIDIO , 92614	996,000	9/30/2014	4 / 2.50	2,477	4,356	1989
195	529-063-27	36 COLONIAL , 92620	1,005,000	11/24/2014	4 / 3.00	3,115	5,300	1980
196	463-061-07	13 BETHANY DR , 92603	1,020,000	2/20/2015	0 / 0.00	205	5,887	1896
197	434-292-37	5 PONTE , 92606	1,020,000	10/21/2014	5 / 2.75	2,845	4,791	1997
198	447-402-01	10 ANDALUCIA , 92614	1,042,000	2/18/2015	4 / 2.50	2,405	5,401	1987
199	453-151-53	4932 PERSIMMON LN , 92612	1,060,000	1/12/2015	4 / 3.00	2,293	4,324	1974
200	453-152-05	9 HOLLY ST , 92612	1,065,000	2/11/2015	4 / 3.00	2,545	5,885	1974
201	463-015-10	18845 TABOR DR , 92603	1,088,000	10/28/2014	4 / 2.00	1,774	5,876	1968
202	530-171-31	1 TIEMPO , 92620	1,113,000	11/10/2014	4 / 2.50	3,264	6,800	1981
203	451-433-13	15 HERON , 92604	1,132,500	9/30/2014	5 / 3.00	2,729	4,791	1977
204	463-234-14	19335 SIERRA INEZ RD , 92603	1,165,000	10/2/2014	4 / 2.50	2,007	9,600	1972
205	530-153-05	14 TROVITA , 92620	1,198,000	2/18/2015	3 / 2.50	2,865	5,940	1980
206	463-071-25	18841 VIA MESSINA , 92603	1,200,000	10/31/2014	3 / 2.00	2,030	8,100	1968
207	530-082-46	1 SONRISA , 92620	1,230,500	3/13/2015	5 / 3.00	3,037	8,125	1984
208	463-351-02	17 SYCAMORE CRK , 92603	1,250,000	3/13/2015	4 / 2.50	2,423	7,345	1976

CITY OF IRVINE - SINGLE FAMILY RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
209	463-234-05	6121 SIERRA BRAVO RD , 92603	1,250,000	9/30/2014	4 / 2.50	2,071	6,527	1972
210	463-191-25	6042 SIERRA SIENA RD , 92603	1,267,500	12/10/2014	4 / 2.50	2,071	7,847	1971
211	463-362-06	10 SILVER CRES , 92603	1,290,000	3/13/2015	4 / 2.00	2,175	6,240	1977
212	463-351-03	19 SYCAMORE CRK , 92603	1,310,000	2/3/2015	4 / 2.00	2,348	6,612	1976
213	463-071-06	18845 VIA PALATINO , 92603	1,355,000	12/5/2014	3 / 2.00	1,752	9,280	1968
214	451-683-04	3 COLDBROOK , 92604	1,400,000	3/5/2015	3 / 3.00	2,317	5,665	1979
215	463-163-17	19181 NORWOOD TER , 92603	1,625,000	10/3/2014	4 / 2.50	2,832	13,311	1971
216	463-402-12	30 BLUFF VW , 92603	1,800,000	11/3/2014	4 / 2.50	2,518	7,480	1977
217	463-361-19	10 FLINTRIDGE , 92603	1,850,000	12/26/2014	4 / 2.50	2,518	5,460	1977
218	463-163-06	19181 EDGEHILL DR , 92603	1,850,000	12/11/2014	4 / 2.50	2,640	14,256	1971
219	463-163-14	19141 NORWOOD TER , 92603	2,250,000	10/29/2014	4 / 2.50	2,640	11,700	1971
220	463-631-31	119 STARCREST , 92603	2,500,000	10/22/2014	4 / 3.00	3,453	7,449	1986

CITY OF IRVINE - CONDOMINIUM RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
1	935-533-40	340 STREAMWOOD , 92620	150,000	1/21/2015	0 / 1.00	415	0	1977
2	453-174-46	5 CASHEW , 92612	152,500	11/19/2014	2 / 2.00	1,224	3,521	1975
3	452-173-10	9 WARMSRING , 92614	167,000	10/29/2014	3 / 2.00	1,931	5,500	1980
4	935-530-31	127 STREAMWOOD 127, 92620	190,000	10/31/2014	0 / 1.00	415	0	1977
5	447-424-43	17 PRESIDIO , 92614	202,500	9/30/2014	3 / 2.50	1,988	3,484	1989
6	931-654-05	9 STARSHINE , 92603	219,000	10/17/2014	2 / 2.00	1,042	0	1980
7	935-533-24	324 STREAMWOOD , 92620	228,000	1/23/2015	1 / 1.00	633	0	1977
8	934-630-16	200 ORANGE BLOSSOM # 16, 92618	232,000	2/18/2015	1 / 1.00	473	0	1976
9	934-631-10	140 ORANGE BLOSSOM # 110, 92618	235,000	1/23/2015	1 / 1.00	473	0	1976
10	935-530-87	183 STREAMWOOD # 183, 92620	240,000	11/24/2014	1 / 1.00	633	0	1977
11	935-530-18	114 STREAMWOOD , 92620	242,000	12/31/2014	1 / 1.00	633	0	1977
12	935-531-69	57 STREAMWOOD , 92620	242,500	1/16/2015	1 / 1.00	633	0	1977
13	935-450-13	90 LAKEPINES 5B, 92620	247,000	11/6/2014	1 / 1.00	681	0	1978
14	935-531-01	197 SPRINGVIEW , 92620	250,000	2/27/2015	1 / 1.00	633	0	1977
15	934-880-02	406 ORANGE BLOSSOM # 121, 92618	250,000	11/25/2014	1 / 1.00	661	0	1977
16	934-630-99	101 ORANGE BLOSSOM # 99, 92618	252,000	10/23/2014	1 / 1.00	636	0	1976
17	935-450-21	236 PINEVIEW # 5A, 92620	260,000	1/20/2015	1 / 1.00	681	0	1978
18	934-630-58	22 ORANGE BLOSSOM # 58, 92618	260,000	12/30/2014	1 / 1.00	661	0	1976
19	937-470-10	83 SMOKESTONE # 10, 92614	270,000	3/2/2015	1 / 1.00	729	0	1980
20	935-350-10	281 TANGELO # 339, 92618	277,500	2/4/2015	1 / 1.00	636	0	1978
21	530-145-12	187 PINEVIEW , 92620	280,000	3/6/2015	1 / 1.00	835	1,092	1978
22	530-144-66	111 LAKEPINES , 92620	283,000	3/13/2015	1 / 1.00	835	1,092	1978
23	934-880-36	349 ORANGE BLOSSOM # 155, 92618	284,000	3/10/2015	1 / 1.00	636	0	1977
24	930-305-94	1104 SCHOLARSHIP , 92612	285,000	9/30/2014	0 / 0.00	0	0	0
25	937-133-44	2233 MARTIN APT 100, 92612	288,000	10/27/2014	0 / 0.00	0	0	0
26	935-350-81	161 TANGELO # 410, 92618	290,000	1/14/2015	1 / 1.00	814	0	1978
27	935-340-66	81 LEMON GRV # 275, 92618	290,000	11/3/2014	1 / 1.00	636	0	1977

CITY OF IRVINE - CONDOMINIUM RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
28	530-145-63	201 PINEVIEW , 92620	291,000	12/30/2014	1 / 1.00	934	763	1978
29	935-533-06	306 STREAMWOOD , 92620	294,000	2/4/2015	2 / 1.00	809	0	1977
30	934-104-19	2311 WATERMARKE PL , 92612	295,000	1/29/2015	0 / 0.00	0	0	0
31	935-340-08	443 ORANGE BLOSSOM # 217, 92618	295,000	12/1/2014	1 / 1.00	814	0	1977
32	934-630-76	61 ORANGE BLOSSOM , 92618	300,000	12/29/2014	1 / 1.00	814	0	1976
33	934-102-82	3309 WATERMARKE PL , 92612	301,000	10/8/2014	0 / 0.00	0	0	0
34	934-631-15	145 ORANGE BLOSSOM , 92618	304,000	1/23/2015	2 / 1.00	868	0	1976
35	930-307-55	2148 SCHOLARSHIP , 92612	305,000	1/15/2015	0 / 0.00	0	0	0
36	930-305-77	1148 SCHOLARSHIP , 92612	305,000	12/11/2014	0 / 0.00	0	0	0
37	930-306-23	1248 SCHOLARSHIP , 92612	308,000	11/12/2014	0 / 0.00	0	0	0
38	935-340-46	127 LEMON GRV # 255, 92618	310,000	3/17/2015	1 / 1.00	814	0	1977
39	530-144-31	162 PINEVIEW , 92620	310,000	11/13/2014	1 / 1.00	934	763	1978
40	530-144-15	145 PINEVIEW , 92620	310,000	10/23/2014	1 / 1.00	934	763	1978
41	938-841-81	7 BRIARGLEN # 1, 92614	315,000	12/31/2014	1 / 1.00	758	0	1984
42	930-307-90	2340 SCHOLARSHIP , 92612	317,000	12/29/2014	0 / 0.00	0	0	0
43	935-350-58	129 TANGELO # 387, 92618	318,000	1/6/2015	1 / 1.00	636	0	1978
44	934-102-86	3313 WATERMARKE PL , 92612	320,000	2/26/2015	0 / 0.00	0	0	0
45	530-143-72	26 LAKEPINES , 92620	322,000	2/24/2015	1 / 1.00	934	763	1977
46	939-182-97	127 OXFORD # 31, 92612	323,000	10/17/2014	2 / 1.00	880	0	1983
47	937-134-51	2243 MARTIN APT 111, 92612	324,000	3/2/2015	0 / 0.00	0	0	0
48	937-133-52	2233 MARTIN APT 108, 92612	325,000	10/15/2014	0 / 0.00	0	0	0
49	935-531-94	82 STREAMWOOD , 92620	325,000	10/14/2014	2 / 1.00	887	0	1977
50	934-103-74	2363 WATERMARKE PL , 92612	327,000	2/11/2015	0 / 0.00	0	0	0
51	932-080-12	16 KAZAN ST # 12, 92604	330,000	1/30/2015	2 / 1.00	880	0	1973
52	935-346-56	2211 CRESCENT OAK , 92618	330,000	1/23/2015	0 / 0.00	0	0	0
53	935-346-23	808 LARKRIDGE , 92618	334,500	2/11/2015	0 / 0.00	0	0	0
54	935-347-16	1211 ELMHURST , 92618	336,000	10/14/2014	0 / 0.00	0	0	0
55	932-190-60	141 KAZAN ST # 1, 92604	339,000	1/28/2015	2 / 1.00	862	0	1971

CITY OF IRVINE - CONDOMINIUM RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
56	939-351-79	2004 LADRILLO AISLE # 76, 92606	340,000	11/25/2014	0 / 0.00	0	0	0
57	939-351-73	2201 LADRILLO AISLE # 70, 92606	341,100	1/12/2015	0 / 0.00	0	0	0
58	939-351-57	2301 LADRILLO AISLE # 54, 92606	344,000	12/12/2014	0 / 0.00	0	0	0
59	930-304-80	2201 SCHOLARSHIP 72, 92612	345,000	10/31/2014	0 / 0.00	0	0	0
60	932-025-59	82 CONGRESS PL # P1, 92602	347,000	12/17/2014	0 / 0.00	0	0	0
61	934-101-11	3339 WATERMARKE PL , 92612	347,500	11/3/2014	0 / 0.00	0	0	0
62	930-305-52	2410 SCHOLARSHIP , 92612	350,000	12/22/2014	0 / 0.00	0	0	0
63	935-341-13	328 TANGELO # 322, 92618	350,000	12/17/2014	2 / 1.50	952	0	1977
64	939-352-59	604 SOLVAY AISLE , 92606	355,000	1/26/2015	0 / 0.00	0	0	0
65	930-736-30	7105 APRICOT DR , 92618	355,000	9/30/2014	2 / 2.00	916	0	1979
66	937-813-42	98 COSTERO AISLE # 281, 92614	356,500	1/14/2015	2 / 2.00	871	0	1987
67	934-100-75	3128 WATERMARKE PL , 92612	357,500	3/6/2015	0 / 0.00	0	0	0
68	935-980-53	102 EAGLE PT , 92604	362,000	2/4/2015	2 / 1.00	928	0	1978
69	930-734-49	2104 APRICOT DR # 2104, 92618	365,000	10/24/2014	2 / 2.50	1,152	0	1983
70	938-490-01	118 CLEARBROOK # 1, 92614	367,000	11/24/2014	2 / 2.00	912	0	1980
71	930-737-46	342 LEMON GRV , 92618	370,000	1/26/2015	2 / 2.00	1,019	0	1983
72	934-101-29	3147 WATERMARKE PL , 92612	370,000	1/21/2015	0 / 0.00	0	0	0
73	930-736-53	7213 APRICOT DR , 92618	374,000	11/20/2014	2 / 2.00	916	0	1979
74	937-813-19	105 COSTERO AISLE # 258, 92614	375,000	3/10/2015	2 / 2.00	871	0	1987
75	938-720-95	178 GREENMOOR # 77, 92614	375,000	1/30/2015	2 / 1.00	831	0	1984
76	939-353-56	2905 LADRILLO AISLE # 21, 92606	375,000	12/24/2014	0 / 0.00	0	0	0
77	938-842-69	11 FALLINGSTAR # 20, 92614	375,000	11/14/2014	1 / 1.00	864	0	1984
78	932-022-06	14 REMINGTON , 92620	376,000	11/10/2014	2 / 2.00	987	0	1986
79	935-341-05	208 TANGELO , 92618	377,500	12/1/2014	2 / 1.50	952	0	1977
80	937-470-08	15 SMOKESTONE , 92614	379,000	3/4/2015	2 / 2.00	916	0	1980
81	934-102-11	3463 WATERMARKE PL , 92612	380,000	2/27/2015	0 / 0.00	0	0	0
82	937-813-46	116 COSTERO AISLE # 285, 92614	380,000	12/22/2014	2 / 2.00	871	0	1987
83	935-540-87	900 TIMBERWOOD , 92620	380,000	11/25/2014	0 / 0.00	0	0	0

CITY OF IRVINE - CONDOMINIUM RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
84	937-470-23	57 SMOKESTONE # 23, 92614	380,000	10/22/2014	2 / 2.00	913	0	1980
85	935-341-58	75 TAROCCO , 92618	382,000	2/2/2015	2 / 2.00	953	0	1983
86	932-023-23	167 HUNTINGTON , 92620	382,000	11/12/2014	2 / 2.00	987	0	1986
87	935-342-65	289 TAROCCO , 92618	385,000	1/16/2015	2 / 2.00	946	0	1983
88	934-749-11	131 SILVERADO , 92618	385,000	11/24/2014	0 / 0.00	0	0	0
89	935-342-25	213 TAROCCO , 92618	387,000	10/7/2014	2 / 2.00	951	0	1983
90	937-811-53	100 ALICANTE AISLE # 142, 92614	392,500	1/8/2015	2 / 2.00	871	0	1987
91	937-813-50	108 COSTERO AISLE , 92614	395,000	1/22/2015	2 / 2.00	1,032	0	1987
92	932-190-83	75 GOLDEN GLEN ST # 3, 92604	397,000	11/14/2014	2 / 2.00	1,078	0	1971
93	932-653-16	41 IDYLLWILD , 92602	400,000	3/9/2015	0 / 0.00	0	0	0
94	934-105-43	2258 WATERMARKE PL , 92612	400,000	10/9/2014	0 / 0.00	0	0	0
95	932-400-58	33 OVAL RD , 92604	403,000	1/16/2015	3 / 2.00	1,091	0	1972
96	933-821-86	208 SILK TREE , 92606	405,000	10/31/2014	0 / 0.00	0	0	0
97	932-400-61	21 OVAL RD # 1, 92604	406,000	3/5/2015	2 / 2.00	1,048	0	1972
98	932-080-22	42 KAZAN ST # 22, 92604	407,000	12/29/2014	3 / 2.00	1,091	0	1971
99	937-815-90	18 IMPERIAL AISLE , 92606	408,000	11/14/2014	0 / 0.00	0	0	0
100	937-820-30	62 WINDJAMMER # 30, 92614	408,000	11/4/2014	2 / 2.00	920	0	1980
101	935-341-55	69 TAROCCO , 92618	410,000	3/16/2015	3 / 2.00	1,190	0	1983
102	930-581-09	17 GREENMOOR # 15, 92614	412,500	12/23/2014	2 / 2.00	1,168	0	1984
103	935-700-69	43 ALDERWOOD # 69, 92604	412,500	12/1/2014	3 / 1.50	1,121	0	1978
104	932-478-10	39 SILVERADO # 54, 92618	412,500	10/22/2014	0 / 0.00	0	0	0
105	932-022-09	10 REMINGTON , 92620	413,000	12/17/2014	2 / 2.50	1,016	0	1986
106	930-305-84	1162 SCHOLARSHIP , 92612	415,000	2/6/2015	0 / 0.00	0	0	0
107	932-022-98	301 HUNTINGTON , 92620	415,000	12/8/2014	2 / 2.50	1,016	0	1986
108	932-022-83	255 HUNTINGTON , 92620	415,000	11/18/2014	2 / 2.00	987	0	1986
109	935-342-32	151 TAROCCO , 92618	416,500	2/23/2015	3 / 2.00	1,196	0	1983
110	938-540-89	70 GREENBOUGH # 89, 92614	417,000	2/26/2015	2 / 1.50	1,102	0	1982
111	938-601-81	642 SPRINGBROOK N , 92614	417,000	10/21/2014	2 / 2.00	951	0	1985

CITY OF IRVINE - CONDOMINIUM RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
112	932-022-13	8 REMINGTON # 14, 92620	419,000	2/2/2015	2 / 2.00	903	0	1986
113	938-100-42	426 FALLINGSTAR # 27, 92614	420,000	1/29/2015	2 / 2.50	1,050	0	1985
114	930-306-65	1336 SCHOLARSHIP , 92612	420,000	1/28/2015	0 / 0.00	0	0	0
115	935-960-13	5 FIRWOOD # 13, 92604	420,000	12/23/2014	3 / 1.00	1,085	0	1978
116	935-541-61	1200 TIMBERWOOD , 92620	420,000	12/3/2014	0 / 0.00	0	0	0
117	934-752-33	17 COURANT , 92618	423,000	10/1/2014	0 / 0.00	0	0	0
118	936-010-48	11 HOLLOWGLEN , 92604	425,000	3/5/2015	2 / 1.50	1,037	0	1978
119	936-010-54	51 BRIARWOOD # 54, 92604	425,000	2/13/2015	2 / 1.50	1,037	0	1978
120	939-180-28	61 OXFORD # 4, 92612	425,000	2/5/2015	2 / 2.00	1,138	0	1981
121	937-551-11	46 TIMBER RUN , 92614	425,000	1/21/2015	2 / 1.50	1,096	0	1980
122	530-143-30	53 LAKEPINES , 92620	425,000	9/30/2014	2 / 1.50	1,366	1,438	1977
123	937-135-26	2253 MARTIN APT 104, 92612	430,000	1/9/2015	0 / 0.00	0	0	0
124	930-306-94	1316 SCHOLARSHIP , 92612	430,000	12/29/2014	0 / 0.00	0	0	0
125	937-810-92	15 MARBELLA AISLE # 81, 92614	435,000	3/4/2015	2 / 2.00	915	0	1987
126	932-024-41	141 REMINGTON # 243, 92620	435,000	10/16/2014	3 / 2.50	1,224	0	1986
127	938-055-94	64 PATHWAY , 92618	435,000	10/3/2014	0 / 0.00	0	0	0
128	930-304-92	2375 SCHOLARSHIP , 92612	437,500	12/8/2014	0 / 0.00	0	0	0
129	933-822-24	1211 ABELIA , 92606	439,000	11/14/2014	0 / 0.00	0	0	0
130	939-353-45	3109 LADRILLO AISLE , 92606	440,000	2/18/2015	0 / 0.00	0	0	0
131	937-610-38	54 CHARDONNAY , 92614	440,000	2/6/2015	2 / 1.50	1,146	0	1980
132	936-010-26	40 HOLLOWGLEN # 26, 92604	440,000	1/12/2015	3 / 1.50	1,121	0	1978
133	937-811-34	77 ABRAZO AISLE , 92614	440,000	1/12/2015	2 / 2.00	1,083	0	1987
134	930-096-99	455 DEERFIELD AVE , 92606	440,000	12/12/2014	2 / 1.50	1,129	0	1984
135	937-474-44	128 GREENMOOR # 4, 92614	440,000	12/3/2014	2 / 2.50	1,171	0	1984
136	938-100-62	637 SPRINGBROOK N # 47, 92614	440,000	10/9/2014	2 / 2.00	1,166	0	1985
137	938-370-86	58 ARDMORE # 142, 92602	440,000	10/3/2014	0 / 0.00	0	0	0
138	939-351-17	3302 LADRILLO AISLE , 92606	440,000	9/30/2014	0 / 0.00	0	0	0
139	937-820-02	6 WINDJAMMER , 92614	440,000	9/30/2014	3 / 2.00	1,116	0	1980

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	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
140	934-431-98	56 NEW SEASON , 92602	442,000	12/19/2014	0 / 0.00	0	0	0
141	939-353-40	3100 LADRILLO AISLE , 92606	442,500	10/20/2014	0 / 0.00	0	0	0
142	937-473-74	4 GREENFIELD # 19, 92614	444,000	10/10/2014	2 / 2.00	1,161	0	1982
143	937-470-34	37 SMOKESTONE # 34, 92614	445,000	3/6/2015	3 / 2.00	1,121	0	1980
144	935-536-71	1305 TERRA BELLA , 92602	445,000	10/9/2014	0 / 0.00	0	0	0
145	939-351-75	2204 LADRILLO AISLE 72, 92606	446,500	11/6/2014	0 / 0.00	0	0	0
146	938-610-94	10 FAIRSIDE 34 , 92614	447,000	10/29/2014	3 / 1.50	1,257	0	1983
147	932-476-62	61 LONG MDW 3, 92620	448,000	11/10/2014	0 / 0.00	0	0	0
148	937-813-65	70 COSTERO AISLE # 304, 92614	450,000	3/17/2015	2 / 2.50	1,104	0	1987
149	935-600-68	28 FIREBIRD # 68, 92604	450,000	3/13/2015	2 / 2.00	990	0	1978
150	935-600-58	2 SUNFISH # 58, 92604	450,000	2/25/2015	1 / 1.50	863	0	1978
151	939-351-70	2501 LADRILLO AISLE # 67, 92606	450,000	1/9/2015	0 / 0.00	0	0	0
152	932-477-07	139 SANCTUARY , 92620	450,000	1/6/2015	0 / 0.00	0	0	0
153	931-838-01	34 VINTAGE , 92620	450,000	12/26/2014	0 / 0.00	0	0	0
154	930-304-62	2215 SCHOLARSHIP , 92612	450,000	10/28/2014	0 / 0.00	0	0	0
155	932-024-07	153 HUNTINGTON , 92620	450,000	10/10/2014	3 / 2.50	1,224	0	1986
156	938-070-41	8 SOUTHSAND , 92614	450,000	10/6/2014	2 / 2.00	1,244	0	1981
157	935-537-03	1705 TERRA BELLA , 92602	455,000	3/13/2015	0 / 0.00	0	0	0
158	938-610-80	29 FAIRSIDE # 20, 92614	455,000	3/3/2015	3 / 1.50	1,244	0	1983
159	937-820-37	76 WINDJAMMER # 37, 92614	456,000	10/28/2014	3 / 2.00	1,121	0	1980
160	938-540-27	31 THICKET , 92614	460,000	11/10/2014	3 / 1.50	1,235	0	1981
161	937-813-85	107 ALBERTI AISLE , 92614	460,000	11/7/2014	2 / 2.50	1,104	0	1987
162	934-752-53	38 CALYPSO , 92618	460,000	10/30/2014	0 / 0.00	0	0	0
163	939-355-12	1511 REGGIO AISLE , 92606	460,000	10/2/2014	0 / 0.00	0	0	0
164	935-421-05	71 MAYFAIR , 92620	462,000	11/25/2014	0 / 0.00	0	0	0
165	935-620-67	11 NAVARRE # 75, 92612	462,000	10/16/2014	1 / 1.50	1,072	0	1977
166	932-095-42	26 MONROE , 92620	465,000	3/13/2015	3 / 2.50	1,288	0	1985
167	937-130-41	5151 WALNUT AVE APT 2, 92604	465,000	1/15/2015	2 / 2.50	1,149	0	1982

CITY OF IRVINE - CONDOMINIUM RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
168	935-456-93	194 GROVELAND , 92620	465,000	12/12/2014	0 / 0.00	0	0	0
169	933-821-75	13 WINTERGREEN # 12, 92604	465,000	12/8/2014	2 / 2.50	1,068	0	1976
170	932-412-18	42 CORALWOOD , 92618	465,000	11/26/2014	0 / 0.00	0	0	0
171	935-536-37	803 TERRA BELLA , 92602	465,000	11/25/2014	0 / 0.00	0	0	0
172	932-412-09	80 CORALWOOD , 92618	465,000	10/23/2014	0 / 0.00	0	0	0
173	932-412-04	70 CORALWOOD , 92618	465,000	10/17/2014	0 / 0.00	0	0	0
174	935-830-35	78 NAVARRE # 107, 92612	468,000	3/17/2015	1 / 1.50	1,072	0	1978
175	935-457-46	83 COSTA BRAVA , 92620	470,000	3/16/2015	0 / 0.00	0	0	0
176	935-345-85	506 LARKRIDGE , 92618	470,000	12/24/2014	0 / 0.00	0	0	0
177	939-182-16	27 WELLESLEY # 31, 92612	470,000	11/12/2014	2 / 2.00	925	0	1981
178	935-542-02	1716 TIMBERWOOD , 92620	472,000	10/14/2014	0 / 0.00	0	0	0
179	935-457-07	1 COSTA BRAVA , 92620	474,000	2/24/2015	0 / 0.00	0	0	0
180	932-652-84	16 TAQUITZ # 43, 92602	475,000	12/9/2014	0 / 0.00	0	0	0
181	932-024-21	87 REMINGTON # 223, 92620	475,000	11/14/2014	3 / 2.50	1,224	0	1986
182	934-441-38	10 SWEET CLOVER , 92604	477,955	11/24/2014	3 / 2.50	1,561	0	1975
183	935-600-21	20 ACORN # 21, 92604	478,000	2/27/2015	2 / 2.00	990	0	1978
184	935-540-71	712 TIMBERWOOD , 92620	479,000	1/16/2015	0 / 0.00	0	0	0
185	930-305-46	2422 SCHOLARSHIP , 92612	480,000	11/24/2014	2 / 2.00	1,213	0	2007
186	933-822-62	1321 ABELIA # 134, 92606	480,000	11/21/2014	0 / 0.00	0	0	0
187	939-187-25	3 STANFORD CT # 105, 92612	480,000	10/15/2014	2 / 1.50	1,141	0	1985
188	935-830-60	26 NAVARRE # 132, 92612	483,000	2/13/2015	1 / 1.50	1,167	0	1978
189	937-134-44	2243 MARTIN APT 104, 92612	485,000	2/26/2015	2 / 2.00	1,300	0	1992
190	935-940-03	25 EAGLE PT # 3, 92604	485,000	2/25/2015	2 / 2.00	1,105	0	1978
191	935-534-56	435 RIDGEWAY , 92620	485,000	12/23/2014	0 / 0.00	0	0	0
192	930-308-07	2438 SCHOLARSHIP , 92612	485,000	11/25/2014	0 / 0.00	0	0	0
193	935-534-94	623 NEWCASTLE , 92620	485,000	11/7/2014	0 / 0.00	0	0	0
194	938-371-21	77 ARDMORE , 92602	485,000	10/14/2014	2 / 2.00	1,300	0	2000
195	935-541-35	2206 TIMBERWOOD , 92620	487,000	12/31/2014	0 / 0.00	0	0	0

CITY OF IRVINE - CONDOMINIUM RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
196	934-631-93	3504 ORANGEWOOD , 92618	487,000	12/11/2014	0 / 0.00	0	0	0
197	937-550-80	95 FOX HOLW # 80, 92614	487,000	10/22/2014	3 / 1.50	1,255	0	1980
198	938-610-67	1 FAIRSIDE # 7, 92614	488,000	10/24/2014	3 / 2.00	1,118	0	1980
199	930-307-24	1462 SCHOLARSHIP , 92612	490,000	2/3/2015	2 / 2.00	1,250	0	2007
200	935-347-86	1703 ELK GRV , 92618	490,000	1/16/2015	0 / 0.00	0	0	0
201	930-307-28	1470 SCHOLARSHIP , 92612	490,000	1/5/2015	2 / 2.00	1,213	0	2007
202	934-105-12	2427 WATERMARKE PL , 92612	490,000	11/17/2014	0 / 0.00	0	0	0
203	937-815-68	16 BETTONI AISLE , 92606	490,000	10/22/2014	0 / 0.00	0	0	0
204	935-456-89	27 ARBORETUM , 92620	490,000	10/8/2014	0 / 0.00	0	0	0
205	930-094-79	39 RIVERSTONE # 69, 92606	492,000	12/4/2014	3 / 2.00	1,093	0	1984
206	936-280-60	13 BROOKMONT # 60, 92604	495,000	1/30/2015	2 / 2.00	1,105	0	1979
207	938-371-87	49 BELLEVUE , 92602	495,000	10/30/2014	0 / 0.00	0	0	0
208	935-541-67	1308 TIMBERWOOD , 92620	499,000	2/19/2015	0 / 0.00	0	0	0
209	935-541-44	2302 TIMBERWOOD , 92620	500,000	1/5/2015	0 / 0.00	0	0	0
210	937-815-81	3 CETINALE AISLE , 92606	500,000	12/1/2014	0 / 0.00	0	0	0
211	938-541-47	3 FAIRFIELD # 147, 92614	500,000	11/18/2014	3 / 1.50	1,257	0	1982
212	935-372-89	8 GERANIUM , 92618	500,000	11/17/2014	0 / 0.00	0	0	0
213	935-457-83	15 NATURE , 92620	500,000	10/24/2014	0 / 0.00	0	0	0
214	934-290-12	11 LAGO SUD , 92612	504,000	12/12/2014	1 / 2.00	1,386	0	1975
215	935-541-54	1216 TIMBERWOOD , 92620	505,000	1/30/2015	0 / 0.00	0	0	0
216	935-540-90	908 TIMBERWOOD , 92620	505,000	12/30/2014	0 / 0.00	0	0	0
217	932-476-49	35 BOLINAS # 102, 92602	505,000	12/18/2014	0 / 0.00	0	0	0
218	933-821-03	20 FUCHSIA , 92604	505,000	12/4/2014	3 / 2.00	1,164	0	1974
219	937-550-13	9 FOX HOLW # 13, 92614	508,000	12/19/2014	3 / 2.00	1,117	0	1980
220	935-620-01	8 MORENA # 1, 92612	508,000	12/3/2014	1 / 1.50	1,137	0	1977
221	933-930-31	1 MADRONA , 92612	508,000	10/24/2014	2 / 2.00	1,454	0	1974
222	931-424-09	14 STARFALL , 92603	510,000	11/19/2014	2 / 2.00	1,042	0	1980
223	934-105-80	2241 WATERMARKE PL , 92612	510,000	11/14/2014	0 / 0.00	0	0	0

CITY OF IRVINE - CONDOMINIUM RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
224	934-432-14	32 NEW SEASON , 92602	510,000	10/10/2014	0 / 0.00	0	0	0
225	932-027-22	101 SAPPHIRE # 37, 92602	510,000	9/30/2014	0 / 0.00	0	0	0
226	937-813-07	67 COSTERO AISLE 246, 92614	513,000	10/31/2014	3 / 2.00	1,240	0	1989
227	930-094-92	11 RIVERSTONE # 82, 92606	515,000	2/25/2015	3 / 0.00	1,653	0	1984
228	934-103-44	3422 WATERMARKE PL , 92612	515,000	2/13/2015	0 / 0.00	0	0	0
229	930-246-25	21 GRAMERCY UNIT 204, 92612	515,000	11/21/2014	0 / 0.00	0	0	0
230	932-477-64	88 FULL MOON , 92618	515,000	10/23/2014	0 / 0.00	0	0	0
231	933-821-20	24 BUTTERFIELD # 12, 92604	518,000	3/16/2015	3 / 2.50	1,464	0	1974
232	932-477-44	155 SANCTUARY , 92620	520,000	12/30/2014	0 / 0.00	0	0	0
233	934-102-55	3108 WATERMARKE PL , 92612	522,000	1/28/2015	0 / 0.00	0	0	0
234	933-821-59	40 GOLDENBUSH , 92604	522,000	10/17/2014	3 / 2.50	1,464	0	1975
235	935-161-26	87 HERITAGE # 45, 92604	522,000	10/16/2014	3 / 2.50	1,633	0	1977
236	931-214-35	231 CORAL ROSE , 92603	522,500	10/24/2014	0 / 0.00	0	0	0
237	938-373-38	18 BONSALL , 92602	523,000	10/21/2014	0 / 0.00	0	0	0
238	933-930-01	1 MONTANAS NORTE # 1, 92612	525,000	3/2/2015	2 / 2.50	1,916	0	1974
239	938-501-18	23 WEEPINGWOOD # 118, 92614	525,000	1/20/2015	2 / 2.00	1,377	0	1980
240	934-103-09	3123 WATERMARKE PL , 92612	525,000	12/31/2014	0 / 0.00	0	0	0
241	936-020-41	65 HIGHLAND VW , 92603	525,000	12/19/2014	2 / 2.00	1,365	0	1978
242	935-650-16	88 SANDPIPER , 92604	525,000	12/8/2014	2 / 2.00	1,073	0	1978
243	934-104-28	2408 WATERMARKE PL , 92612	525,000	11/12/2014	0 / 0.00	0	0	0
244	935-541-64	1314 TIMBERWOOD , 92620	525,000	10/22/2014	0 / 0.00	0	0	0
245	932-655-71	20 HERRINGBONE , 92620	527,500	12/4/2014	2 / 2.50	1,030	0	2008
246	936-271-65	44 DOVETAIL , 92603	528,000	1/8/2015	0 / 0.00	0	0	0
247	939-046-51	255 LOCKFORD , 92602	530,000	3/6/2015	0 / 0.00	0	0	0
248	937-132-98	39 ALCOBA , 92614	530,000	2/20/2015	2 / 2.50	1,300	0	1989
249	931-216-27	124 CORAL ROSE , 92603	530,000	1/29/2015	0 / 0.00	0	0	0
250	935-940-86	12 ASHBROOK # 86, 92604	530,000	12/10/2014	3 / 2.50	1,383	0	1978
251	932-096-90	388 MONROE , 92620	530,000	11/6/2014	3 / 2.50	1,336	0	1985

CITY OF IRVINE - CONDOMINIUM RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
252	934-431-43	90 NEW SEASON , 92602	530,000	10/28/2014	0 / 0.00	0	0	0
253	935-830-39	62 NAVARRE # 111, 92612	530,000	10/17/2014	2 / 2.50	1,498	0	1978
254	937-130-56	66 ALMADOR , 92614	531,000	10/10/2014	3 / 2.50	1,285	0	1989
255	934-640-03	5 LAS BRISAS , 92612	533,000	11/20/2014	1 / 2.00	1,386	0	1976
256	938-372-58	17 EL CAJON # 50, 92602	538,000	1/9/2015	0 / 0.00	0	0	0
257	935-538-10	20 SAN CLEMENTE , 92602	540,000	2/26/2015	0 / 0.00	0	0	0
258	931-216-34	111 DANBROOK # 113, 92603	540,000	2/26/2015	0 / 0.00	0	0	0
259	939-181-88	14 WELLESLEY # 3, 92612	540,000	1/20/2015	2 / 2.50	1,530	0	1981
260	934-105-17	2432 WATERMARKE PL , 92612	540,000	1/14/2015	0 / 0.00	0	0	0
261	934-432-22	70 TRAILING VINE , 92602	540,000	11/25/2014	0 / 0.00	0	0	0
262	938-551-18	28 ROCKWOOD , 92614	540,000	10/21/2014	3 / 2.50	1,576	0	1983
263	936-280-48	140 BRIARWOOD # 48, 92604	544,000	10/17/2014	3 / 2.50	1,508	0	1979
264	935-171-26	209 KENSINGTON PARK # 20, 92606	545,000	1/8/2015	0 / 0.00	0	0	0
265	934-432-24	66 TRAILING VINE , 92602	545,000	1/5/2015	0 / 0.00	0	0	0
266	932-098-63	25 CRESTLINE # 97, 92602	545,000	12/31/2014	0 / 0.00	0	0	0
267	935-536-20	602 TERRA BELLA , 92602	545,000	12/10/2014	0 / 0.00	0	0	0
268	931-837-94	33 REGAL , 92620	545,000	11/20/2014	2 / 2.00	1,562	0	2006
269	935-351-97	106 DANBURY LN , 92618	545,000	11/14/2014	0 / 0.00	0	0	0
270	935-356-29	342 QUAIL RDG , 92603	546,000	3/9/2015	0 / 0.00	0	0	0
271	934-100-60	12 RANA # 60, 92612	548,000	3/5/2015	1 / 2.00	1,404	0	1975
272	933-822-70	1305 ABELIA , 92606	548,000	2/10/2015	0 / 0.00	0	0	0
273	931-424-36	8 WINTERNIGHT # 36, 92603	549,000	3/3/2015	2 / 2.00	1,042	0	1980
274	932-027-49	131 SAPPHIRE , 92602	549,000	12/8/2014	0 / 0.00	0	0	0
275	932-098-95	11 HAVERHILL , 92602	550,000	3/10/2015	0 / 0.00	0	0	0
276	931-838-09	52 VINTAGE # 106, 92620	550,000	1/12/2015	0 / 0.00	0	0	0
277	938-721-07	202 GREENMOOR , 92614	550,000	11/21/2014	3 / 2.50	1,408	0	1984
278	939-181-37	15 DARTMOUTH , 92612	550,000	11/21/2014	2 / 3.00	1,520	0	1981
279	935-353-24	3 STAGHORN , 92618	550,000	10/27/2014	0 / 0.00	0	0	0

CITY OF IRVINE - CONDOMINIUM RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
280	935-620-39	3 SEGURA # 47, 92612	550,000	10/24/2014	2 / 2.50	1,498	0	1977
281	932-477-10	133 SANCTUARY , 92620	555,000	3/9/2015	0 / 0.00	0	0	0
282	932-028-45	12 MOONSTONE # 90, 92602	555,000	1/14/2015	0 / 0.00	0	0	0
283	935-620-42	19 SEGURA # 50, 92612	555,000	11/7/2014	2 / 2.50	1,498	0	1977
284	937-610-26	30 CHARDONNAY # 26, 92614	555,000	10/10/2014	2 / 2.50	1,598	0	1980
285	935-171-45	177 KENSINGTON PARK # 39, 92606	555,000	10/10/2014	0 / 0.00	0	0	0
286	937-132-50	114 ALMADOR , 92614	558,000	1/2/2015	2 / 2.00	923	0	1989
287	930-242-28	21 WALDORF , 92612	559,000	10/21/2014	0 / 0.00	0	0	0
288	931-838-37	53 SPANISH LACE , 92620	560,000	1/15/2015	0 / 0.00	0	0	0
289	938-841-47	370 FALLINGSTAR , 92614	560,000	12/1/2014	0 / 0.00	1,407	0	1984
290	935-040-48	16 PARK VIS # 48, 92604	560,000	11/14/2014	2 / 2.00	1,234	0	1977
291	937-814-53	10 VENEZIA AISLE , 92606	564,500	11/12/2014	3 / 2.50	1,443	0	1990
292	935-351-18	194 CHERRYBROOK LN , 92618	567,500	11/18/2014	0 / 0.00	0	0	0
293	937-132-18	208 ALMADOR , 92614	568,000	1/8/2015	3 / 2.50	1,486	0	1989
294	931-424-75	15 MOONLIGHT , 92603	568,000	10/15/2014	2 / 2.50	1,412	0	1983
295	932-097-80	3 NEW MARKET , 92602	570,000	3/16/2015	3 / 2.50	1,500	0	2007
296	938-372-27	16 EL CAJON , 92602	570,000	3/12/2015	3 / 2.50	1,601	0	2001
297	935-160-72	20 HELENA # 72, 92604	570,000	3/5/2015	3 / 2.50	1,633	0	1977
298	934-432-06	82 TRAILING VINE , 92602	570,000	12/31/2014	0 / 0.00	0	0	0
299	932-027-47	135 TOPAZ 20, 92602	570,000	11/6/2014	3 / 3.00	1,500	0	2001
300	930-246-64	21 GRAMERCY UNIT 321, 92612	570,000	10/15/2014	2 / 2.00	1,574	0	2010
301	932-601-94	64 WINDCHIME , 92603	575,000	3/10/2015	0 / 0.00	0	0	0
302	939-189-34	16 SCRIPPS AISLE , 92612	575,000	2/13/2015	2 / 2.00	1,605	0	1987
303	939-045-92	179 LOCKFORD , 92602	575,000	10/10/2014	0 / 0.00	0	0	0
304	935-600-45	28 SUNFISH # 45, 92604	576,500	11/17/2014	2 / 2.00	1,186	0	1978
305	939-045-32	53 OLIVEHURST , 92602	579,500	12/8/2014	0 / 0.00	0	0	0
306	930-694-33	8035 SCHOLARSHIP , 92612	580,000	3/13/2015	1 / 1.50	1,175	0	2007
307	935-356-07	92 REUNION , 92603	580,000	2/5/2015	0 / 0.00	0	0	0

CITY OF IRVINE - CONDOMINIUM RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
308	934-106-39	3141 MICHELSON DR UNIT 503, 92612	580,000	10/24/2014	2 / 2.00	1,367	0	2006
309	934-107-01	3141 MICHELSON DR UNIT 1301, 92612	580,000	10/16/2014	2 / 2.00	1,292	0	2006
310	936-280-08	11 GLENHURST , 92604	583,000	11/13/2014	3 / 2.50	1,508	0	1979
311	931-216-25	128 CORAL ROSE , 92603	585,000	3/9/2015	0 / 0.00	0	0	0
312	935-534-81	411 RIDGEWAY , 92620	585,000	11/6/2014	0 / 0.00	0	0	0
313	935-356-15	76 REUNION , 92603	585,000	10/31/2014	0 / 0.00	0	0	0
314	938-372-26	14 EL CAJON , 92602	585,000	10/28/2014	3 / 2.50	1,820	0	2001
315	933-930-28	8 VERDE # 28, 92612	585,000	10/24/2014	1 / 2.00	1,404	0	1974
316	937-011-69	88 MAGELLAN AISLE , 92620	585,000	10/3/2014	3 / 3.00	1,764	0	1989
317	934-300-32	15 VIEJO , 92612	589,000	11/3/2014	2 / 2.00	1,441	0	1975
318	935-620-10	20 MORENA , 92612	590,000	1/21/2015	2 / 2.50	1,498	0	1977
319	935-538-34	63 BURLINGAME , 92602	590,000	10/10/2014	0 / 0.00	0	0	0
320	935-534-45	151 ISLINGTON , 92620	591,500	2/11/2015	0 / 0.00	0	0	0
321	934-432-11	38 NEW SEASON , 92602	595,000	2/13/2015	0 / 0.00	0	0	0
322	937-013-35	80 ARCATA # 71, 92602	600,000	11/14/2014	0 / 0.00	0	0	0
323	938-841-16	388 FALLINGSTAR # 39, 92614	600,000	10/23/2014	0 / 0.00	1,405	0	1984
324	935-650-11	81 SANDPIPER # 11, 92604	600,000	10/21/2014	2 / 2.50	1,608	0	1978
325	935-538-22	64 BURLINGAME , 92602	602,000	2/19/2015	0 / 0.00	0	0	0
326	934-742-28	185 WILD LILAC , 92620	605,000	1/14/2015	0 / 0.00	0	0	0
327	935-542-36	306 TIMBERWOOD , 92620	605,000	10/16/2014	0 / 0.00	0	0	0
328	938-372-35	23 EL CAJON # 27, 92602	610,000	11/17/2014	3 / 2.50	1,820	0	2001
329	938-373-25	40 MODESTO 76, 92602	610,000	11/5/2014	0 / 0.00	0	0	0
330	938-370-87	60 ARDMORE , 92602	610,000	10/7/2014	0 / 0.00	0	0	0
331	935-357-86	18 ENDEAVOR STE 201, 92618	612,000	12/1/2014	0 / 0.00	0	0	0
332	938-371-91	52 ARDMORE , 92602	615,000	3/6/2015	0 / 0.00	0	0	0
333	934-432-72	16 NIGHT BLOOM , 92602	615,000	2/27/2015	0 / 0.00	0	0	0
334	935-353-31	2 LADYPALM , 92618	615,000	12/8/2014	0 / 0.00	0	0	0
335	935-172-63	45 ROYAL VICTORIA , 92606	616,500	11/24/2014	0 / 0.00	0	0	0

CITY OF IRVINE - CONDOMINIUM RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
336	934-100-18	8 CERRITO # 18, 92612	618,000	1/21/2015	3 / 2.50	2,009	0	1975
337	935-542-27	206 TIMBERWOOD , 92620	618,000	11/20/2014	0 / 0.00	0	0	0
338	932-723-18	123 TALL OAK , 92603	620,000	1/20/2015	0 / 0.00	0	0	0
339	932-029-44	62 TOWNSEND , 92620	620,000	10/27/2014	0 / 0.00	0	0	0
340	934-101-83	3259 WATERMARKE PL , 92612	625,000	1/26/2015	0 / 0.00	0	0	0
341	934-742-47	67 BELL CHIME , 92618	625,000	1/15/2015	0 / 0.00	0	0	0
342	935-600-67	30 FIREBIRD # 67, 92604	626,500	12/11/2014	2 / 2.00	1,409	0	1978
343	930-581-98	11 SHADOWLEAF # 31, 92614	629,000	10/17/2014	3 / 2.50	1,434	0	1985
344	935-457-27	43 COSTA BRAVA , 92620	630,000	10/17/2014	0 / 0.00	0	0	0
345	935-353-15	2 PEARLEAF # 90, 92618	630,000	10/16/2014	3 / 3.00	1,750	0	2000
346	936-340-64	73 STEPPING STONE , 92603	632,000	3/10/2015	0 / 0.00	0	0	0
347	937-815-29	5 GARZONI AISLE , 92606	639,000	10/16/2014	0 / 0.00	0	0	0
348	939-187-26	1 STANFORD CT , 92612	640,000	2/2/2015	3 / 3.00	1,349	0	1985
349	935-352-19	68 DANBURY LN , 92618	640,000	1/23/2015	3 / 2.50	1,350	0	1999
350	937-814-69	5 CIGLIANO AISLE , 92606	643,000	2/13/2015	3 / 2.50	2,339	0	1990
351	938-070-73	25 WINDSONG , 92614	644,000	1/12/2015	2 / 2.00	1,452	0	1981
352	935-355-53	96 DUET , 92603	645,000	3/10/2015	0 / 0.00	0	0	0
353	939-189-57	69 VASSAR AISLE , 92612	645,000	3/6/2015	3 / 3.00	1,983	0	1987
354	934-300-28	18 VIEJO # 77, 92612	645,000	11/13/2014	3 / 2.50	2,034	0	1975
355	935-172-49	22 ROYAL VICTORIA , 92606	650,000	2/27/2015	0 / 0.00	0	0	0
356	937-130-89	4 ALCOBA , 92614	650,000	1/8/2015	3 / 2.50	1,486	0	1989
357	936-530-09	36 WILLOWGROVE , 92604	650,000	12/11/2014	2 / 2.00	1,451	0	1978
358	931-838-80	80 SARABANDE , 92620	650,000	11/21/2014	0 / 0.00	0	0	0
359	937-013-42	59 ARCATA , 92602	652,000	12/29/2014	0 / 0.00	0	0	0
360	930-478-15	67 CANAL , 92620	652,000	9/30/2014	0 / 0.00	0	0	0
361	934-105-65	2456 WATERMARKE PL , 92612	653,000	10/15/2014	3 / 2.00	1,438	0	2003
362	937-013-04	62 MEADOW VLY , 92602	655,000	2/20/2015	0 / 0.00	0	0	0
363	935-457-11	9 COSTA BRAVA , 92620	655,000	1/26/2015	0 / 0.00	0	0	0

CITY OF IRVINE - CONDOMINIUM RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
364	935-537-33	35 VISALIA , 92602	658,000	11/5/2014	0 / 0.00	0	0	0
365	931-216-53	49 GINGERWOOD , 92603	658,500	10/3/2014	0 / 0.00	0	0	0
366	937-816-74	18 MEDICI AISLE , 92606	659,000	3/13/2015	0 / 0.00	0	0	0
367	932-601-96	56 WINDCHIME , 92603	660,000	10/16/2014	0 / 0.00	0	0	0
368	937-816-24	6 SALVIATI AISLE , 92606	660,100	1/30/2015	0 / 0.00	0	0	0
369	935-357-18	67 REUNION , 92603	665,000	3/6/2015	0 / 0.00	0	0	0
370	932-601-59	202 DEWDROP , 92603	665,000	1/21/2015	0 / 0.00	0	0	0
371	931-925-03	72 VINTAGE , 92620	670,000	2/9/2015	0 / 0.00	0	0	0
372	934-980-29	38 LAKEVIEW # 42, 92604	670,000	10/28/2014	2 / 2.50	2,004	0	1977
373	930-694-79	8087 SCHOLARSHIP # 605, 92612	672,500	1/9/2015	1 / 1.50	1,335	0	2007
374	931-837-79	114 ALHAMBRA , 92620	673,000	12/4/2014	3 / 2.50	1,640	0	2005
375	930-464-54	95 CANYONCREST , 92603	675,000	1/14/2015	0 / 0.00	0	0	0
376	939-187-62	50 VASSAR AISLE # 2, 92612	675,000	12/15/2014	3 / 3.00	1,983	0	1987
377	937-012-01	54 SORENSON , 92602	675,000	10/3/2014	0 / 0.00	0	0	0
378	935-456-11	18 JULIAN # 2, 92602	675,000	9/30/2014	3 / 2.50	1,601	0	2002
379	937-013-33	78 ARCATA # 69, 92602	678,000	2/5/2015	4 / 2.50	0	0	1,750
380	934-290-29	8 PRADO # 29, 92612	679,500	11/26/2014	3 / 2.50	2,034	0	1975
381	937-012-21	75 WATERMAN , 92602	680,000	2/17/2015	3 / 2.50	1,905	0	2001
382	934-980-30	36 LAKEVIEW , 92604	680,000	12/11/2014	2 / 2.50	2,004	0	1977
383	936-340-67	51 STEPPING STONE , 92603	680,000	12/10/2014	0 / 0.00	0	0	0
384	935-355-25	38 DUET , 92603	683,000	11/19/2014	0 / 0.00	0	0	0
385	935-355-82	40 REUNION , 92603	685,000	12/22/2014	0 / 0.00	0	0	0
386	934-741-80	129 CHANTILLY , 92620	685,000	11/4/2014	0 / 0.00	0	0	0
387	934-107-81	3131 MICHELSON DR UNIT 807, 92612	689,500	10/21/2014	2 / 1.75	1,500	0	2006
388	932-653-80	51 WONDERLAND , 92620	690,000	12/3/2014	0 / 0.00	0	0	0
389	937-013-55	54 ARCATA , 92602	695,000	3/6/2015	0 / 0.00	0	0	0
390	932-602-12	57 WINDCHIME , 92603	695,000	12/24/2014	0 / 0.00	0	0	0
391	935-260-45	89 PINEWOOD # 45, 92604	699,000	1/22/2015	3 / 2.50	2,035	0	1977

CITY OF IRVINE - CONDOMINIUM RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
392	932-025-76	72 KNOLLWOOD , 92602	699,000	10/24/2014	0 / 0.00	0	0	0
393	934-742-04	207 WILD LILAC , 92620	700,000	3/2/2015	0 / 0.00	0	0	0
394	938-100-01	1 WILDBROOK , 92614	700,000	1/6/2015	3 / 2.50	1,979	0	1980
395	938-552-89	14 SOUTHWIND , 92614	700,000	11/21/2014	2 / 2.00	1,942	0	1983
396	934-960-10	54 CANYON RDG # 10, 92603	700,000	11/20/2014	3 / 2.00	1,576	0	1977
397	932-723-39	41 TALL OAK , 92603	700,000	11/14/2014	0 / 0.00	0	0	0
398	930-631-07	108 RANCLAND , 92618	700,000	10/3/2014	0 / 0.00	0	0	0
399	931-214-25	217 LONETREE , 92603	705,000	1/27/2015	0 / 0.00	0	0	0
400	934-742-61	96 KEEPSAKE , 92618	705,000	10/6/2014	0 / 0.00	0	0	0
401	934-432-40	24 LEAGUE , 92602	706,000	2/20/2015	0 / 0.00	0	0	0
402	934-742-25	105 RINALDI , 92620	708,000	10/17/2014	0 / 0.00	0	0	0
403	934-742-49	63 BELL CHIME , 92618	710,000	3/16/2015	0 / 0.00	0	0	0
404	932-026-41	79 GLEN ARBOR , 92602	710,000	3/2/2015	0 / 0.00	0	0	0
405	935-456-19	9 DEL MAR # 10, 92602	710,000	1/22/2015	0 / 0.00	0	0	0
406	934-741-56	207 GROVELAND , 92620	710,000	11/20/2014	0 / 0.00	0	0	0
407	931-837-82	99 REGAL , 92620	710,000	10/24/2014	3 / 2.50	1,660	0	2006
408	939-187-96	5 VASSAR AISLE # 36, 92612	712,000	12/5/2014	3 / 3.00	1,983	0	1987
409	935-950-53	12 OAKGROVE # 53, 92604	720,000	11/25/2014	3 / 2.50	2,086	0	1978
410	930-243-24	720 ROCKEFELLER , 92612	720,000	10/21/2014	3 / 3.00	2,256	0	2011
411	932-029-42	41 CHANTILLY , 92620	725,000	3/12/2015	3 / 2.50	2,000	0	2005
412	932-029-58	63 CHANTILLY , 92620	725,000	3/4/2015	3 / 3.00	2,026	0	2005
413	932-722-89	124 TALL OAK , 92603	725,000	10/24/2014	0 / 0.00	0	0	0
414	930-630-70	50 CONSERVANCY , 92618	728,000	10/10/2014	0 / 0.00	0	0	0
415	931-214-21	209 LONETREE , 92603	729,000	3/2/2015	0 / 0.00	0	0	0
416	937-290-16	1 IVYHILL , 92604	730,000	3/10/2015	3 / 2.00	1,532	0	1980
417	938-070-72	23 WINDSONG , 92614	730,000	11/17/2014	3 / 2.50	2,096	0	1981
418	936-060-17	14 WOODSPRING , 92604	734,500	12/1/2014	4 / 2.50	2,155	0	1977
419	938-840-12	9 ONYX , 92614	735,000	12/8/2014	3 / 2.50	1,985	0	1982

CITY OF IRVINE - CONDOMINIUM RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
420	932-426-08	32 LARKFIELD , 92620	735,000	10/27/2014	3 / 2.50	1,660	0	2012
421	935-543-52	83 SHADYWOOD # 24, 92620	735,000	10/20/2014	3 / 3.50	1,700	0	2002
422	932-415-54	24 FLOWERSTALK , 92618	738,000	11/7/2014	3 / 2.50	1,823	0	2013
423	937-012-16	63 WATERMAN , 92602	740,000	10/29/2014	3 / 3.00	2,400	0	2000
424	932-415-90	37 LOQUAT , 92618	742,000	11/21/2014	4 / 2.50	1,904	0	2013
425	938-850-11	1 FIRESTONE , 92614	745,000	3/13/2015	3 / 2.50	2,281	0	1983
426	932-415-57	23 DEERGRASS , 92618	745,000	10/1/2014	3 / 2.50	1,823	0	2011
427	937-012-02	52 SORENSON , 92602	748,000	2/27/2015	3 / 2.5.00	2,200	0	2012
428	932-654-20	42 BAMBOO , 92620	748,000	11/13/2014	3 / 3.00	2,146	0	2005
429	934-244-39	208 SCARLET , 92603	750,000	12/31/2014	4 / 3.00	1,900	0	2003
430	932-721-64	212 TUBEROSE , 92603	750,000	12/10/2014	3 / 3.00	1,897	0	2003
431	930-466-66	56 BOWER TREE , 92603	750,000	10/31/2014	3 / 3.00	1,275	0	2003
432	931-839-65	62 HOMELAND , 92618	750,000	10/28/2014	0 / 0.00	0	0	0
433	933-582-91	47 JUNE BERRY , 92606	752,000	12/31/2014	3 / 3.00	2,673	0	2005
434	935-371-30	32 EAGLE CREEK , 92618	752,000	10/30/2014	3 / 2.50	1,737	0	2001
435	935-543-41	105 SHADYWOOD , 92620	752,500	10/16/2014	3 / 2.50	1,800	0	2002
436	930-630-94	18 UPPERBEND , 92618	755,000	12/1/2014	3 / 4.00	2,350	0	2009
437	930-466-02	55 CLOUDS VW , 92603	755,000	11/7/2014	3 / 3.00	1,275	0	2004
438	930-464-31	85 CANYONCREST , 92603	759,000	3/12/2015	3 / 2.50	1,310	0	2003
439	932-654-34	26 SHADOWPLAY , 92620	761,500	3/4/2015	4 / 4.00	2,492	0	2004
440	934-744-50	206 MANTLE , 92618	766,000	10/6/2014	3 / 3.00	2,027	0	2010
441	934-670-75	2 HARBORCREST , 92604	767,500	12/3/2014	3 / 2.50	2,097	0	1985
442	930-630-56	26 RIDGE VLY , 92618	770,000	12/15/2014	3 / 2.50	2,235	0	2008
443	932-655-91	39 HERRINGBONE , 92620	772,000	2/26/2015	3 / 3.00	2,100	0	2007
444	932-415-48	36 FLOWERSTALK , 92618	777,000	11/12/2014	4 / 3.00	1,956	0	2011
445	935-080-05	9 MOSS GLN , 92603	777,500	2/9/2015	2 / 2.50	970	0	1977
446	937-012-30	41 ROBINSON DR , 92602	779,100	3/6/2015	3 / 3.00	2,400	0	2001
447	930-631-13	31 GRAY DOVE , 92618	785,000	12/1/2014	3 / 4.00	2,530	0	2009

CITY OF IRVINE - CONDOMINIUM RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
448	936-530-04	33 WILLOWGROVE , 92604	790,000	3/16/2015	3 / 2.50	2,040	0	1978
449	938-843-59	447 E YALE LOOP , 92614	790,000	12/10/2014	4 / 3.00	2,370	0	1984
450	930-695-33	5033 SCHOLARSHIP , 92612	790,000	11/6/2014	2 / 2.50	1,430	0	2007
451	931-839-64	64 HOMELAND , 92618	792,000	10/23/2014	3 / 3.00	2,003	0	2006
452	931-839-54	22 WHITE SAGE , 92618	792,500	10/7/2014	4 / 3.00	2,020	0	2010
453	934-244-36	214 SCARLET , 92603	800,000	12/31/2014	3 / 2.50	2,100	0	2003
454	931-839-37	30 HABITAT , 92618	810,000	10/27/2014	4 / 3.00	2,020	0	2009
455	934-756-42	74 AUTUMN , 92602	810,000	9/30/2014	0 / 0.00	0	0	0
456	934-012-14	33 BIANCO , 92618	815,000	11/25/2014	3 / 2.50	1,618	0	2012
457	934-244-40	111 VERMILLION , 92603	815,000	10/31/2014	3 / 2.50	2,098	0	2003
458	932-099-65	95 LAMPLIGHTER , 92620	818,000	10/1/2014	4 / 3.00	2,104	0	2006
459	939-420-96	50 TIDEWIND , 92603	825,000	2/27/2015	2 / 2.00	1,485	0	1984
460	932-656-67	86 TWIN GABLES , 92620	850,000	12/9/2014	4 / 3.00	2,104	0	2008
461	935-631-14	24 ROCKY KNL # 2, 92612	850,000	11/19/2014	4 / 2.50	2,754	0	1978
462	931-683-61	88 CANOPY , 92603	860,000	10/28/2014	4 / 2.50	2,100	0	2003
463	933-273-34	8 HONEYDEW , 92603	865,000	12/8/2014	3 / 3.00	1,800	0	2003
464	932-422-18	45 DIAMOND , 92620	870,000	10/8/2014	4 / 3.00	2,053	0	2012
465	932-654-61	48 TEA GDN , 92620	883,000	12/1/2014	4 / 3.00	2,500	0	2004
466	935-543-78	6 KESWICK , 92620	885,000	1/7/2015	4 / 3.00	2,300	0	2002
467	934-012-01	43 BIANCO , 92618	885,000	10/15/2014	3 / 2.50	1,788	0	2012
468	934-244-31	82 PASSAGE , 92603	890,000	1/29/2015	4 / 3.00	2,264	0	2003
469	934-022-05	59 CIPRESSO , 92618	890,000	10/23/2014	3 / 2.25	1,830	0	2012
470	932-422-19	43 DIAMOND , 92620	893,500	10/3/2014	4 / 3.00	2,100	0	2011
471	935-630-96	33 VALLEY VW , 92612	910,000	12/22/2014	3 / 2.50	2,344	0	1978
472	933-431-49	220 GREAT LAWN , 92620	910,000	9/30/2014	4 / 4.00	2,643	0	2011
473	932-656-35	83 TWIN GABLES , 92620	915,000	3/17/2015	4 / 3.50	2,268	0	2007
474	932-099-09	98 RINALDI , 92620	915,000	12/3/2014	4 / 2.75	2,104	0	2005
475	931-957-56	107 SANCTUARY , 92620	925,000	12/23/2014	4 / 3.00	2,104	0	2006

CITY OF IRVINE - CONDOMINIUM RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
476	939-450-87	10 LONGBOURN AISLE , 92603	928,000	1/28/2015	3 / 2.50	1,965	0	1990
477	934-244-47	204 SCARLET , 92603	935,000	10/16/2014	4 / 3.50	2,412	0	2003
478	930-696-38	3033 SCHOLARSHIP , 92612	939,000	12/2/2014	2 / 3.00	1,865	0	2008
479	930-695-77	5088 SCHOLARSHIP , 92612	944,500	11/17/2014	1 / 1.00	1,675	0	2007
480	939-450-83	7 LONGBOURN AISLE , 92603	948,000	3/3/2015	3 / 3.50	2,547	0	1990
481	930-278-65	85 WONDERLAND , 92620	952,000	12/23/2014	4 / 3.00	2,630	0	2005
482	938-844-45	66 CORAL LK # 35, 92614	969,000	11/19/2014	3 / 3.00	1,745	0	1985
483	931-683-46	95 CANOPY , 92603	985,000	2/23/2015	4 / 3.00	2,057	0	2004
483	935-660-84	20 MIRADOR , 92612	1,000,000	3/3/2015	3 / 2.50	2,357	0	1985
483	934-960-16	66 CANYON RDG , 92603	1,000,000	2/23/2015	3 / 3.00	2,072	0	1977
483	938-552-93	22 SOUTHWIND , 92614	1,120,000	2/13/2015	3 / 2.50	2,610	0	1983
483	938-600-92	76 FAIRLAKE , 92614	1,135,000	12/23/2014	3 / 3.00	1,677	0	1984
483	930-695-12	8122 SCHOLARSHIP , 92612	1,230,000	2/10/2015	2 / 3.00	1,930	0	2007
483	939-421-76	6 SIRIUS # 61, 92603	1,230,000	10/3/2014	3 / 3.50	3,069	0	1986
483	939-421-98	1 MIRA # 5, 92603	1,369,500	12/2/2014	3 / 2.50	2,522	0	1986
483	939-422-01	5 ALTAIR # 8, 92603	1,502,500	2/17/2015	4 / 3.50	3,635	0	1986
483	930-696-03	5110 SCHOLARSHIP , 92612	1,655,000	1/23/2015	3 / 4.00	2,685	0	2007
483	930-696-19	5143 SCHOLARSHIP , 92612	1,750,000	11/17/2014	2 / 2.50	2,385	0	2007

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**2015/2019 CONSOLIDATED PLAN
JULY 1, 2015 THROUGH JUNE 30, 2020**

**2015/2016 ANNUAL ACTION PLAN
JULY 1, 2015 THROUGH JUNE 30, 2016**

APPENDIX D

SF-424 and Action Plan Certifications

- SF-424: Community Development Block Grant
- SF-424: HOME Investment Partnerships
- 2015-2016 Action Plan Certifications

Application for Federal Assistance SF-424

* 1. Type of Submission:

- Preapplication
 Application
 Changed/Corrected Application

* 2. Type of Application:

- New
 Continuation
 Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:* a. Legal Name:

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

d. Address:* Street1: Street2: * City: County/Parish:

* State:

Province:

* Country:

* Zip / Postal Code: **e. Organizational Unit:**

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Middle Name:

* Last Name:

Suffix:

Title: Organizational Affiliation: * Telephone Number: Fax Number: * Email:

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government ▼

Type of Applicant 2: Select Applicant Type:

▼

Type of Applicant 3: Select Applicant Type:

▼

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grants/Entitlement Grants

*** 12. Funding Opportunity Number:**

N/A

* Title:

N/A

13. Competition Identification Number:

N/A

Title:

N/A

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

2015-2016 Action Plan projects using Community Development Block Grant Entitlement funds pursuant to Title I of the Housing and Community Development Act of 1974, as amended.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="1,270,753.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="1,270,753.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:

[View Burden Statement](#)

OMB Number: 4040-0004
Expiration Date: 8/31/2016

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
<input type="text"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text" value="CA61750"/>	5b. Federal Award Identifier: <input type="text" value="M-15-MC-06-0561"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="City of Irvine"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="95-2759391"/>	* c. Organizational DUNS: <input type="text" value="0725113630000"/>	
d. Address:		
* Street1: <input type="text" value="1 Civic Center Plaza"/>	Street2: <input type="text"/>	
* City: <input type="text" value="Irvine"/>	County/Parish: <input type="text"/>	
* State: <input type="text" value="CA: California"/>	Province: <input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	* Zip / Postal Code: <input type="text" value="92606-5207"/>	
e. Organizational Unit:		
Department Name: <input type="text" value="Community Development"/>	Division Name: <input type="text" value="Housing"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Steve"/>	
Middle Name: <input type="text"/>	* Last Name: <input type="text" value="Holtz"/>	
Suffix: <input type="text"/>	Title: <input type="text" value="Housing Administrator"/>	
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="(949) 724-7452"/>	Fax Number: <input type="text" value="(949) 724-7458"/>	
* Email: <input type="text" value="sholtz@ci.irvine.ca.us"/>		

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

HOME Investment Partnerships Program

*** 12. Funding Opportunity Number:**

N/A

* Title:

N/A

13. Competition Identification Number:

N/A

Title:

N/A

14. Areas Affected by Project (Cities, Counties, States, etc.):

*** 15. Descriptive Title of Applicant's Project:**

2015-2016 Action Plan projects using HOME Investment Partnerships program funds pursuant to Title II of the National Affordable Housing Act 1990, as amended.

Attach supporting documents as specified in agency instructions.

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="450,741.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="450,741.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes
- No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.



Signature/Authorized Official

5-7-15

Date

City Manager

Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation – It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan – Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan – It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2015, _____, _____ (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws – The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint – Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws – It will comply with applicable laws.



Signature/Authorized Official

5-7-15

Date

City Manager

Title

Specific HOME Certifications

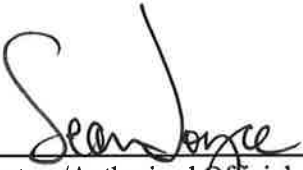
The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Signature/Authorized Official

5-7-15
Date

City Manager

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.