



2020-2024 CONSOLIDATED PLAN 2020-2021 ACTION PLAN

Prepared by:

The City of Irvine
Community Development Department
Neighborhood Services Division
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IRVINE CITY COUNCIL

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TABLE OF CONTENTS

Executive Summary.....	1
ES-05 Executive Summary.....	1
The Process	9
PR-05 Lead & Responsible Agencies.....	9
PR-10 Consultation - 91.100, 91.200(b), 91.215(l).....	10
PR-15 Citizen Participation.....	33
Needs Assessment	42
NA-05 Overview.....	42
NA-10 Housing Needs Assessment.....	49
NA-15 Disproportionately Greater Need: Housing Problems	65
NA-20 Disproportionately Greater Need: Severe Housing Problems	77
NA-25 Disproportionately Greater Need: Housing Cost Burdens	80
NA-30 Disproportionately Greater Need: Discussion	81
NA-35 Public Housing	83
NA-40 Homeless Needs Assessment.....	89
NA-45 Non-Homeless Special Needs Assessment.....	96
NA-50 Non-Housing Community Development Needs.....	101
Housing Market Analysis.....	105
MA-05 Overview	105
MA-10 Number of Housing Units.....	106
MA-15 Housing Market Analysis: Cost of Housing.....	110
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)	114
MA-25 Public and Assisted Housing	121
MA-30 Homeless Facilities and Services.....	123
MA-35 Special Needs Facilities and Services.....	128
MA-40 Barriers to Affordable Housing.....	133
MA-45 Non-Housing Community Development Assets	134
MA-50 Needs and Market Analysis Discussion.....	141
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households	143
MA-65 Hazard Mitigation	145
Strategic Plan.....	146
SP-05 Overview.....	146

SP-10 Geographic Priorities	149
SP-25 Priority Needs.....	151
SP-30 Influence of Market Conditions.....	165
SP-35 Anticipated Resources	167
SP-40 Institutional Delivery Structure.....	170
SP-45 Goals Summary	175
SP-50 Public Housing Accessibility and Involvement	178
SP-55 Barriers to Affordable Housing	180
SP-60 Homelessness Strategy.....	182
SP-65 Lead based paint Hazards	186
SP-70 Anti-Poverty Strategy	188
SP-80 Monitoring.....	190
2020-2021 Action Plan	192
AP-15 Expected Resources.....	192
AP-20 Annual Goals and Objectives	195
AP-35 Projects	197
AP-38 Project Summary	198
AP-50 Geographic Distribution – 91.220(f)	207
AP-55 Affordable Housing – 91.220(g)	208
AP-60 Public Housing	210
AP-65 Homeless and Other Special Needs Activities.....	212
AP-75 Barriers to Affordable Housing.....	216
AP-85 Other Actions.....	218
AP-90 Program Specific Requirements.....	222

Consolidated Plan and Action Plan Appendices

Alternate / Local Data Sources	Appendix A
Citizen Participation and Consultation.....	Appendix B
Grantee Unique Appendices	Appendix C
Grantee SF-424s and Action Plan Certifications.....	Appendix D

Executive Summary

ES-05 EXECUTIVE SUMMARY

Introduction

Since its incorporation in 1971, the City of Irvine has grown from a small community of 10,081 people to become a vibrant, safe, business-friendly City of over 280,000 residents. Irvine is comprised of 66 square miles of master-planned neighborhoods, fine schools, world-class dining, shopping and recreation experiences, and cutting-edge workplaces. For the last 14 consecutive years, Irvine is consistently rated as America’s safest city of its size, recording the lowest per capita violent crime rate for all U.S. cities with a population over 250,000. Irvine includes the highest number of affordable housing units of all cities in Orange County, with 4,569 units and 1,000 more underway. Over 80 percent of Irvine’s affordable housing is reserved for households earning less than half of the Orange County median income. Some of these units are reserved for veterans, seniors, or persons with disabilities.

The City of Irvine has prepared the 2020-2024 Consolidated Plan (Consolidated Plan) as required to receive federal Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnerships (HOME) funds. The Consolidated Plan provides the United States 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, ESG, and HOME funds to address these needs over the next five years, beginning July 1, 2020 and ending June 30, 2025.

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

Emergency Solutions Grant (ESG)

The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act) amended the McKinney-Vento Homeless Assistance Act, significantly revising the former Emergency Shelter Grants Program and renaming it the Emergency Solutions Grants program. The ESG program provides funding for street outreach, emergency shelter, emergency shelter operations, essential services, rapid re-housing, and homelessness prevention.

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 2020-2021 Program Year, the City will receive \$2,133,520 of CDBG funds, \$161,837 of ESG funds, and \$903,112 of HOME funds. When combined with available prior year resources, the 2020-2021 Action Plan allocates \$2,270,570 of CDBG funds, \$161,837 of ESG funds, and \$903,112 of HOME funds to program activities listed below that will be implemented from July 1, 2020 to June 30, 2021.

2020-2021 CDBG Public Service Activities

Assistance League of Irvine: Operation School Bell	\$39,600
City of Irvine: Meals on Wheels	\$19,600
Fair Housing Foundation: Fair Housing Services	\$17,119
Families Forward: Transitional Housing for Homelessness Prevention	\$34,164
Human Options: Domestic Violence Services Program	\$16,600
Irvine Adult Day Health Services: Skilled Nursing Program	\$46,634
Irvine Children’s Fund: Before and After School Child Care	\$51,800
Irvine Public Schools Foundation: After School Academic Enrichment	\$36,612
Project Self-Sufficiency: Homelessness Prevention Program	\$16,800
South County Outreach: Homelessness Prevention Program	\$27,400
StandUp for Kids: Street Outreach to Homeless Youth	\$13,699

2020-2021 CDBG Capital Activities

City of Irvine: Civic Center ADA Improvements	\$174,800
City of Irvine: Deerfield ADA Improvements	\$66,000
City of Irvine: Irvine Station ADA Improvements	\$54,768
City of Irvine: Oak Creek Community Park ADA Improvements	\$252,000
City of Irvine: Rancho Senior Center ADA Improvements	\$80,400
Families Forward: Condominium Acquisition for Affordable Housing	\$555,453
Human Options, Inc.: Domestic Violence Shelter Rehabilitation Project	\$213,630
Radiant Health Services: Irvine Clinic Rehabilitation	\$126,787

2020-2021 ESG Activities

Project Self-Sufficiency: Homelessness Prevention Program	\$20,234
South County Outreach: Homelessness Prevention & Rapid Re-Housing	\$75,586
StandUp For Kids: Rapid Re-Housing Program	\$47,379
2-1-1 OC: Homelessness Management Information System (HMIS)	\$6,550

2020-2021 HOME Activities

C&C Development: Cartwright Affordable Housing	\$677,334
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2020-2021 Program Administration Activities

CDBG Program Administration	\$426,704
HOME Program Administration	\$90,311
ESG Program Administration	\$12,137

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

The priority needs and goals identified in the Plan needs assessment are based on analysis of information including the results of the City's 2020-2024 Consolidated Plan Survey of residents and stakeholders and the housing and community development data elements required by HUD in the online Consolidated Plan system (the eCon Planning Suite). Data supplied by HUD includes the 2011-2015 American Community Survey (ACS) 5-Year Estimates and the Comprehensive Housing Affordability Strategy (CHAS) covering the same time period. 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 10 priority needs listed below are established as part of this Plan:

- Increase the supply of affordable housing for low-income individuals, families, persons with special needs, and persons experiencing homelessness
- Preserve the supply of affordable housing
- Equal access to housing opportunities
- Public services for low- and moderate-income youth, families, and seniors
- Services for residents with special needs
- Street outreach to address homelessness
- Homelessness prevention services and assistance
- Rapid re-housing services and assistance
- Improve public facilities and infrastructure
- Address material and architectural barriers to accessibility for elderly persons and severely disabled adults

Consistent with HUD's national goals for the CDBG, ESG, 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, ESG, and HOME funded activities aligned with the following measurable goals included in the Strategic Plan section of this Plan:

	Goal Name	Category	Need(s) Addressed	Five Year Goal Outcome Indicator
1.	Affordable Housing	Affordable Housing	<ul style="list-style-type: none"> • Increase the supply of affordable housing 	140 rental housing units
2.	Affordable Housing Preservation	Affordable Housing	<ul style="list-style-type: none"> • Preserve the supply of affordable housing 	65 owner housing units
3.	Public Services	Non-Housing Community Development	<ul style="list-style-type: none"> • Equal access to housing opportunities • Services for low- and moderate-income youth, families, and seniors • Services for residents with special needs 	5,500 people
4.	Homelessness Services	Homelessness	<ul style="list-style-type: none"> • Street outreach to address homelessness • Homelessness prevention 	1,800 people
			<ul style="list-style-type: none"> • Rapid re-housing 	60 households
5.	Public Facilities Improvements	Non-Housing Community Development	<ul style="list-style-type: none"> • Improve public facilities and infrastructure 	25 public facilities 252,000 people

Table 1 - Strategic Plan Summary

Evaluation of past performance

The investment of HUD resources during the 2015-2019 Program Years resulted in measurable accomplishments that contributed to positive outcomes for Irvine residents. Together with other federal, state and local investments, HUD resources allowed the City of Irvine and its partners to:

- Expand the supply of affordable rental housing units;
- Preserve and improve the existing housing stock and ensure equal access through rehabilitation of single-family housing units;
- Provide fair housing services;
- Provide appropriate health, recreational, educational services to youth;
- Provide quality supportive services to elderly residents;

- Provide support services such as battered and abused spousal programs and referral and case management services to 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 Irvine residents;
- Support a continuum of services in support of City and County efforts to end homelessness; and
- Support services that assist in improving the quality of life for people living with HIV/AIDS.

Summary of citizen participation process and consultation process

The Consolidated Plan regulations at 24 CFR Part 91 provide the citizen participation and consultation requirements for the development of the Consolidated Plan. Chief among those requirements is the need to consult with the Continuum of Care (CoC) to address homelessness, 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. Information supplied by these community stakeholders, together with the data supplied by HUD resulted in a well-informed planning document that reflects the housing, community and economic development needs and priorities for the City of Irvine over the next five years.

In accordance with the City's Citizen Participation Plan, residents and stakeholders were able to participate in the development of the 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.

In the preparation and public review of this Consolidated Plan, the City of Irvine consulted with OC Community Resources, the local CoC covering the City of Irvine and all of Orange County, as well as local homeless service providers, and formerly

homeless individuals to receive input on planned activities, ESG performance standards and HMIS policies and procedures. The Performance Standards are included in the 2020-2021 Action Plan document in section AP-90. Additionally, a consultation plan for the involvement of homeless or formerly homeless individuals in considering and making policies and decisions regarding any facilities, services, or other assistance that receive funding under ESG is included in the 2020-2021 Action Plan document in section AP-90.

Summary of public comments

Community meetings to discuss the housing and community development needs in Irvine were held on November 5, 2019 at Portola Springs Community Center and on November 7, 2019 at Los Olivos Community Center.

A public hearing to receive comments on the housing and community development needs in the community was held before the Irvine City Council on September 24, 2019. No public comments were received.

Two public meetings to discuss applications received in response to the City's Notice of Funding Availability (NOFA) for 2020-2021 CDBG, ESG, and HOME funds were held before the Irvine Community Services Commission on February 19, 2020 and April 15, 2020. All organizations applying for CDBG, ESG, and HOME funds addressed the Commission to share information about their applications. No other public comments were received.

The City of Irvine received one written comment during the public review and comment period for the draft 2020-2024 Consolidated Plan, 2020-2021 Annual Action Plan, Citizen Participation Plan, and Orange County Analysis of Impediments to Fair Housing Choice. Two public comments were provided during the public hearing held during the Irvine City Council Meeting on May 26, 2020. All comments were accepted and entered into the record. A summary of these comments may be found in Appendix B.

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.

Summary

Examination of 2011-2015 American Community Survey (ACS) 5-Year Estimates and the 2011-2015 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 \$14.3 million of CDBG, ESG, and HOME funds over the five-year period of the Consolidated Plan. The investment of CDBG, ESG, and HOME funds in eligible activities shall be guided principally by the five goals of the Strategic Plan. Activities submitted for consideration in response to any solicitation or Notice of Funding 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, ESG, or HOME funding.

The Process

PR-05 LEAD & RESPONSIBLE AGENCIES

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

Agency Role	Name	Department/Agency
CDBG, ESG, and HOME Administrator	Irvine	Community Development Department, Neighborhood Services Division

Table 2 – Responsible Agencies

The 2020-2024 Consolidated Plan was prepared by MDG Associates, Inc. under contract to the City of Irvine. The Neighborhood Services Division of the Community Development Department is the lead agency responsible for administering the CDBG, ESG, and HOME programs.

In the development of this Consolidated Plan, the City 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 (e.g, community survey) and community meetings, review of demographic and economic data, and housing market analysis.

The Neighborhood Services Division shall be responsible for all grants planning, management and monitoring duties necessary to comply with HUD regulations and City policy throughout the implementation of the Consolidated Plan and each of the five Annual Action Plans.

Consolidated Plan Public Contact Information

City of Irvine
Community Development Department, Neighborhood Services Division
One Civic Center Plaza
Irvine, CA 92606
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cityofirvine.org/cdbg

PR-10 CONSULTATION - 91.100, 91.200(B), 91.215(L)

Introduction

The City of Irvine consulted with representatives from multiple agencies, groups, and organizations involved in the development and preservation of affordable housing and the provision of services to low- and moderate-income residents, including but not limited to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons. To facilitate the consultation process, the City solicited feedback through the following methods:

- Survey of residents and stakeholders (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 in Table 3 on the following pages. The input received from these consultations helped establish and inform the objectives and goals described in the Strategic Plan.

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, ESG, and HOME programs. As a result, during the development of this Consolidated Plan, the City consulted with organizations that provide assisted housing, health services and other community-focused programs. Outreach efforts included surveys, 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 reinforce these partnerships through the implementation of the NOFA process for CDBG, ESG, and HOME funds each year and through technical assistance provided to subrecipients.

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 nonprofit community plays a key role in the CoC 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 nonprofit community also serves special needs populations, such as victims of domestic violence, veterans, the disabled and youth.

The City consulted with the CoC through in-person meetings and conference calls using a detailed questionnaire to identify the CoC's perspectives on the most needed services to address homelessness in Irvine and throughout Orange County. These consultations addressed the needs of chronically homeless families and individuals, families with children, veterans, unaccompanied youth and persons at risk of homelessness.

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. The City's Neighborhood Services Division will work closely with the CoC and ESG subrecipients each year to ensure that the needs of persons experiencing homelessness and those at-risk of homelessness are addressed.

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. An ESG collaborative was formed in Orange County 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 current Countywide Plan to End Homelessness and the Consolidated Plans of ESG jurisdictions including the County of Orange and the Cities of Anaheim, Garden Grove, Irvine, and Santa Ana. 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 Point in Time (PIT) Counts, the Homeless Inventory County (HIC), 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. These data elements are reviewed annually for the purposes of ranking service providers. The Orange County CoC considers the severity of barriers. High barrier households are placed into 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.

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?	In-Person Meeting Conference Calls This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
2	Agency/Group/Organization	Orange County Housing Authority
	Agency/Group/Organization Type	Housing Services - 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?	In-Person Meeting Conference Calls This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.

3	Agency/Group/Organization	Assistance League of Irvine
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-housing Community Development Strategy Anti-Poverty Strategy 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 Meeting Conference Calls This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
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?	Non-housing Community Development Strategy Non-Homeless Special Needs 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 Meeting Conference Calls This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.

5	Agency/Group/Organization	Irvine Meals on Wheels
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	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 Meeting Conference Calls This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
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?	Non-housing Community Development Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
7	Agency/Group/Organization	Radiant Health Centers
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Non-housing Community Development Strategy Non-Homeless Special Needs HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey In-Person Meeting Conference Calls This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.

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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey In-Person Meeting Conference Calls Homelessness Focus Group This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
9	Agency/Group/Organization	Orange County Community Services
	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 In-Person Meeting Conference Calls This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.

10	Agency/Group/Organization	FOR Families
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Strategy Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey In-Person Meeting This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
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?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
12	Agency/Group/Organization	Fair Housing Foundation
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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 Meeting This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.

13	Agency/Group/Organization	O.C. Emergency Management Bureau
	Agency/Group/Organization Type	Emergency Management Agency
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
14	Agency/Group/Organization	Orange County Child Abuse Services Team
	Agency/Group/Organization Type	Services-Children Child Welfare Agency Other government – County Publicly Funded Institution/ System of Care
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
15	Agency/Group/Organization	University of California, Irvine
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.

16	Agency/Group/Organization	Orange County Fire Authority
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Market Analysis Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
17	Agency/Group/Organization	Irvine Company
	Agency/Group/Organization Type	Business Leader
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
18	Agency/Group/Organization	C&C Development Company, Inc.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey In-Person Meeting This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.

19	Agency/Group/Organization	Human Options, Inc.
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs 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 Meeting This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
20	Agency/Group/Organization	Irvine Childcare Project
	Agency/Group/Organization Type	Services-Children Other government – Local
	What section of the Plan was addressed by Consultation?	Anti-Poverty Strategy Market Analysis 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 Meeting This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
21	Agency/Group/Organization	Irvine Valley College
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Strategy Market Analysis Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.

22	Agency/Group/Organization	Southern California Association of Governments
	Agency/Group/Organization Type	Planning Organization Regional Organization
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
23	Agency/Group/Organization	The Trust for Public Land
	Agency/Group/Organization Type	Public Land Agency
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey In-Person Meeting This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
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?	Homeless Needs – Families with Children Homeless Strategy Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey In-Person Meeting Homelessness Focus Group This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.

25	Agency/Group/Organization	Irvine Community Land Trust
	Agency/Group/Organization Type	Housing
	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 This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
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?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
27	Agency/Group/Organization	Irvine Chamber of Commerce
	Agency/Group/Organization Type	Business Leader
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.

28	Agency/Group/Organization	U.S. Department of Housing and Urban Development
	Agency/Group/Organization Type	Other government – Federal
	What section of the Plan was addressed by Consultation?	Housing Market Analysis Homeless Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey Conference Call This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
29	Agency/Group/Organization	Orange County Board of Supervisors
	Agency/Group/Organization Type	Other government – County
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
30	Agency/Group/Organization	Orange County Public Works
	Agency/Group/Organization Type	Agency – Managing Flood Prone Areas Agency – Management of Public Land or Water Resources Other Government – County
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.

31	Agency/Group/Organization	Orange County 4 Kids
	Agency/Group/Organization Type	Foster Care Agency/Facility
	What section of the Plan was addressed by Consultation?	Homeless Needs – Unaccompanied Youth Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
32	Agency/Group/Organization	Hoag Hospital
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Market Analysis Lead-Based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
33	Agency/Group/Organization	Project Self Sufficiency
	Agency/Group/Organization Type	Services – Homeless Homeless / Formerly Homeless Resident (ESG)
	What section of the Plan was addressed by Consultation?	Services-Homeless Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	In-Person Meeting Homelessness Focus Group This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.

34	Agency/Group/Organization	Chelsea Investment Co.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey In-Person Meeting This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
35	Agency/Group/Organization	City of Costa Mesa
	Agency/Group/Organization Type	Other Government – Local
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
36	Agency/Group/Organization	City of Santa Ana
	Agency/Group/Organization Type	Other Government – Local
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Strategy Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.

37	Agency/Group/Organization	City of Newport Beach
	Agency/Group/Organization Type	Other Government – Local
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
38	Agency/Group/Organization	City of Tustin
	Agency/Group/Organization Type	Other Government – Local
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Strategy Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
39	Agency/Group/Organization	Orange County Health – Adult & Older Adult Behavioral Health Services
	Agency/Group/Organization Type	Mental Health Agency / Facility
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.

40	Agency/Group/Organization	Volunteers of America
	Agency/Group/Organization Type	Services – Homelessness
	What section of the Plan was addressed by Consultation?	Market Analysis Homelessness Needs – Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
41	Agency/Group/Organization	City of Irvine Disability Services
	Agency/Group/Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey In-Person Meeting This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
42	Agency/Group/Organization	Jamboree Housing Corporation
	Agency/Group/Organization Type	Services – Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.

43	Agency/Group/Organization	California State Senate
	Agency/Group/Organization Type	Other Government – State
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
44	Agency/Group/Organization	Irvine Ranch Water District
	Agency/Group/Organization Type	Water District / Agency
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Strategy Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
45	Agency/Group/Organization	Innovative Housing Opportunities
	Agency/Group/Organization Type	Assisted Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.

46	Agency/Group/Organization	CA Emerging Technology Fund (CETF)
	Agency/Group/Organization Type	Services – Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
47	Agency/Group/Organization	Cox Communications
	Agency/Group/Organization Type	Services - Broadband ISP
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
48	Agency/Group/Organization	StandUp For Kids
	Agency/Group/Organization Type	Services – Homeless
	What section of the Plan was addressed by Consultation?	Services-Homeless Homelessness Needs – Unaccompanied Youth Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	In-Person Meeting Homelessness Focus Group This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.

49	Agency/Group/Organization	Illumination Foundation
	Agency/Group/Organization Type	Services – Homeless
	What section of the Plan was addressed by Consultation?	Services-Homeless Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	In-Person Meeting Homelessness Focus Group This consultation provided the stakeholder an opportunity to actively participate in the planning effort. The City requested input concerning the topics highlighted above from this stakeholder.
50	Agency/Group/Organization	Irvine Community Services Commission
	Agency/Group/Organization Type	Other Government – Local Civic Leaders
	What section of the Plan was addressed by Consultation?	Action Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Services Commission was consulted during Commission Meetings / Hearings.
51	Agency/Group/Organization	Irvine City Council
	Agency/Group/Organization Type	Other Government – Local Civic Leaders
	What section of the Plan was addressed by Consultation?	All Sections
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City Council was consulted during City Council Meetings / Public Hearings.

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, ESG, 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 the Community 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, Neighborhood Services Division at 949-724-7444 or online at cityofirvine.org/cdbq.

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	OC Community Resources	Consultation with the CoC indicates that the City's Homelessness Prevention strategy in this Consolidated Plan is consistent with the CoC's strategies.
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 also hosted a homelessness focus group with nonprofit organizations and formerly homeless residents to discuss the City's approach to implementing the ESG program. 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 populations.

The Neighborhood Services Division works with subrecipients of CDBG, ESG, and HOME funds to ensure a coordinated effort among service agencies in the region to address the needs of Irvine residents, including 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 individuals 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

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 Neighborhood Services 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 and stakeholders to obtain information necessary to identify needs, prioritize needs, and develop strategies to address community services, community facilities, infrastructure, neighborhood services, special needs services, businesses and jobs, and housing. The surveys were available online and were made available in paper format at various public facilities.

Community meetings to discuss the housing and community development needs in Irvine were held on November 5, 2019 and November 7, 2019. Residents in attendance received a presentation on the Consolidated Plan and discussed housing and community development needs with Neighborhood Services Division Staff.

Two public hearings were held at different stages in the development of the Consolidated Plan. The first public hearing before the Community Services Commission on April 15, 2020 focused on the housing and community development needs in the community and potential strategies and activities to address those needs. The second public hearing was held on May 26, 2020 before the Irvine City Council to receive comments on the draft 2020-2024 Consolidated Plan and the 2020-2021 Annual Action Plan.

At each step in the process, the City ensured 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 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, Consolidated Annual Performance and Evaluation Report (CAPER) and the Analysis of Impediments to Fair Housing Choice are posted on the City website at: cityofirvine.org/cdbg and made available for review in the Neighborhood Services Division of the City of Irvine Community Development Department.

Citizen Participation Outreach

	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	Non-targeted/broad community	Newspaper ad published October 17, 2019 and October 31, 2019 in the <i>Irvine World News</i> announcing two Community Meetings to receive input on the preparation of the City's 2020-2024 Consolidated Plan and the 2020-2024 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 November 5, 2019 at 6:00 p.m. at the Portola Springs Community Center – 900 Tomato Springs.	Residents in attendance received a presentation on the Consolidated Plan and discussed housing and community development needs with Neighborhood Services Division Staff.	All comments were accepted.	Not applicable.

	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	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	Publicly-noticed Community Meeting on November 7, 2019 at 10:00 a.m. at the Los Olivos Community Center – 101 Alfonso Drive.	Residents in attendance received a presentation on the Consolidated Plan and discussed housing and community development needs with Neighborhood Services Division Staff.	All comments were accepted.	Not applicable.

	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 2020-2024 Consolidated Plan Survey was available online and in paper format at various City facilities from October 25, 2019 to January 17, 2020. The City advised residents and stakeholders of the availability of the survey via email to stakeholders, posting on the City website, Facebook, Twitter, announcements at City Council meetings, and during the Community Meetings.	<p>The purpose of the survey was to allow all residents and stakeholders the opportunity to provide their assessment of the level of need in Irvine for a variety of housing, community and economic development activities.</p> <p>In total, 355 residents and stakeholders completed the survey. A summary of all survey responses is provided in Appendix B.</p>	All survey responses were accepted.	Not applicable.

	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	Non-targeted/broad community	Newspaper ad published in the <i>Irvine World News</i> on February 13, 2020 (for a Irvine Community Services Commission public hearing on March 18 that was cancelled) and March 26 announcing a public hearing before the Irvine Community Services Commission on April 15, 2020 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.

	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	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>	<p>A public hearing was held before the Irvine Community Services Commission on April 15, 2020 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 2020-2024 Consolidated Plan for public review and comment.</p>	<p>No public comments were received.</p>	<p>No public comments were received.</p>	<p>Not applicable.</p>

	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 April 23, 2020 in the <i>Irvine World News</i> announcing the availability of the draft 2020-2024 Consolidated Plan, draft 2020-2021 Annual Action Plan, draft Orange County Analysis of Impediments to Fair Housing Choice, and Citizen Participation Plan for a 30-day public review and comment period to include a public hearing before the Irvine City Council on May 26, 2020.	No comments were received.	No comments were received.	Not applicable.

	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>	<p>Public hearing before the Irvine City Council on May 26, 2020 to receive comments on the draft 2020-2024 Consolidated Plan, draft 2020-2021 Annual Action Plan, draft Orange County Analysis of Impediments to Fair Housing Choice, and draft Citizen Participation Plan prior to adoption and submission to HUD.</p>	<p>The City of Irvine received one written comment during the public review and comment period. Two public comments were provided during the public hearing held during the Irvine City Council Meeting on May 26, 2020.</p>	<p>All comments were accepted and entered into the record. A summary of these comments may be found in Appendix B.</p>	<p>Not applicable.</p>

Table 5 – Citizen Participation Outreach

Needs Assessment

NA-05 OVERVIEW

Needs Assessment Overview

The Consolidated Plan Needs Assessment 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. This population includes 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 survey of residents and stakeholders, and consulted with experts and local stakeholders. The Needs Assessment primarily relies on the following sources of data:

- American Community Survey (2011-2015 5-year estimates)
- Comprehensive Housing Affordability Strategy (2011-2015 5-year estimates)
- 2019 Point-In-Time Homeless Count

The 2011-2015 ACS 5-year estimates and the 2011-2015 5-year estimates were the most recent available complete datasets supplied through HUD's eConPlanning Suite planning framework.

Consolidated Plan Survey for Residents and Stakeholders

Irvine residents and program stakeholders had the opportunity to respond to the 2020-2024 Consolidated Plan survey to rate the need in Irvine for public programs and services, housing-related programs and services, community facilities, housing types, special needs programs, and business or jobs programs. The tabulation of survey results from the 355 Irvine residents and stakeholders who responded to the survey are represented in Figures 1-6 below.

What types of public programs / services are the most needed in Irvine?

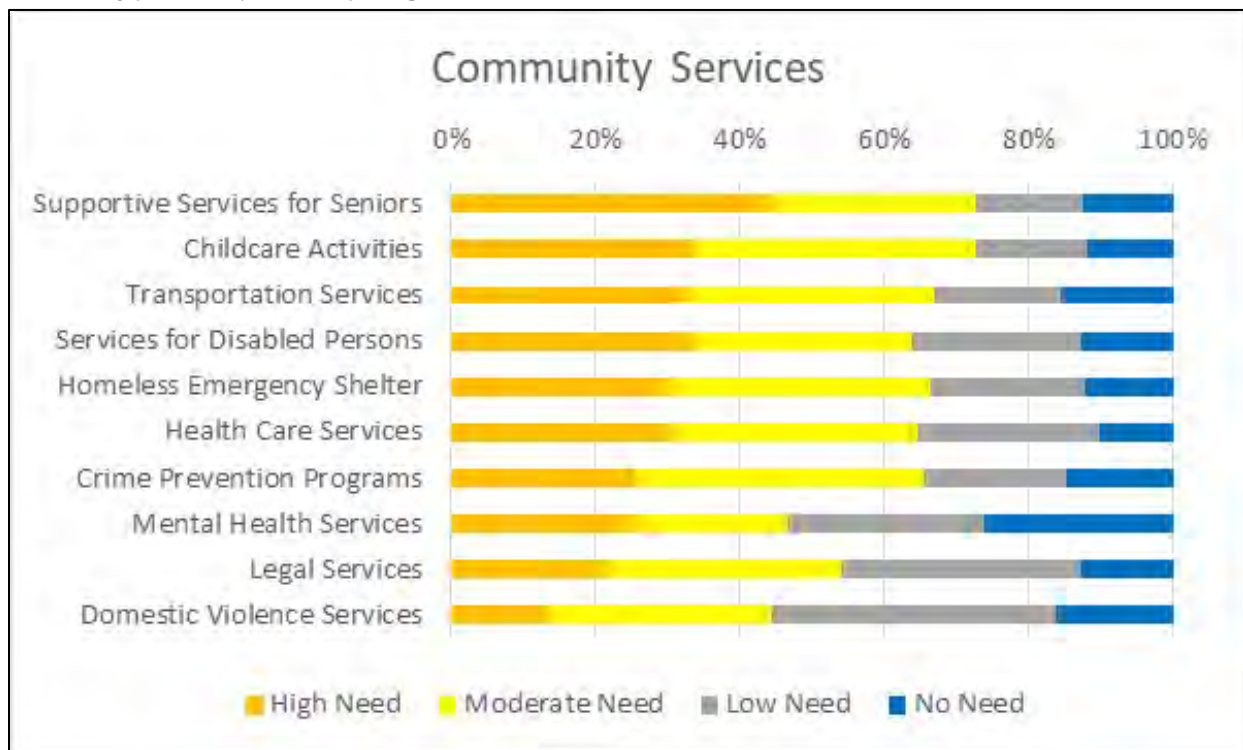


Figure 1: Need for Public Programs / Services

Please indicate the level of need for improved / additional housing-related programs and services in Irvine.

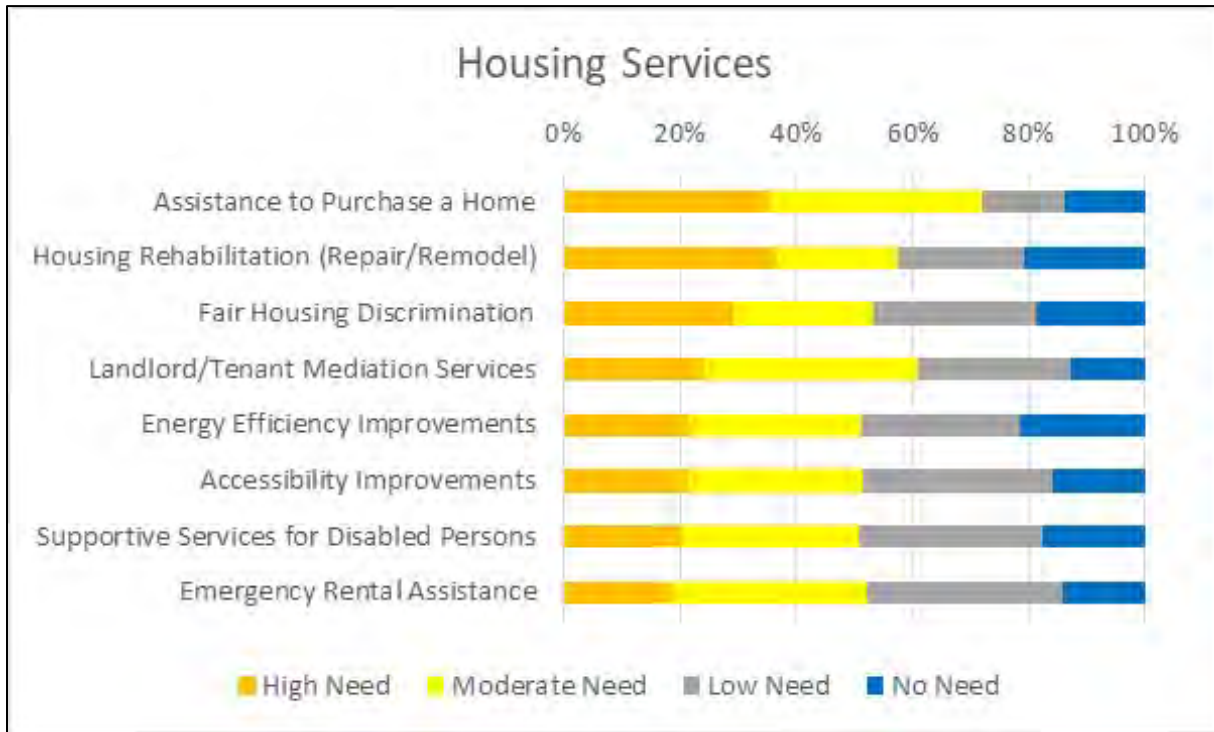


Figure 2: Need for Improved or Additional Housing-Related Programs and Services

Please indicate the level of need for improved / additional community facilities in Irvine.

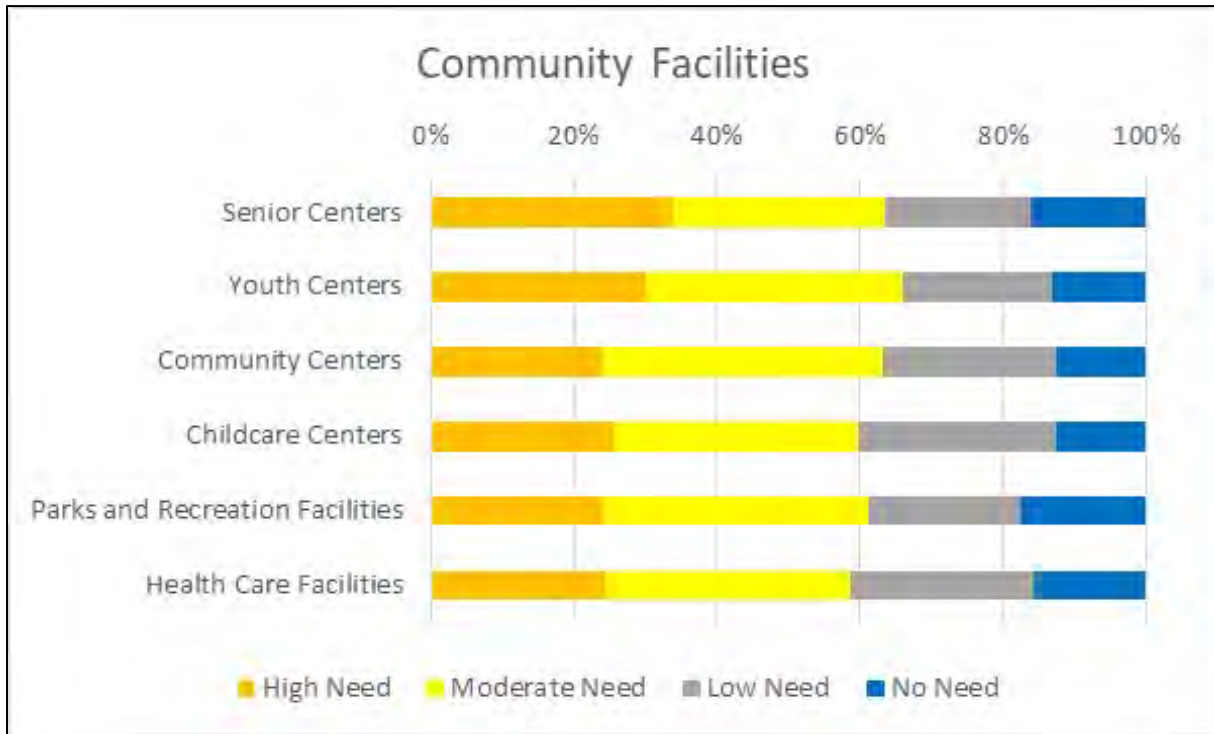


Figure 3: Need for Additional or Improved Community Facilities

Please indicate the need for additional / improved housing types in Irvine.

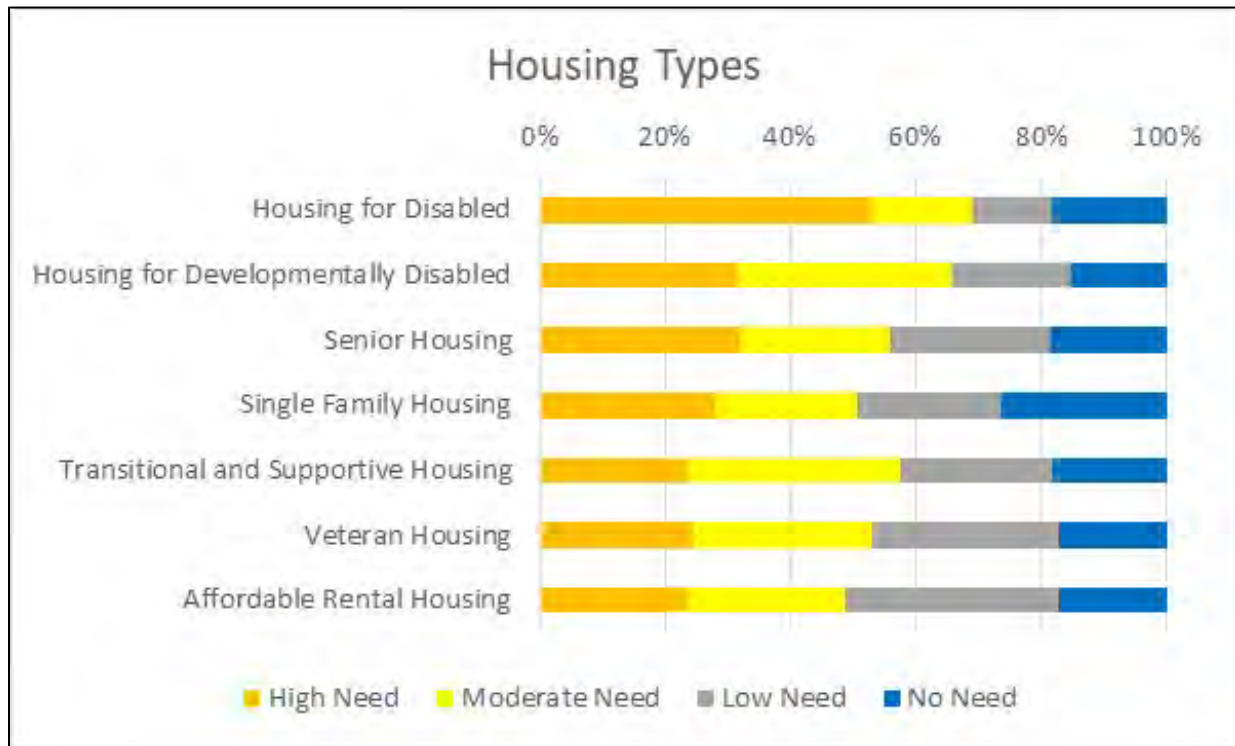


Figure 4: Need for Additional or Improved Housing Types

Please indicate the need for additional / improved special needs programs and services in Irvine.

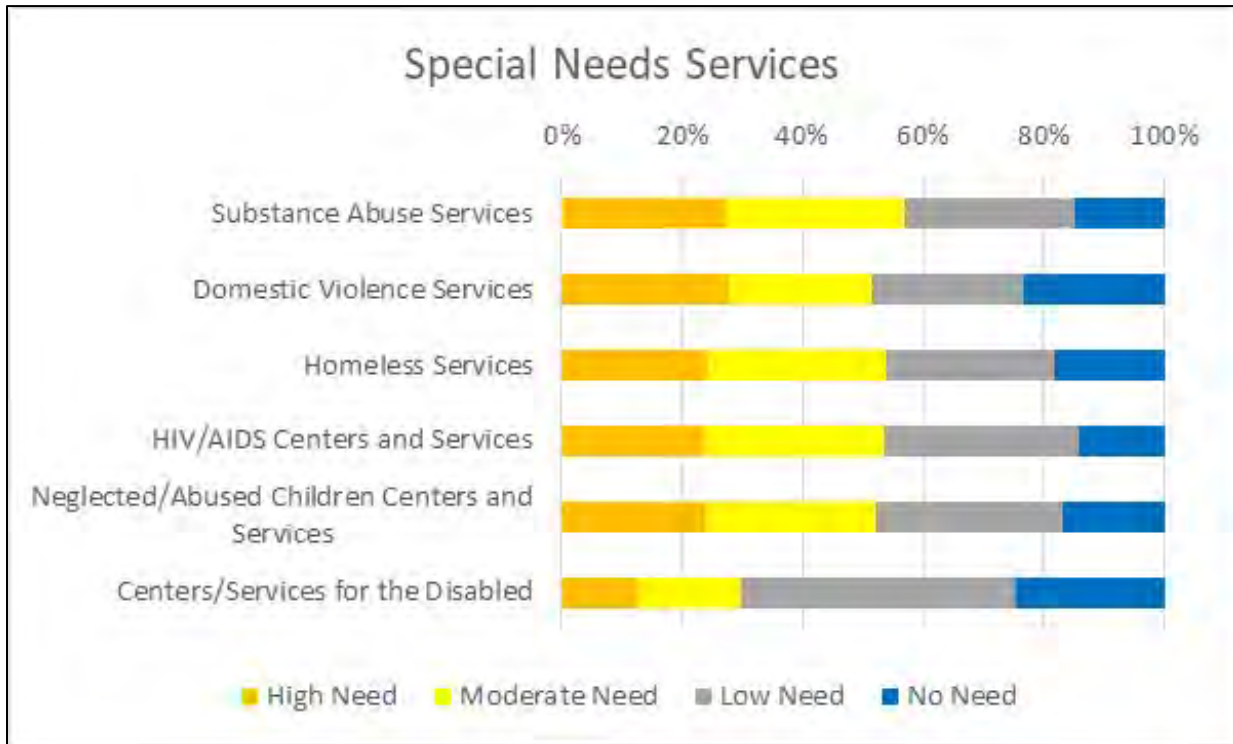


Figure 5: Need for Additional or Improved Special Needs Programs

Please indicate the need for additional / improved business and jobs programs and services in Irvine.

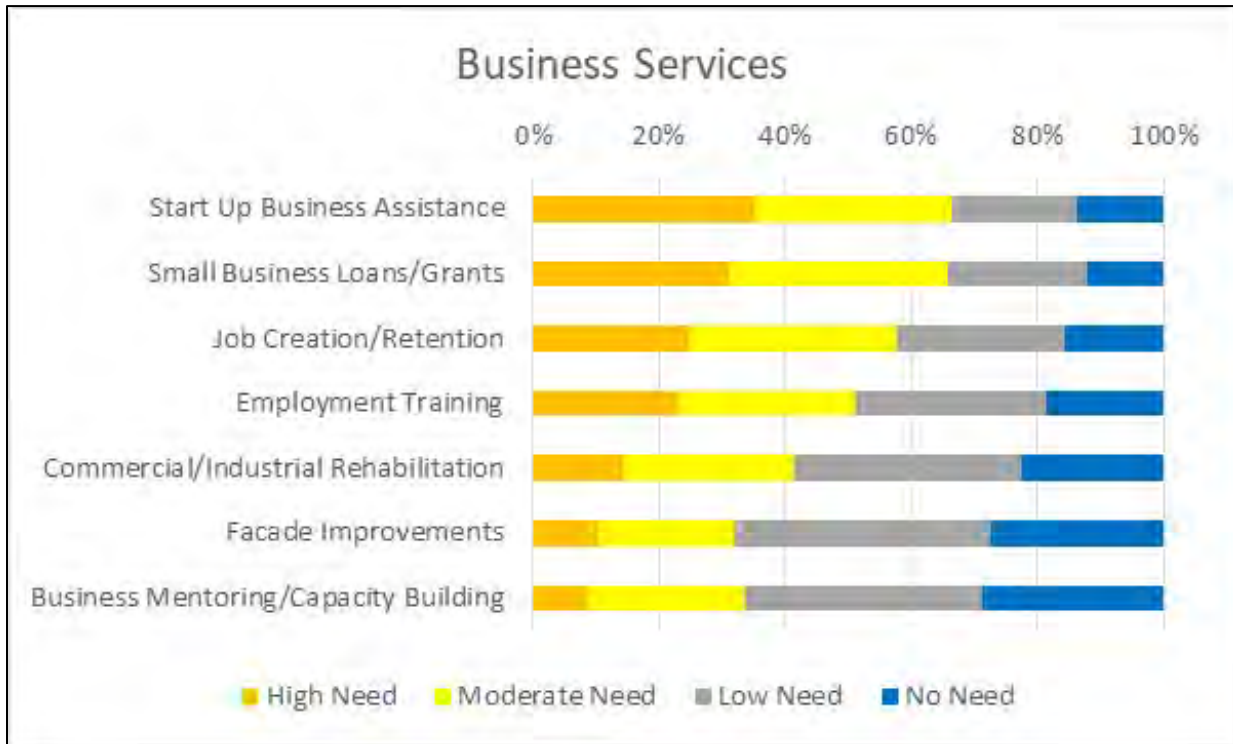


Figure 6: Need for Additional or Improved Business and Jobs Programs

NA-10 HOUSING NEEDS ASSESSMENT

Summary of Housing Needs

According to ACS data in Table 6, the City's population grew by 12 percent during the period between 2009 and 2015, increasing in number from 212,375 to 238,475 people. During this time period, the number of households increased by 22 percent from 71,242 to 87,235 and the median household income increased from \$92,195 to \$92,278. According to the 2015 data, Irvine includes 38,385 households, or 44 percent of all households, that earn less than 100 percent of Area Median Income (AMI) and 30,465 or 35 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-to-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 percent AMI: extremely low-income – 14 percent of all households;
- 30-50 percent AMI: low-income – eight percent of all households;
- 50-80 percent AMI: moderate-income – 13 percent of all households;
- 80-100 percent AMI: medium-income – nine percent of all households; and
- Greater than 100 percent AMI: upper-income – 56 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 one third of small family households and large family households earn less than 80 percent of AMI, indicating that Irvine households are similarly situated economically without regard to size. Similarly, less than a third of the households with one or more children 6 years old or younger earn less than 80 percent of AMI. However, the need to preserve affordable housing becomes more critical for 8,370 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 16,560 of the City's 38,365 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 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 percent of its total gross income for housing costs. 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, taxes, insurance, and utilities.

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

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

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	212,375	238,475	12%
Households	71,242	87,235	22%
Median Income	\$92,195.00	\$92,278.00	0%

Table 6 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% AMI	>30- 50% AMI	>50-80% AMI	>80- 100% AMI	>100% AMI
Total Households	12,625	6,850	10,990	7,920	48,860
Small Family Households	4,055	2,710	4,985	3,635	27,865
Large Family Households	605	450	660	650	3,490
Household contains at least one person 62-74 years of age	1,570	1,060	1,795	1,325	8,040
Household contains at least one person age 75 or older	1,790	1,030	1,125	610	2,235
Households with one or more children 6 years old or younger	1,639	680	1,559	1,020	7,459

Table 7 - Total Households Table

Data Source: 2011-2015 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	240	190	170	20	620	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	230	75	75	105	485	0	8	0	15	23
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	745	225	425	165	1,560	0	40	45	65	150
Housing cost burden greater than 50% of income (and none of the above problems)	5,255	2,585	1,185	20	9,045	1,675	980	1,475	565	4,695
Housing cost burden greater than 30% of income (and none of the above problems)	420	1,150	3,805	2,300	7,675	260	595	1,175	1,090	3,120
Zero/negative Income (and none of the above problems)	2,575	0	0	0	2,575	260	0	0	0	260

Table 8 – Housing Problems Table

Data Source: 2011-2015 CHAS

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	6,470	3,070	1,850	310	11,700	1,675	1,030	1,510	645	4,860
Having none of four housing problems	1,245	1,460	4,615	4,265	11,585	400	1,275	3,010	2,700	7,385
Household has negative income, but none of the other housing problems	2,575	0	0	0	2,575	260	0	0	0	260

Table 9 – Housing Problems 2

Data Source: 2011-2015 CHAS

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	2,434	1,810	2,950	7,194	540	665	1,165	2,370
Large Related	465	279	329	1,073	40	130	240	410
Elderly	1,150	560	390	2,100	864	639	700	2,203
Other	2,535	1,550	1,835	5,920	490	195	585	1,270
Total need by income	6,584	4,199	5,504	16,287	1,934	1,629	2,690	6,253

Table 10 – Cost Burden > 30%

Data Source: 2011-2015 CHAS

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	2,370	1,280	525	4,175	465	460	785	1,710
Large Related	380	149	124	653	40	110	170	320
Elderly	960	360	120	1,440	715	325	275	1,315
Other	2,420	1,035	505	3,960	455	115	250	820
Total need by income	6,130	2,824	1,274	10,228	1,675	1,010	1,480	4,165

Table 11 – Cost Burden > 50%

Data Source: 2011-2015 CHAS

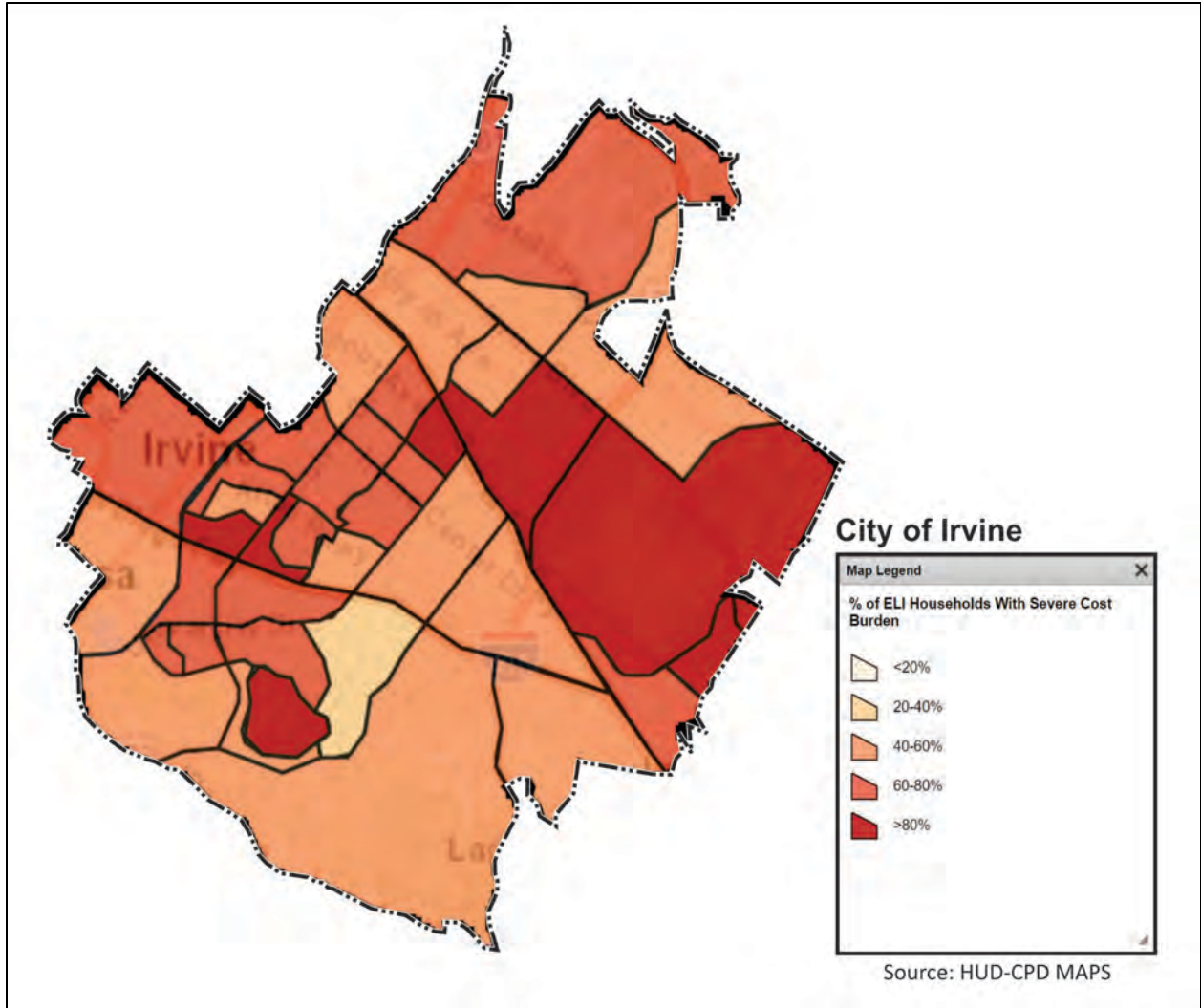


Figure 7: Extremely Low-Income Households with Severe Cost Burden

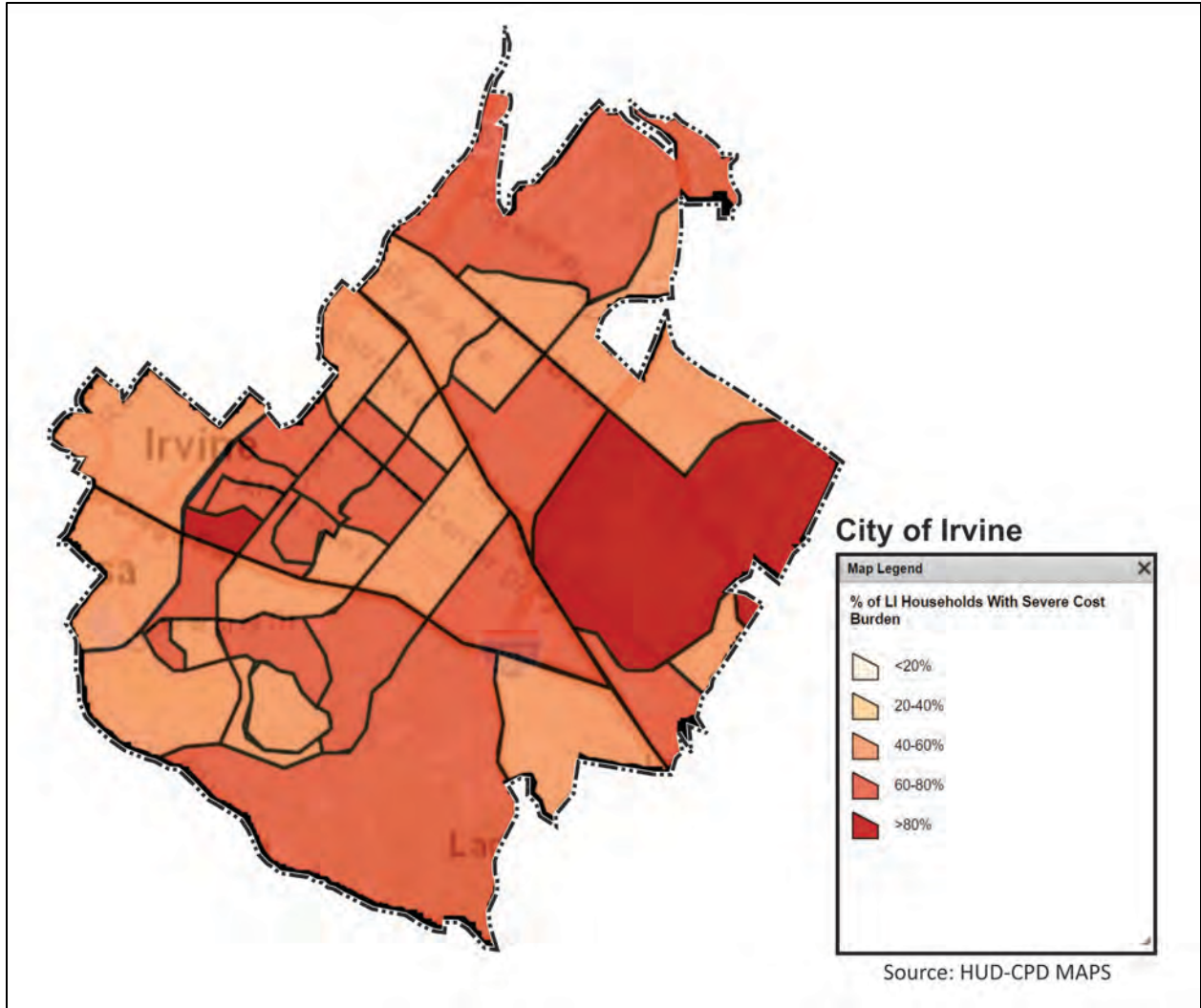


Figure 8: Low-Income Households with Severe Cost Burden

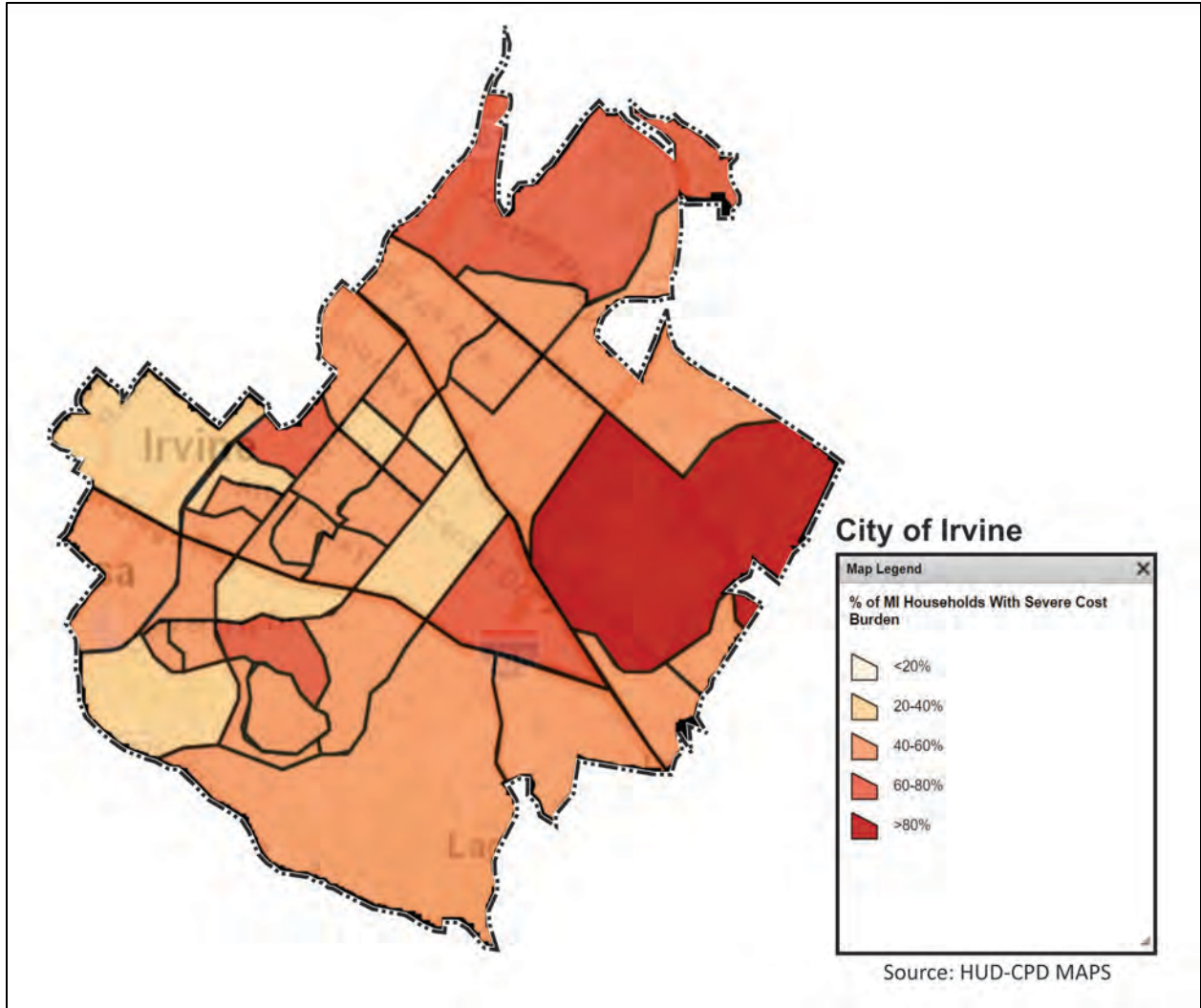


Figure 9: Moderate-Income Households with Severe Cost Burden

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	605	255	459	185	1,504	0	28	19	50	97
Multiple, unrelated family households	124	0	0	0	124	0	20	25	30	75
Other, non-family households	240	45	59	80	424	0	0	0	0	0
Total need by income	969	300	518	265	2,052	0	48	44	80	172

Table 12 – Crowding Information – 1/2

Data Source: 2011-2015 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	1,520	495	1,230	3,245	120	190	335	645

Table 13 – Crowding Information – 2/2

Data Source: 2011-2015 CHAS

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

According to ACS data (B25009), there are 21,593 single person households in the City, accounting for 24.8 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 nearly three quarters of the City's households (74.3 percent). Approximately 5,234 of

the single person households are 65 years of age or older according to the ACS (S1101), indicating that approximately 16,359 single person households are ages 18-64.

According to Tables 10 and 11, respectively, 7,190 “other” households earning less than 80 percent of AMI, a category that includes single person households, experienced a cost burden. Of those, 4,780 experienced a severe cost burden, indicating a likely need for additional affordable housing opportunities for single person households.

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.

Domestic violence, assault, and stalking are not always reported. According to the 2018 National Crime Victimization Survey, only 47 percent of all domestic violence events were reported to the police. However, the State of California Department of Justice maintains statistics on domestic violence statewide by jurisdiction (openjustice.doj.ca.gov). In 2018, the Irvine Police Department responded to a total of 372 calls related to domestic violence. Of these calls:

- 334 of these domestic incidents did not involve a weapon
- 38 calls involved a weapon
 - 0 domestic incidents involved a firearm
 - 0 domestic incidents involved a knife or cutting instruments
 - 8 domestic incidents involved other dangerous weapons
 - 30 domestic incidents involved personal weapons (i.e., feet or hands)
 - 33 cases involved strangulation
 - 0 cases involved suffocation

Therefore, there were at least 372 households during the period of a year who needed 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 279 individuals — possibly with minor children — may require temporary housing assistance.

According to the Orange County Continuum of Care’s 2019 Point in Time Count, 356 unsheltered individuals (9.59 percent) had experienced and/or were fleeing domestic violence. Within shelters, 185 individuals (8.54 percent of the residents) had experienced and/or were fleeing domestic violence.

The form of assistance needed is twofold. First, the City recognizes the essential need for rental housing opportunities for low- and moderate-income households in general because Orange County is a “high-cost area” as defined by HUD in the HUD Mortgage Letter dated May 20, 2019. 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 74 percent of low- and moderate-income households earning less than 80 percent of AMI, including 16,287 renter households and 6,253 owner households who pay more than 30 percent of their monthly gross income for housing costs. Within this group of cost burdened households, 14,393 are severely cost burdened households paying more than 50 percent of their monthly gross income for housing costs, including 10,228 renter households and 4,165 owner households.

The second most common housing problem in the City is housing overcrowding, which affects 1,879 low- and moderate-income Irvine households. Renter households make up 95 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 22,540 low- and moderate-income households experiencing a cost burden, the three most affected groups include 7,194 small related renter households with four or fewer household members, the 1,073 large related renter households with five or more household members, and 5,920 other/single person renter households. Elderly households are not affected by cost burden to the same extent as small family, large family, and other/single person renter 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 1,504 or 80 percent of the 1,879 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

According to 2011-2015 CHAS data, there are 13,830 households in Irvine with children. Of those households, 3,245 are renters earning 0-80 percent of AMI and 645 are homeowners earning 0-80 percent of AMI. Approximately 72 percent of the households with children are households that earn more than 80 percent of AMI. Of particular concern are the 1,640 extremely low-income households with children, of which 1,520 are renters at risk of becoming homeless. According to kidsdata.org, data from 2012-2016 revealed that 13.6 percent of Irvine children, ages 0-17, lived in crowded households. However, for the purposes of this analysis, the City considers overcrowding to be a secondary statistic to severe housing cost burden within the 0-30 percent of AMI extremely low-income bracket.

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, 22,540 (74 percent) of households earning 0-80 percent of AMI in the City experience a cost burden. Of these households, 16,287 (72 percent) are renters and 6,253 (28 percent) are owners. The 10,783 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 small related households (44 percent of cost burdened renters). According to Table 7, 3,878 (12.7 percent) of the 30,465 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 5,920 other single person renter households earning less than 80 percent of AMI that are cost burdened, including 2,535 extremely low-income households earning less than 30 percent of AMI and who, along with 2,434 small related extremely low-income renter households are the most at risk of homelessness.

As described in the Market Analysis, rental housing costs have risen steadily over the past five years – creating more pressure on extremely low-income households. According to Zumper, a rental listing aggregator, a median one-bedroom apartment

rose from \$1,850 in 2015 to \$2,245 in 2019. Similar increases have occurred for two- and three-bedroom units. As rental prices continue to rise in Irvine, the pressure on extremely low-income households will continue to increase.

Rapid rehousing programs may help these homeless individuals or families but, near the termination of that assistance, finding replacement housing is difficult for the same reasons it was difficult before becoming homeless: cost and an eviction record.

Unless a housing unit is within a subsidized development, formerly homeless families and individuals who are receiving rapid re-housing assistance that is nearing termination face considerable uncertainty with respect to their monthly housing costs and ability to remain housed at the end of their assistance contract. This specific housing situation will be addressed in the program design for any rapid re-housing assistance provided through City of Irvine sources. While program design to avoid situations where families and individuals receiving rapid re-housing end up precariously housed once again will address some of the potential instances of a formerly homeless family becoming homeless again, other factors such as job or other assistance loss, market rent changes, and other landlord-tenant issues may also contribute to housing insecurity subsequent to receiving rapid re-housing assistance.

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 described in the foregoing paragraphs is based on ACS and CHAS data in the Consolidated Plan using HUD definitions for household types and housing problems, supplemented by available local data for certain groups specified by HUD, such as households with children and victims of domestic violence, dating violence, sexual assault and stalking.

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

According to Table 11, there are 8,594 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:

- 3,650 are small related households with four or fewer members
- 529 are large related households with five or more members
- 1,320 are elderly households with one or more members over the age of 62
- 3,455 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, 22,540 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, 14,393 of the cost burdened households are severely cost burdened households — meaning that they pay more than 50 percent of their income for housing costs. Of the 14,393 severely cost burdened households, 10,228 are renters. Of those severely cost burdened renter households, 8,954 households earn less than 50 percent of AMI and are considered the most at risk of becoming homeless.

The Strategic Plan addresses this priority need through the implementation of an affordable housing development goal. To the greatest extent feasible, assistance should be directed toward the development of units affordable to the 8,954 severely cost burdened renter households who earn less than 50 percent of AMI, and the subset of 6,130 extremely low-income renter households. Of these extremely low-income renter households, 2,420 are other single person households and 2,370 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

Introduction

Sections NA-15, NA-20, and NA-25 of the Needs Assessment assesses the housing problems experienced by any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category. A disproportionately greater need exists when the members of a racial or ethnic group in a certain income range experience housing problems at a greater rate (10 percentage points or more) than the rate of housing problems experienced by all households within that income level. 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:

- Lacks complete kitchen facilities: Household lacks a sink with piped water, a range or stove, or a refrigerator.
- Lacks complete plumbing facilities: Household lacks hot and cold piped water, a flush toilet and a bathtub or shower.
- Overcrowding: A household is considered overcrowded if there are more than 1.01 people per room.
- Cost burden: A household is considered cost burdened if the household pays more than 30 percent 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.

According to the 2011-2015 ACS five-year estimates, only 0.1 percent of the population in Irvine is American Indian/Alaska Native (287 residents) and 0.1 percent of the population is Pacific Islander (149 residents). Given the low share of these populations, the estimates from the ACS and CHAS datasets for specific income levels present data with relatively large margins of error. As such, these populations are included in the analysis, but should be evaluated recognizing the larger margin of errors.

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	8,825	959	2,835
White	4,215	489	1,090
Black / African American	135	0	65
Asian	3,120	295	1,515
American Indian, Alaska Native	15	0	0
Pacific Islander	0	35	0
Hispanic	749	80	95

Table 14 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

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	5,860	995	0
White	2,620	565	0
Black / African American	190	0	0
Asian	1,910	245	0
American Indian, Alaska Native	20	0	0
Pacific Islander	0	0	0
Hispanic	1,010	135	0

Table 15 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

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	8,340	2,650	0
White	4,765	1,505	0
Black / African American	250	15	0
Asian	2,300	815	0
American Indian, Alaska Native	0	10	0
Pacific Islander	10	10	0
Hispanic	725	250	0

Table 16 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

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	4,350	3,580	0
White	2,055	1,750	0
Black / African American	40	40	0
Asian	1,720	1,460	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	340	264	0

Table 17 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

HUD Community Planning and Development Maps (CPD Maps)

The maps in Figures 10-17 shown below illustrate the racial or ethnic composition of the City by Census Tract as reported in the 2011-2015 American Community Survey Estimates.

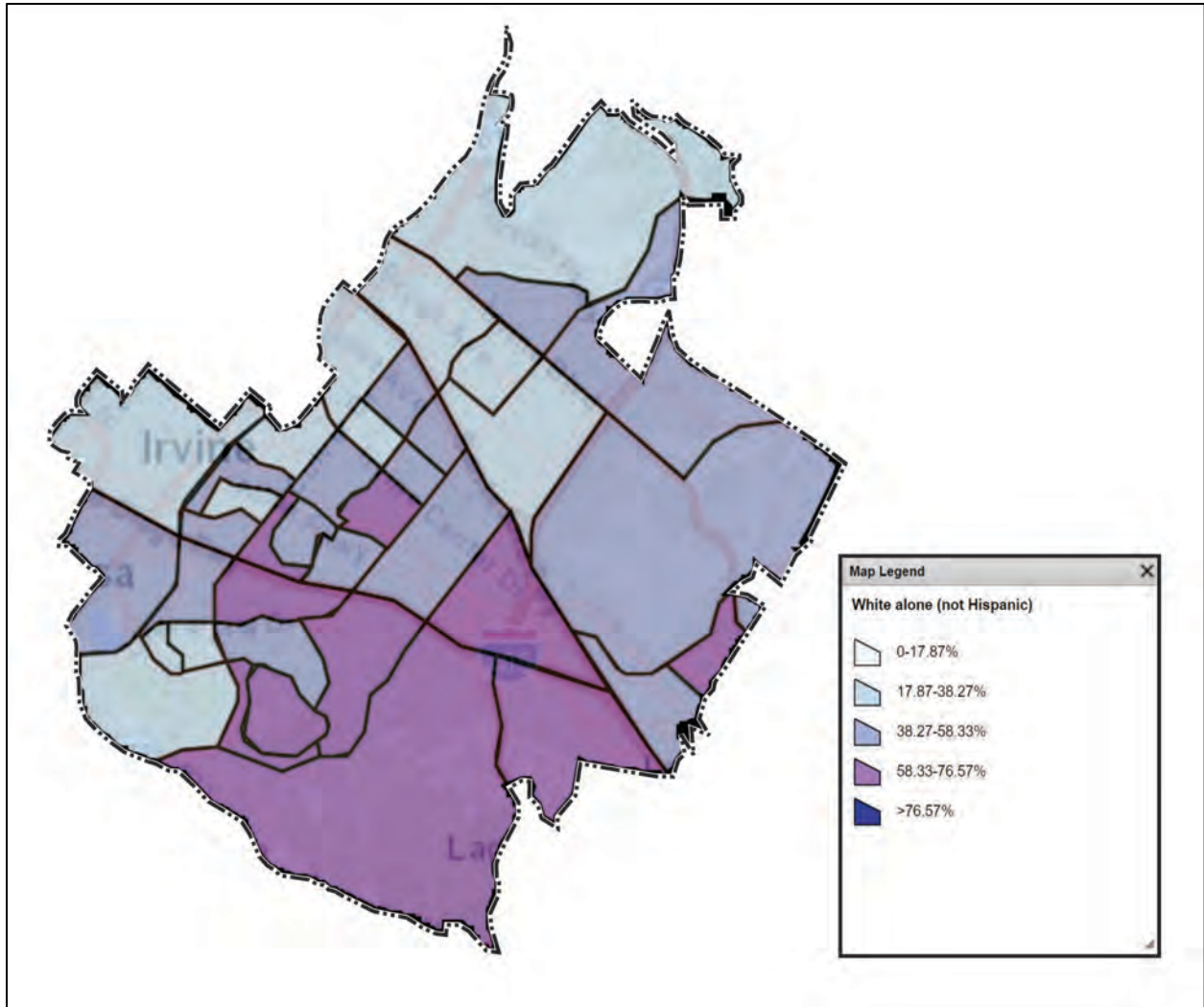


Figure 10: White alone (not Hispanic)

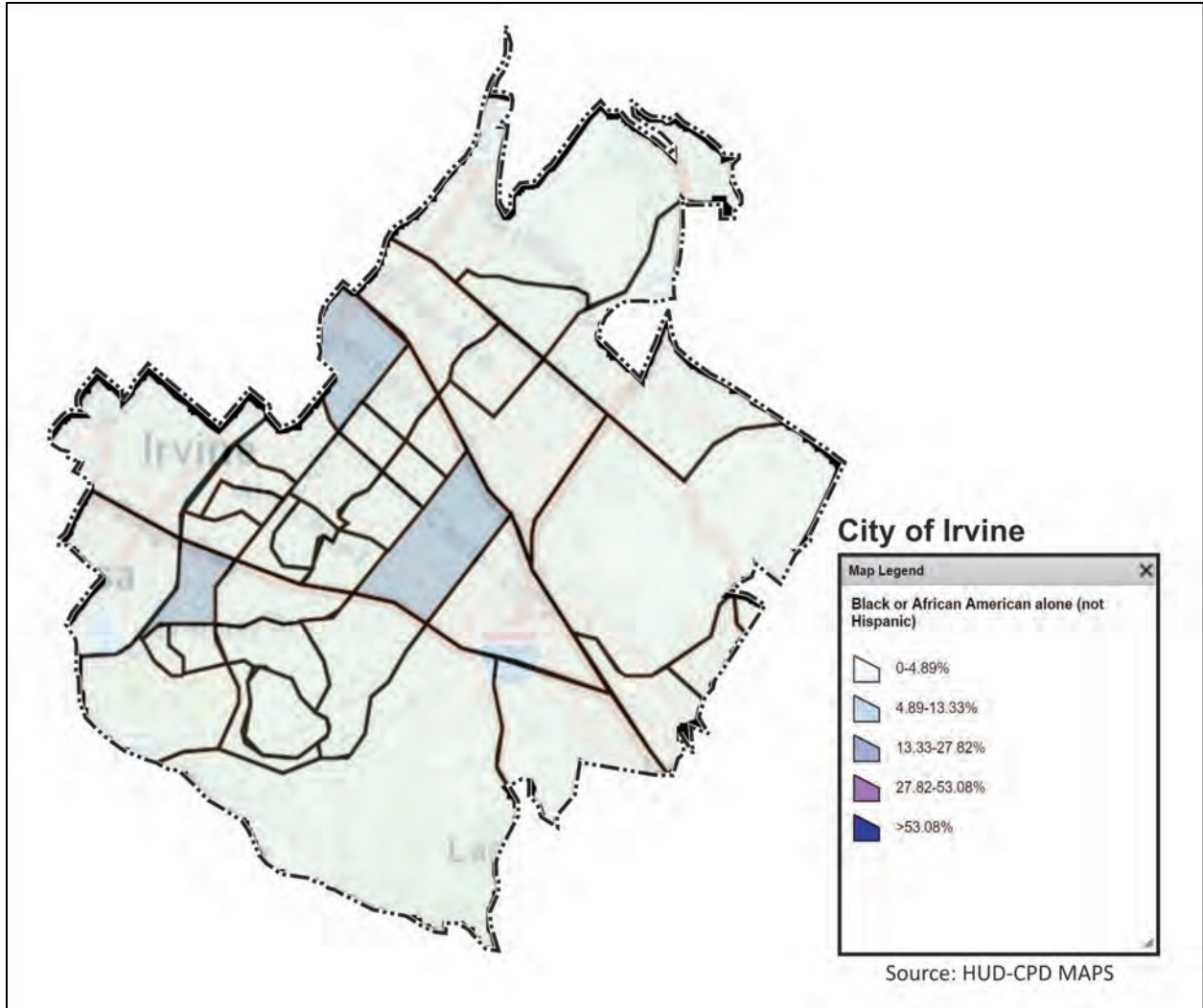


Figure 11: Black / African American

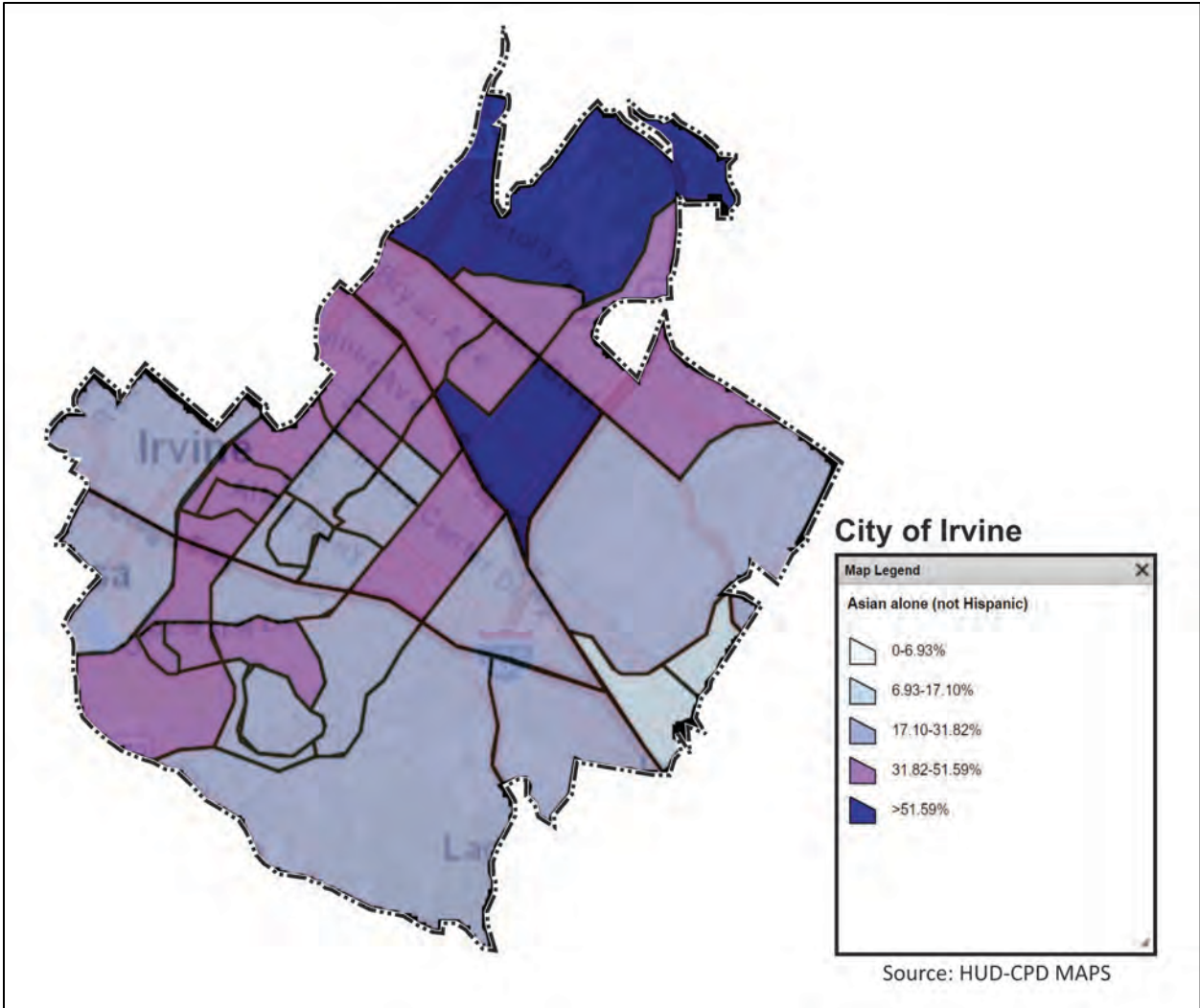


Figure 12: Asian

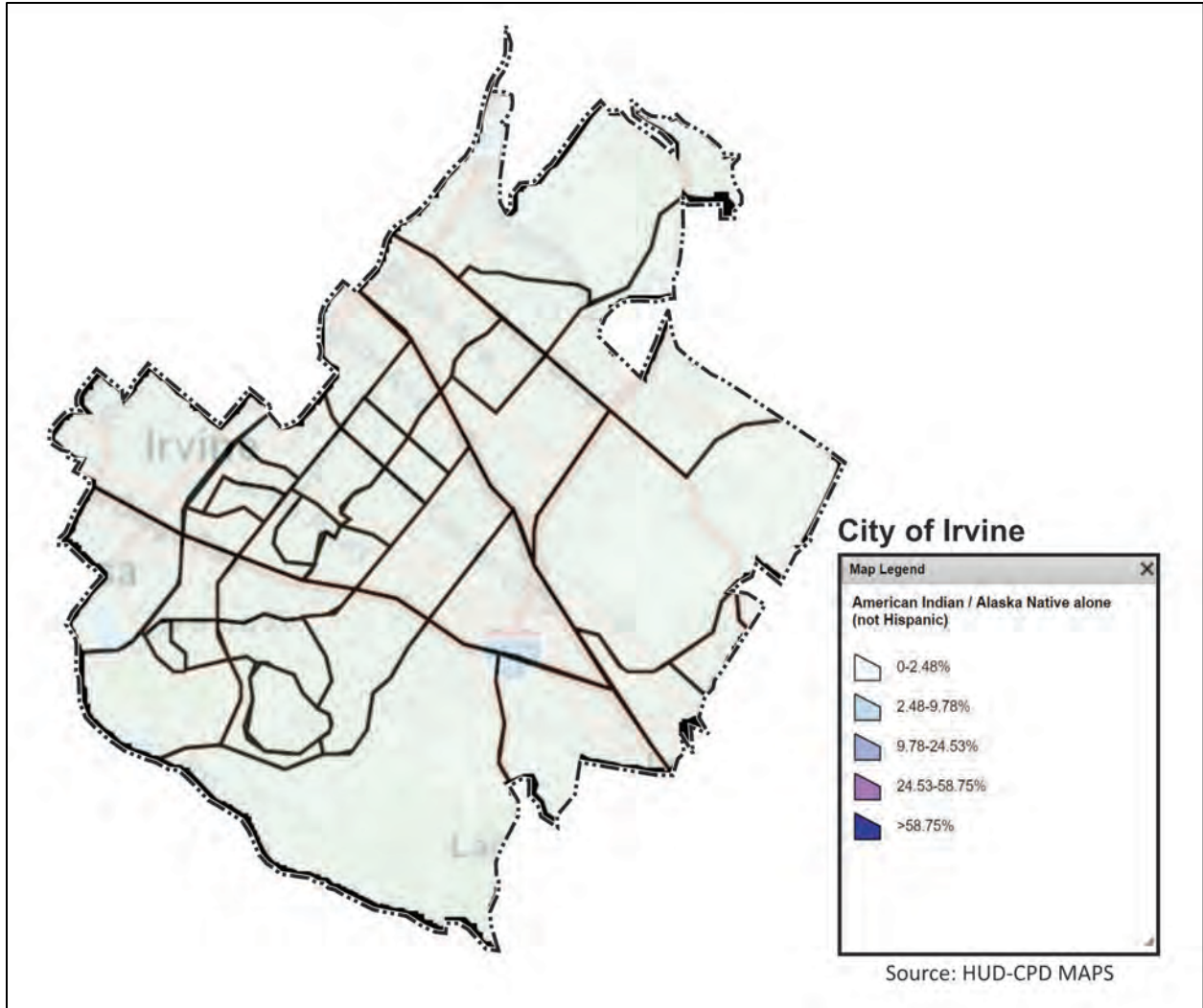


Figure 13: American Indian / Alaska Native

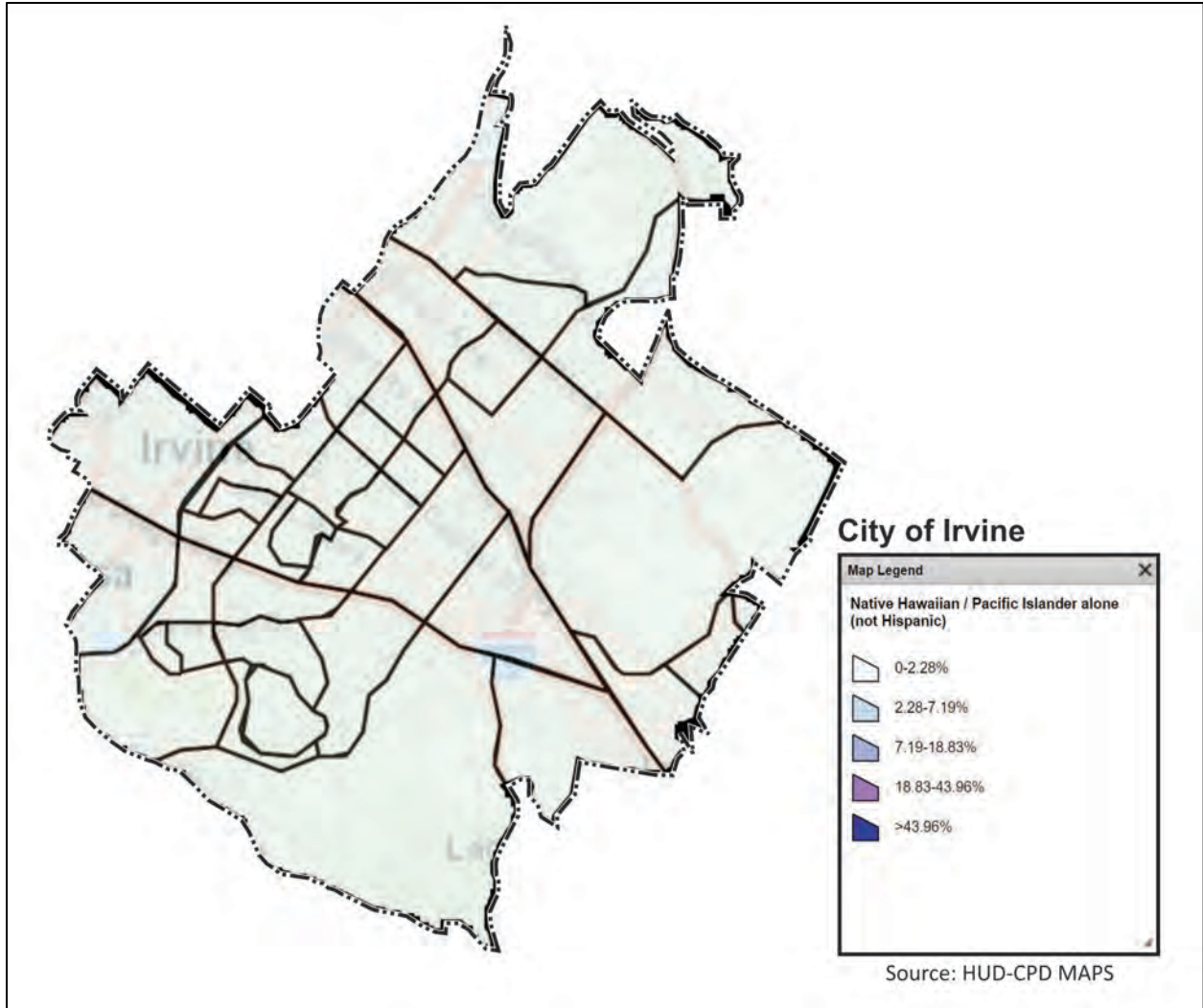


Figure 14: Native Hawaiian / Pacific Islander

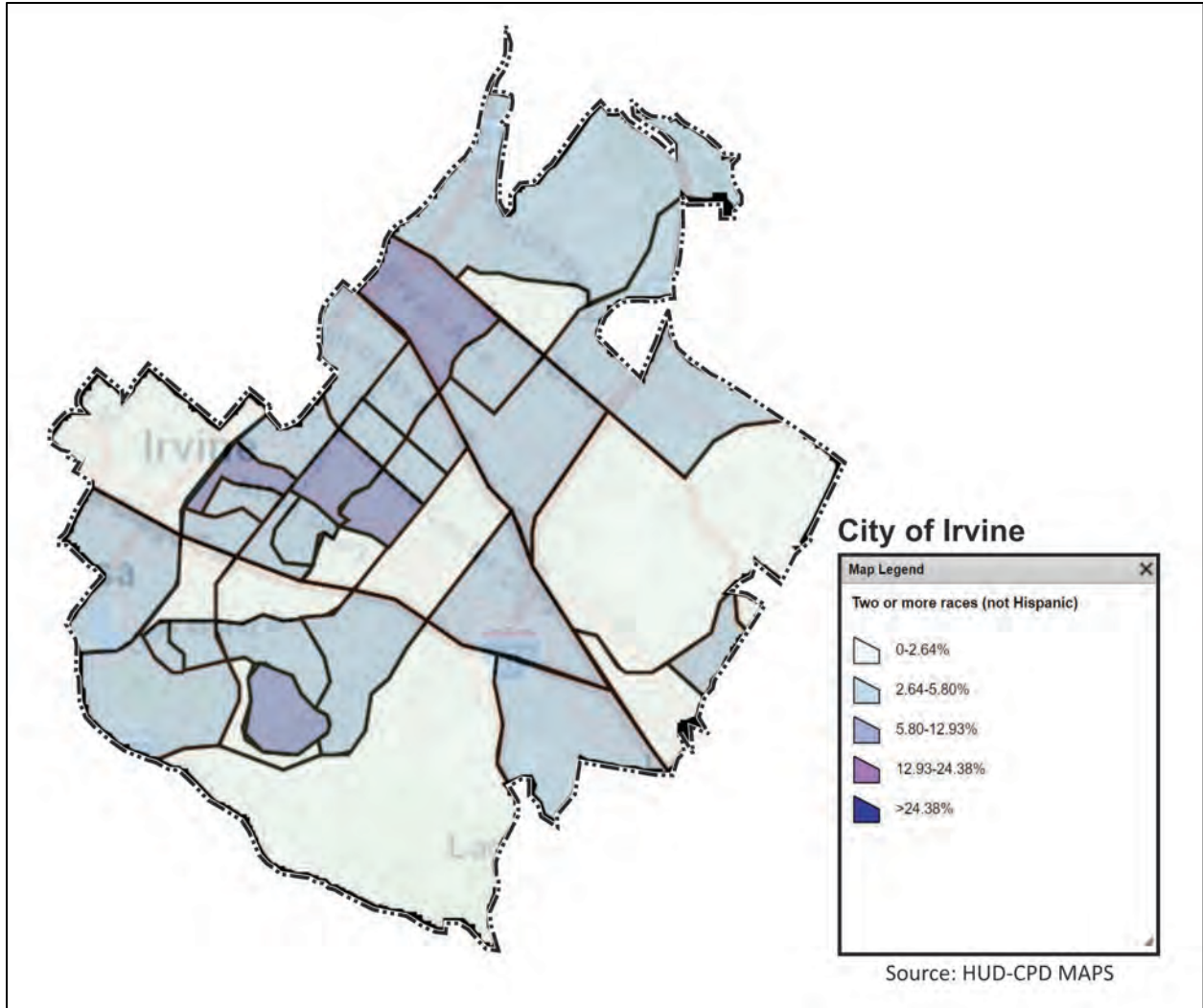


Figure 15: Two or more races

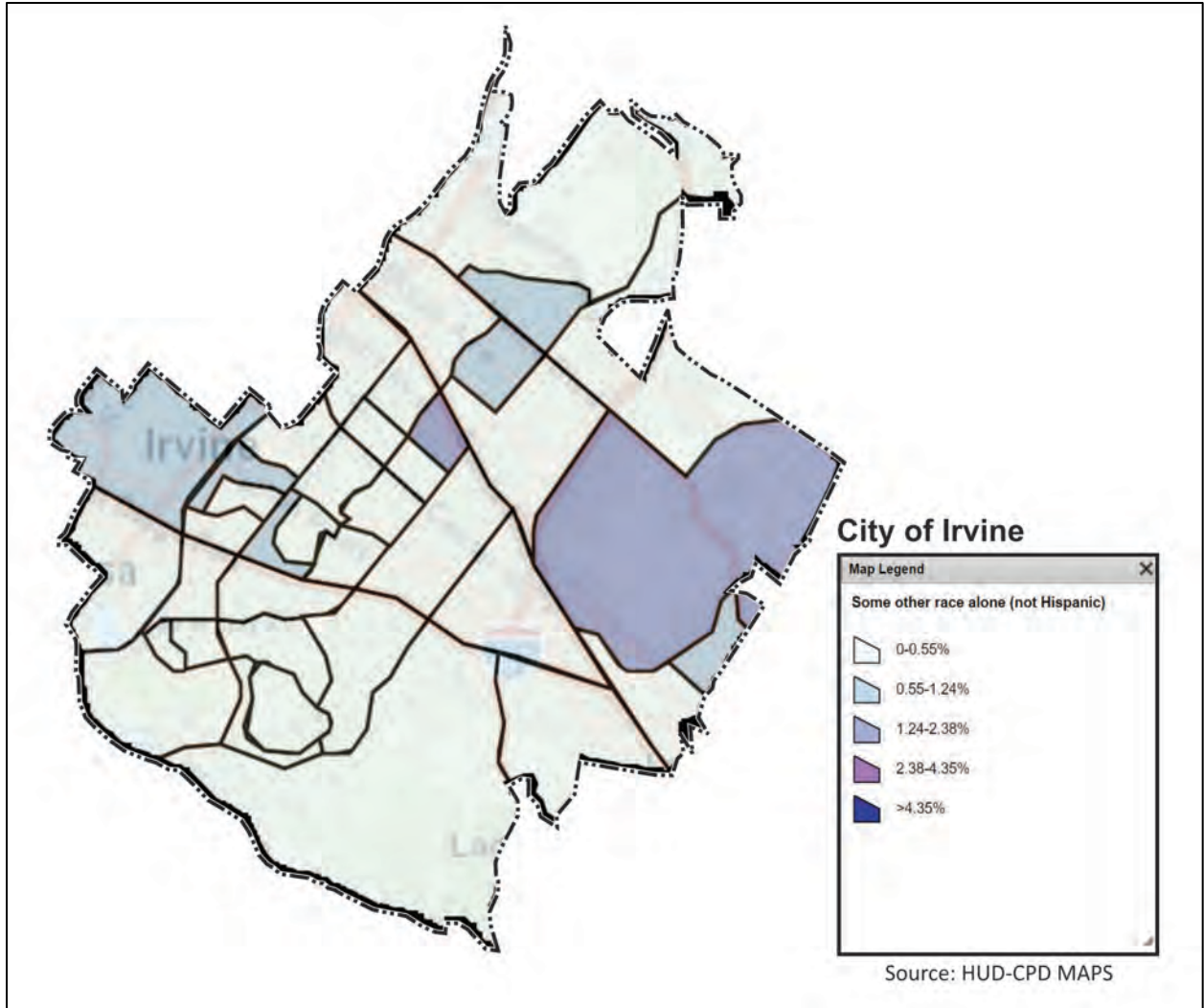


Figure 16: Some other race

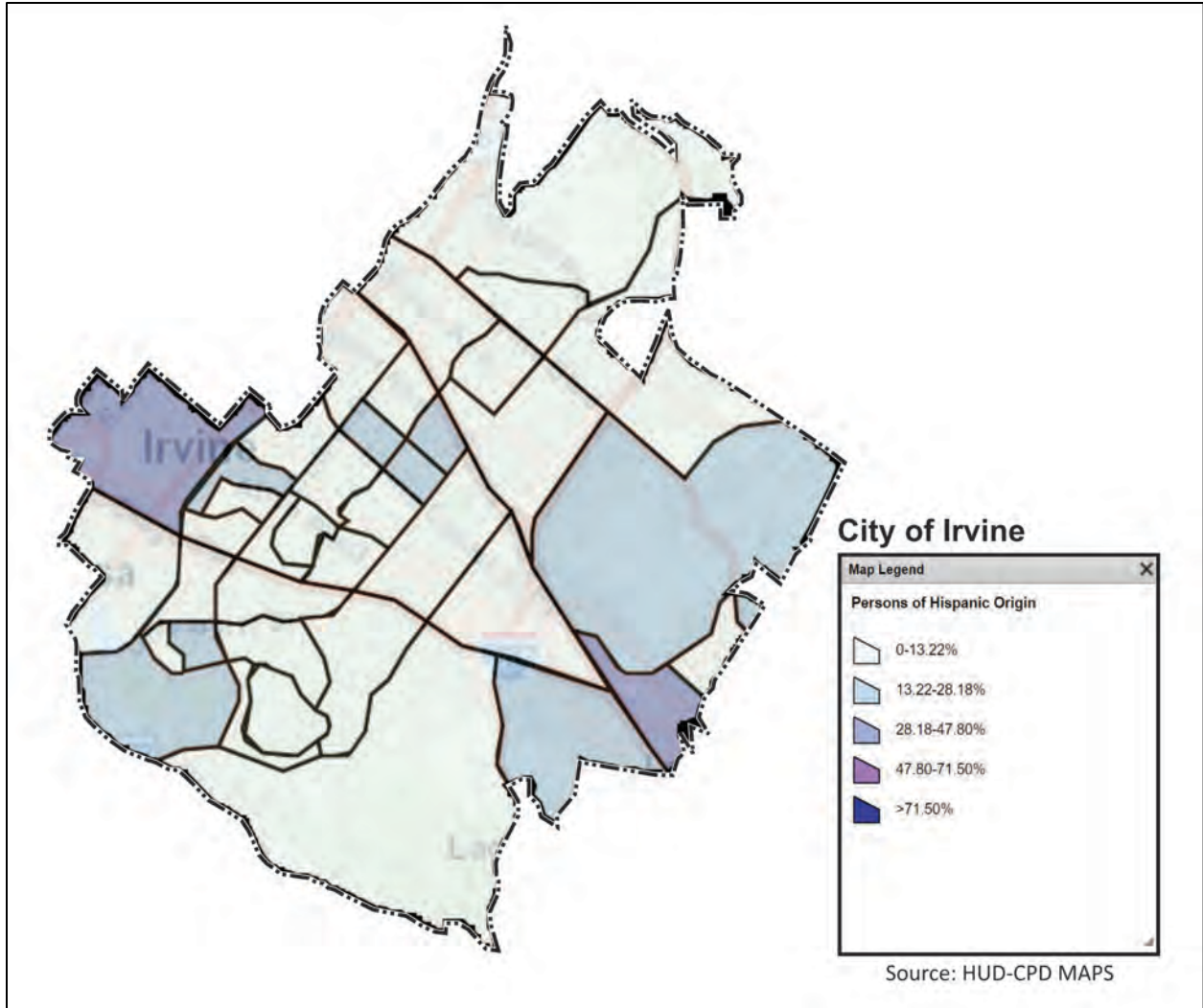


Figure 17: Hispanic

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:

- American Indian / Alaska Native Households with incomes 0-50 percent of AMI
- Hispanic households with incomes 0-30 percent of AMI
- Black / African American households with incomes 30-80 percent of AMI

American Indian / Alaska native households with incomes from 0-50 percent of AMI with housing problems represent 0.24 percent of all households of similar income with housing problems. Hispanic households with incomes 0-30 percent of AMI represent 8.5 percent of all households of similar income with housing problems. Black / African American households with incomes 30-80 percent of AMI represent 3.1 percent of all households of similar income with housing problems.

NA-20 DISPROPORTIONATELY GREATER NEED: SEVERE HOUSING PROBLEMS

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 that experiences 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	8,145	1,645	2,835
White	3,810	895	1,090
Black / African American	135	0	65
Asian	2,905	509	1,515
American Indian, Alaska Native	15	0	0
Pacific Islander	0	35	0
Hispanic	734	95	95

Table 18 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

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	4,100	2,735	0
White	1,800	1,390	0
Black / African American	70	120	0
Asian	1,555	600	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	610	540	0

Table 19 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

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	3,360	7,625	0
White	1,850	4,425	0
Black / African American	110	160	0
Asian	1,105	2,015	0
American Indian, Alaska Native	0	10	0
Pacific Islander	10	10	0
Hispanic	255	725	0

Table 20 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

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	955	6,965	0
White	379	3,425	0
Black / African American	20	60	0
Asian	400	2,785	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	70	530	0

Table 21 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

Discussion

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 0-30 percent of AMI
- Hispanic households with incomes 0-30 percent of AMI
- Asian households with incomes 30-50 percent of AMI
- Black / African American households with incomes 50-100 percent of AMI
- Pacific Islander households with incomes 50-80 percent of AMI

American Indian / Alaska Native households with incomes from 0-30 percent of AMI with severe housing problems represent 0.18 percent of all households of similar income with severe housing problems. Hispanic households with incomes from 0-30 percent of AMI represent 9.0 percent of all households of similar income with severe housing problems. Asian households with incomes from 30-50 percent of AMI represent 37.9 percent of all households of similar income with severe housing problems. Black / African American households with incomes from 50-100 percent of AMI represent 3.0 percent of all households of similar income with severe housing problems. Pacific Islander households with incomes from 50-80 percent of AMI represent 0.3 percent of all households of similar income with severe housing problems.

NA-25 DISPROPORTIONATELY GREATER NEED: HOUSING COST BURDENS

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	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	50,415	18,155	15,595	3,090
White	26,110	9,530	7,505	1,200
Black / African American	925	365	290	65
Asian	17,895	6,100	5,490	1,635
American Indian, Alaska Native	44	50	15	0
Pacific Islander	54	0	10	0
Hispanic	4,160	1,660	1,560	115

Table 22 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion

Based on this analysis, 40.1 percent of Irvine households experience a cost burden or a severe cost burden, with 21.6 percent of households experiencing a cost burden and 18.5 percent of households experiencing a severe cost burden. The following racial or ethnic group was found to have a disproportionately greater cost burden relative to the percentage of all households experiencing a cost burden or severe cost burden:

- 45.9 percent of American Indian, Alaska Native households are cost burdened

American Indian / Alaska Native households experiencing a cost burden represent 0.12 percent of all households paying more than 30-50 percent of their gross income for housing costs.

NA-30 DISPROPORTIONATELY GREATER NEED: DISCUSSION

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 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:

- American Indian / Alaska Native Households with incomes 0-50 percent of AMI
- Hispanic households with incomes 0-30 percent of AMI
- Black / African American households with incomes 30-80 percent of AMI

American Indian / Alaska native households with incomes from 0-50 percent of AMI with housing problems represent 0.24 percent of all households of similar income with housing problems. Hispanic households with incomes 0-30 percent of AMI represent 8.5 percent of all households of similar income with housing problems. Black / African American households with incomes 30-80 percent of AMI represent 3.1 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:

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 0-30 percent of AMI
- Hispanic households with incomes 0-30 percent of AMI
- Asian households with incomes 30-50 percent of AMI
- Black / African American households with incomes 50-100 percent of AMI
- Pacific Islander households with incomes 50-80 percent of AMI

American Indian / Alaska Native households with incomes from 0-30 percent of AMI with severe housing problems represent 0.18 percent of all households of similar income with severe housing problems. Hispanic households with incomes from 0-30 percent of AMI represent 9.0 percent of all households of similar income with severe housing problems. Asian households with incomes from 30-50 percent of AMI represent 37.9 percent of all households of similar income with severe housing

problems. Black / African American households with incomes from 50-100 percent of AMI represent 3.0 percent of all households of similar income with severe housing problems. Pacific Islander households with incomes from 50-80 percent of AMI represent 0.3 percent of all households of similar income with severe housing problems.

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

Based on this analysis, 40.1 percent of Irvine households experience a cost burden or a severe cost burden, with 21.6 percent of households experiencing a cost burden and 18.5 percent of households experiencing a severe cost burden. The following racial or ethnic group was found to have a disproportionately greater cost burden relative to the percentage of all households experiencing a cost burden or severe cost burden:

- 45.9 percent of American Indian, Alaska Native households are cost burdened

American Indian / Alaska Native households experiencing a cost burden represent 0.12 percent of all households paying more than 30-50 percent of their gross income for housing costs.

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, it was not possible to determine if any of those groups disproportionately impacted were in specific areas or neighborhoods.

NA-35 PUBLIC HOUSING

Introduction

Public housing and other assisted housing programs are part of the efforts by the County of Orange 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 HUD public housing programs for participating jurisdictions, including Irvine.

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

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.”

Program Type						
Public Housing by Program Type	Vouchers					
	Total	Project -based	Tenant -based	Special Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers in use	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)

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

Table 24 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

Program Type						
Ethnicity	Vouchers					
	Total	Project -based	Tenant -based	Special Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Hispanic	1,941	0	1,814	34	87	4
Not Hispanic	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 that 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. In the past five years, OCHA has awarded 2,163 vouchers to disabled families in an effort to better serve disabled residents.

As of February 2020, OCHA's waitlist consists of 8,019 households with one-to-four members per household and 662 households with five or more members per household.

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.
- OCHA does 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.

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 Orange County. This is documented by the long waitlists vouchers, which consists of 8,019 households with one-to-four members per household and 662 households with five or more members per household. 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
- Medical facilities near affordable housing

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

Introduction

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

- 1) Literally Homeless – 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.

According to the 2019 Annual Homeless Assessment Report (AHAR) to Congress, over one quarter of the nation’s homeless population is in California and nearly half of all the nation’s homeless individuals are concentrated in three states: California (27 percent), New York (16 percent), and Florida (five percent). California and New York have the highest rate of homelessness among all individuals, at 38 and 46 people per 10,000 individuals, respectively.

Orange County has a population of nearly 3.2 million residents and a geographic area of 791 square miles (land only). As of 2015, Orange County was the second densest county in the State of California with a density of more than 3,900 residents/ square mile. 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. The County of Orange Health Care Agency is the collaborative applicant and 2-1-1 OC is the Homeless Management Information System (HMIS) lead agency.

Every two years, the Orange County CoC conducts a Point in Time (PIT) Count, to create a census of unsheltered and sheltered individuals experiencing homelessness. From 2017 to 2019, the number of homeless residents in Orange County rose from 4,792 to 6,860 individuals. The share of sheltered individuals in Orange County rose by nearly 700 individuals and the share of unsheltered individuals rose by over 1,300 individuals.

Most of the Point in Time data is collected at the County level and is presented as such in the tables below. Limited data is collected at the jurisdiction level and is presented in the table below:

Irvine-Specific Data (2019 Point in Time Count):

Population Type	Unsheltered	Sheltered	Total
Persons in Families	55	3	58
Individuals	72	0	72
Transitional Age Youth (18-24 years old)	7	0	7
Seniors	15	0	15
Veterans	6	0	6
Total	127	3	130

Table 27 – Irvine-Specific Data from the 2019 Point-In-Time Count

Homeless Needs Assessment

Orange County CoC Data (2019 Point in Time Count)

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 homeless each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in households with adult(s) and child(ren)	1,154	396	10,211	5,342	2,026	93
Persons in households with only children	11	3				
Persons in households with only adults	1,734	3,562				
Chronically homeless individuals	559	1,932				
Chronically homeless families	20	33				
Veterans	99	212				
Unaccompanied Child	11	3				
Persons with HIV/AIDS	39	67				

Table 28 - Homeless Needs Assessment

Alternate Data Source Name:

Orange County Homeless Count & Survey Report

Data Source

2019 PIT count and 2018 System Performance Metrics; Data related to total experiencing, entering, exiting and duration only available at total population metric. Total experiencing homelessness is a combination of 2019 PIT and 2018 System Performance Metrics.

Comments:

Indicate if the homeless population type: 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, 559 individuals were sheltered and 1,932 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 1,550 people in households with at least one adult and one child, comprised of 1,154 sheltered people in households who were living in emergency or transitional shelters and 396 people in households that were unsheltered and 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 99 sheltered veterans and 212 unsheltered 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 PIT count, there were 14 unaccompanied youth, including 11 sheltered and three unsheltered.

Further, the PIT count revealed 106 homeless people with HIV/AIDS, including 39 individuals who were sheltered and 67 who were unsheltered.

Nature and Extent of Homelessness: (Optional)

Race	Sheltered	Unsheltered (optional)
White	2,103	2,880
Black or African American	435	333
Asian	95	123
American Indian or Alaska Native	112	74
Pacific Islander	35	66
Ethnicity	Sheltered	Unsheltered (optional)
Hispanic	1,126	1,354
Not Hispanic	1,773	2,607

Table 29 – Nature and Extent of Homelessness

Alternate Data Source Name:

Orange County Homeless Count & Survey Report

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

Within Irvine, 58 individuals were members of homeless families with at least one adult and one child, comprised of 55 unsheltered families in need of housing assistance and three sheltered families.

Throughout Orange County, the greatest share of households with children experiencing homelessness were households with children between the ages 6-12. Of the 244 unsheltered children, 163 were school aged children. Of these 163 school aged children, 97% were enrolled in school. The majority of households with children experiencing homelessness were single mother households (76% of all sheltered families were single mother households and 52% of all unsheltered families were single mother households).

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

According to the PIT Count, an estimated 83 percent of unsheltered homeless individuals were identified as White in terms of race and 66 percent of unsheltered homeless individuals were identified as non-Hispanic in terms of ethnicity. The next

largest unsheltered racial groups include Black/African American (10 percent) and Asian (4 percent).

According to the PIT Count, an estimated 76 percent of sheltered homeless individuals were identified as White in terms of race and 61 percent of sheltered homeless individuals were identified as non-Hispanic in terms of ethnicity. The next largest sheltered racial groups include Black/African American (16 percent) and American Indian or Alaska Native (4 percent).

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Of the 3,714 adults who are unsheltered, 52 percent meet the definition of chronic homelessness, which is a person with a disabling condition who has been living in a place not meant for human habitation continuously for one year or on at least four occasions (totaling at least 12 months) over the past three years. Additionally, nearly 33 percent of those unsheltered adults face substance use issues, 31 percent have physical disabilities and 26 percent have mental health issues. Nearly 10 percent have experienced domestic violence.

Of the 2,166 adults who are sheltered, 26 percent meet the definition of chronic homelessness and 27 percent of these chronically homeless adults face substance use issues. Of sheltered adults, 15 percent have a physical disability and 31 percent have mental health issues. 8.5 percent of the sheltered adults have experienced domestic violence.

Discussion

In consideration of the PIT Count results from January 23 and 24, 2019 indicating that on any given night in Orange County, approximately 6,860 people are homeless, including 130 people in Irvine, the City considers homelessness prevention and rapid re-housing as high priority needs for the 2020-2024 Consolidated Plan strategy.

NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT

Introduction

Special needs populations consist of persons who are not homeless, but due to various reasons need 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 services funding to 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 2011-2015 CHAS data, of the 20,580 households containing at least one elderly person in Irvine, 41 percent (8,370 households) earn less than 80 percent of the AMI for Orange County and may require public services to continue to live independently.

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 age 16 and over (192,096) in Irvine, an estimated 13,343

persons have a disability. Of these persons, 23.1 percent are employed, and 73.1 percent are not in the labor force.

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 Centers for Disease Control and Prevention (CDC), there were 70,237 drug overdose deaths in the United States in 2017 and that of those deaths, 47,600 involved opioids. According to the CDC, the national ‘opioid epidemic’ began in the 1990s with increased prescribing of opioids such as Methadone, Oxycodone, and Hydrocodone (cdc.gov, accessed March 2020). Beginning in 2010, CDC reported rapid increases in overdose deaths involving heroin. The third wave began in 2013 with increases in overdose deaths involving synthetic opioids such as the illicitly manufactured fentanyl, often found in combination with heroin, counterfeit pills, and cocaine. Although California was among 10 states with the lowest drug overdose mortality in each year from 2014-2017, the proliferation of fentanyl is a significant and relatively new issue requiring increased public awareness and services.

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 HIV Disease Surveillance and Monitoring Program reported an estimated 7,262 persons living with HIV disease at the end of 2018 (ochealthinfo.com, accessed March 2020). Of those people, 6,369 were HIV diagnosed, which includes 280 new diagnoses during that year, of which nearly 59 percent were between the ages of 19-35. 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 2018, the Irvine Police Department responded to a total of 372 calls related to domestic violence (openjustice.doj.ca.gov, accessed March 2020). Of these calls, 334 of these domestic incidents did not involve a weapon. However, 38 calls involved a weapon of which none involved a firearm, knife or cutting instruments and 30 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 to maintain a stable residence. Often these segments of the population rely on support services from various Orange County 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.

According to the CDC, at the end of 2016, an estimated 1.1 million people in the United States had HIV (cdc.gov, accessed March 2020). The Orange County Health Care Agency HIV Disease Surveillance and Monitoring Program 2018 report indicates that an estimated 7,262 people are living with HIV/AIDS in Orange County (ochealthinfo.com, accessed March 2020). Of those people, 6,369 or 87.7 percent were diagnosed, 5,936 or 81.7 percent were linked to HIV care, 66.4 percent were retained in HIV care, and 4,418 or 60.8 percent had achieved viral load suppression. Viral load is an indicator of health and adherence to medication. A high viral load is indicative of illness. Viral load suppression (less than 200 copies/ml) is suggestive of improved health. According to this report, the number of persons living with HIV increased

steadily from 4,057 in 2009 to the present-day figure of 6,369. However, since 2009, the transmission rate per every 100 persons living with HIV has decreased 46.3 percent, from 8.2 to 4.4. A decrease in the transmission rate indicates that the amount of new HIV infections is not increasing despite the increase in the number of PLWH. Of the 280 newly diagnosed Orange County residents in 2018, 88.6 percent were male, 9.6 percent were female, and 1.8 percent were transgender male-to-female. 54.6 percent were Hispanic, 30 percent were White, 10.7 percent were Asian, 3.9 percent were African American, and 0.8 percent were Other races.

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, 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. According to the Orange County Human Trafficking Task Force, the most common form of trafficking found in Orange County is sex trafficking, accounting for 83 percent of all human trafficking victims. Other forms of human trafficking, including forced labor and other forms or combinations account for approximately 17 percent of cases.

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 2019 PIT count reported six homeless veterans in Irvine, all 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 access to 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, street outreach services to homeless youth, support services and emergency transitional housing for victims of domestic violence, medical care for frail seniors and disabled adults, nutritional meals for homebound seniors and emergency rental assistance.

NA-50 NON-HOUSING COMMUNITY DEVELOPMENT NEEDS

Describe the jurisdiction's need for Public Facilities.

The City of Irvine's Master Plan had the foresight to provide an ample number of public facilities that meet the recreational and service needs of its residents. As the City continues to develop new villages and neighborhoods, new facilities and open spaces are incorporated into these master planned neighborhoods. While new facilities and amenities continue to be added, older facilities in some of the City's original neighborhoods constructed during the 1970s and 1980s 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 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 adults with disabilities. 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. The City's Parks Master Plan identifies a number of parks where Americans with Disabilities Act improvements are needed in the near-term.

Most of the general use buildings and schools provide appropriate space for youth activities. The City continues to increase 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. Additionally, the Sweet Shade Ability Center was recently retrofitted to provide a range of disability services.

Irvine is home to three centers offering senior services and recreation including the Lakeview Senior Center, Rancho Senior Center, and Trabuco Center. Each of these centers serves as a place to connect seniors with resources. Each center offers 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. Historically, the City of Irvine has used the CDBG program to acquire, rehabilitate or expand public facilities owned by the City or by nonprofit agencies providing public services to Irvine residents. Over the next five years, the Strategic Plan continues to prioritize additional or improved public facilities to enhance or maintain the high level of services and amenities available to Irvine residents.

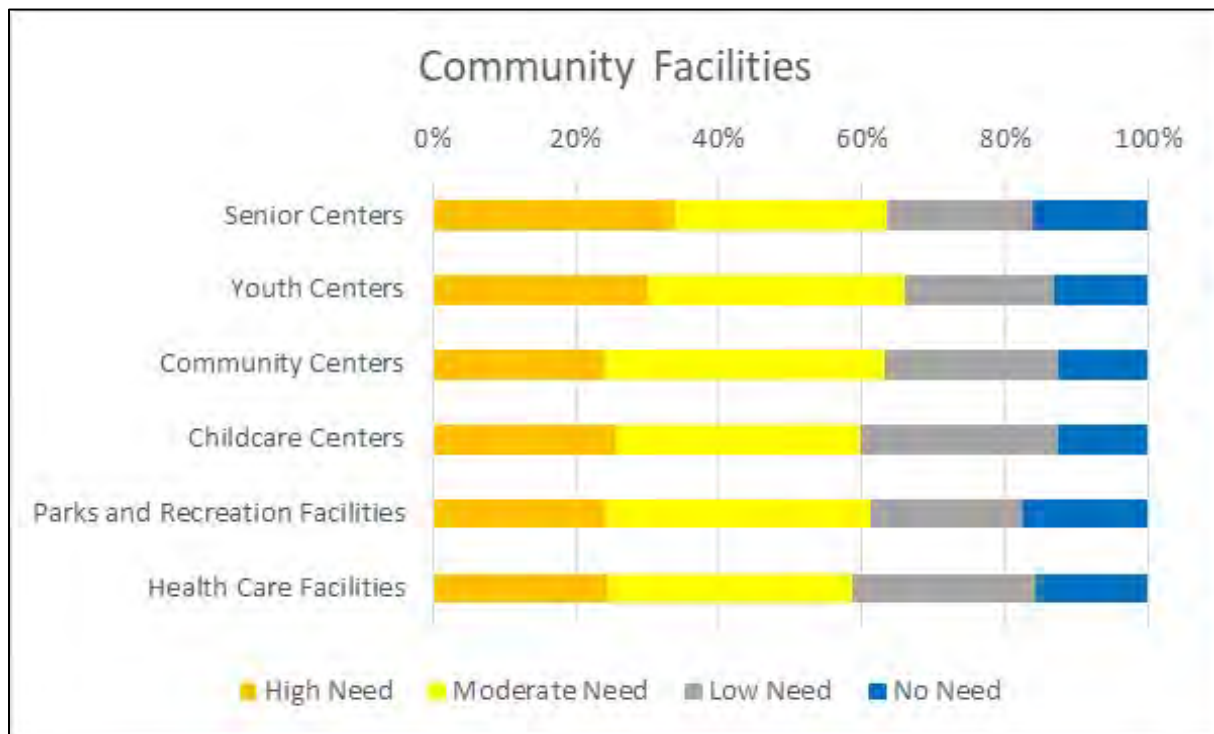


Figure 18: Need for Additional or Improved Community Facilities

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, Community Services Department, and affordable housing developers.

Describe the jurisdiction's need for Public Services.

As shown in Figure 19, community services activities are consistently ranked as a high need or moderate need by residents and stakeholders. However, pursuant to CDBG regulations, only 15 percent of the City's annual grant allocation (plus 15 percent of prior year program income) may 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 supportive services for seniors as a high priority in the Consolidated Plan Survey. Historically, senior programs have been among the public services receiving CDBG funds on an annual basis for programs and for capital improvements to facilities. Childcare activities were also rated as a high or moderate need by residents and stakeholders. Consultation with the Community Services Commission indicates that childcare activities continue to be a high priority for funding to expand those services to residents who need high quality childcare. 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 services funds for transportation programs. Additionally, Irvine residents and stakeholders indicated a moderate or high need for disability services. The City of

Irvine offers several services to support individuals with sensory, physical, or cognitive disabilities, and their family members. These services include social recreational programming, inclusion and accommodation support, and resources and referrals.

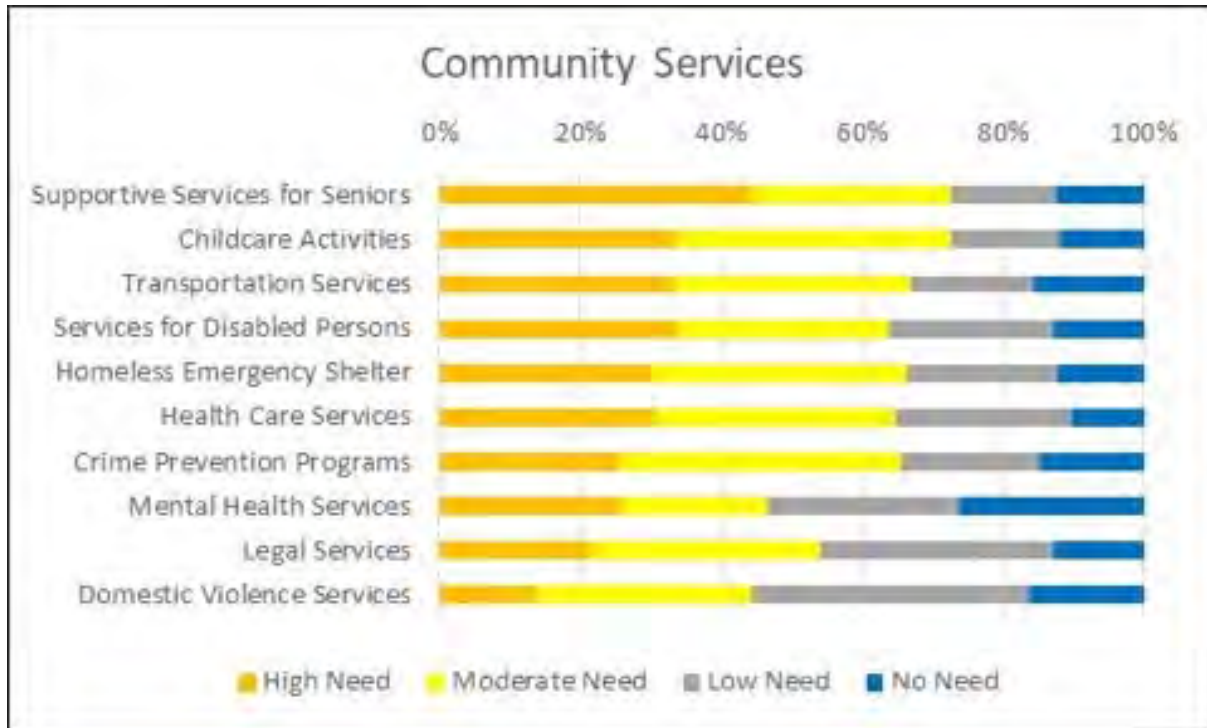


Figure 19: Need for Additional or Improved Community Services

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 residents' 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.

Housing Market Analysis

MA-05 OVERVIEW

Housing Market Analysis Overview

This section of the Consolidated Plan evaluates housing market conditions in Irvine including housing supply, demand, condition and cost. Irvine's housing stock primarily consists of single-family detached residential dwellings (36 percent) and single units in attached structures (17 percent), with 32,260 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 two bedrooms (19,710 units or 44 percent) or one bedroom (13,835 units or 31 percent).

From January 2015 to January 2020, the median home sales price increased from \$701,000 to \$844,000 and the average rent for a one-bedroom rental unit increased by 19 percent from \$1,833 to \$2,185. As a result, Irvine households have become increasingly cost-burdened. Data from 2011-2015 shows that there is an insufficient number of housing units affordable to people with incomes less than 80 percent of AMI.

Of the households earning 0-80 percent of AMI, 22,540 are cost burdened households — meaning households paying more than 30 percent of their income for housing. Additionally, 14,393 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 14,393 severely cost burdened households, 10,228 are renters. Of those severely cost burdened renter households, 8,954 households earn less than 50 percent of AMI and are considered the most at risk of becoming homeless.

According to Table 35 in Section MA-15, there are 16,252 rental housing units in the City of Irvine affordable to households earning less than 80 percent of AMI. According to Table 7, there are 30,465 households in Irvine who earn less than 80 percent of AMI, resulting in an estimated need for approximately 14,213 additional housing units that are affordable to households earning less than 80 percent of AMI.

Although Irvine includes the highest number of affordable housing units of all cities in Orange County, with 4,569 units and 1,000 more underway, housing affordability will remain a significant challenge during the 2020-2024 Consolidated Plan.

MA-10 NUMBER OF HOUSING UNITS

Introduction

According to 2011-2015 ACS data, 60 percent of the City's housing stock is comprised of single- family housing (one-four units). Multifamily housing (five or more units) accounts for only 39 percent of total housing units in the City. Mobile homes comprise the smallest portion of the housing stock in the City (one percent).

Most ownership housing units in the City of Irvine is comprised of larger units containing three or more bedrooms (77 percent). 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.

Property Type	Number	%
1-unit detached structure	32,845	36%
1-unit, attached structure	16,005	17%
2-4 units	6,340	7%
5-19 units	14,765	16%
20 or more units	20,845	23%
Mobile Home, boat, RV, van, etc.	1,149	1%
Total	91,949	100%

Table 30 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

	Owners		Renters	
	Number	%	Number	%
No bedroom	115	0%	1,875	4%
1 bedroom	1,125	3%	13,835	31%
2 bedrooms	8,615	20%	19,710	44%
3 or more bedrooms	32,260	77%	9,705	22%
Total	42,115	100%	45,125	101%

Table 31 – Unit Size by Tenure

Data Source: 2011-2015 ACS

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

As of March 2020, the City monitors a total of 70 affordable housing projects in Irvine consisting of a total of 14,220 units in which 4,569 units are restricted to extremely/very low-, low- and moderate-income households (under State HCD guidelines). This is an increase of 1,286 affordable units from the figure reported in the 2015-2019 Consolidated Plan. Details about each of the 70 affordable housing projects may be found in Appendix C, including the project name, type of project, total units, assisted units and income levels, unit sizes, funding sources, and the earliest date that each project may convert to market rate rents.

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

HUD requires the City to analyze 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 that affordable units convert to market rate and are "lost." 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.

Conversion Risk

Appendix C 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, 2025 revealed that 588 of the 4,569 affordable housing units are at risk of converting to market rate housing. However, 580 of those units represent project-based Section 8 HUD units and their affordability has historically been renewed either annually or in five-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 588 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 zero, one, and two-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 1,879 low- and moderate-income Irvine households, of which 95 percent are renters who have more than 1.01 people per room, excluding bathrooms, porches, foyers, halls, or half-rooms. There are 8,954 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 8,954 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:

- 3,650 are small related households with four or fewer members
- 529 are large related households with five or more members
- 1,320 are elderly households with one or more members over age 62
- 3,455 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 those conditions persist in 2020. Not only is renting expensive, but purchasing a home is also largely out of reach. According to Out of Reach 2019, 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 \$39.17 per hour or \$81,473 per year in order to afford a modest, two-bedroom apartment at Fair Market Rent. At \$15 per hour, approximately 104 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 2019 was \$22.96 and the statewide housing wage was \$34.69.

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

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 33 and 34 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. However, in looking at more current housing sales and rental market data – the cost of housing has risen tremendously over the past five years.

According to Zumper, a rental listing aggregator, average rents for 1-bedroom, 2-bedroom, and 3-bedroom all rose from January 2015 to February 2020 and significantly exceeded the median contract rent as reported by the ACS 2011-2015 estimates documented in the Cost of Housing table below.

Similarly, owner-occupied housing costs have also increased over the past five years. According to Zillow, from January 2015 to January 2020, the median sales price rose from \$694,000 to \$844,000 (an increase of 22 percent), far outpacing the ACS estimates for median home value.

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 AMI. It is important to note, that simply 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.

Rental Housing Cost by Bedroom	Jan. 2015	Feb. 2020	Percent Change
1-bedroom	\$1,833	\$2,185	19%
2-bedroom	\$2,397	\$2,700	13%
3-bedroom	\$2,955	\$3,400	15%

Table 32 – Rental Housing Cost Estimates

Data Source: Zumper Research (accessed 2/24/2020)

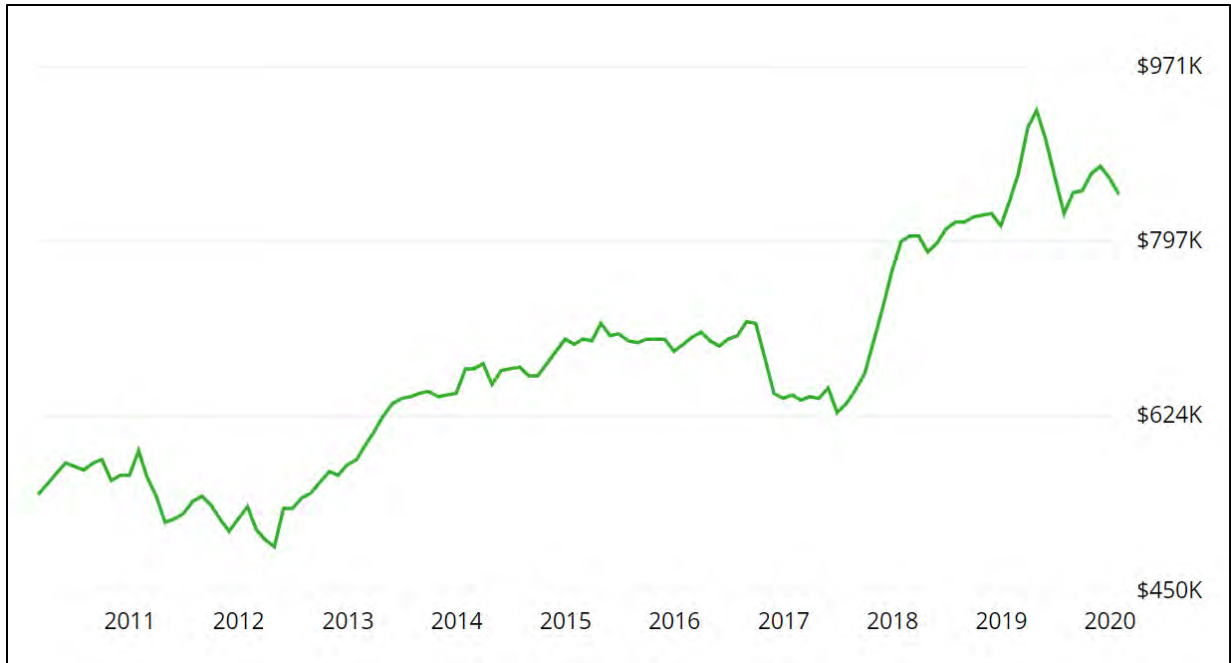


Figure 20: Change in Median Sales Price

Data Source: Zillow Research (accessed 2/24/2020)

Cost of Housing	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	683,300	688,200	1%
Median Contract Rent	1,686	1,835	9%

Table 33 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,244	5.0%
\$500-999	2,650	5.9%
\$1,000-1,499	6,100	13.5%
\$1,500-1,999	18,010	39.9%
\$2,000 or more	16,120	35.7%
Total	45,124	100.0%

Table 34 - Rent Paid

Data Source: 2011-2015 ACS

Units affordable to Households at:	Renter	Owner
30% HAMFI	1,520	No Data
50% HAMFI	3,915	484
80% HAMFI	9,105	1,228
100% HAMFI	No Data	2,161
Total	14,540	3,873

Table 35 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,294	1,493	1,876	2,626	3,045
High HOME Rent	1,224	1,313	1,577	1,814	2,004
Low HOME Rent	957	1,025	1,230	1,421	1,585

Table 36 – 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 35 provides 2011-2015 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 2011-2015 ACS data in Table 7, there are 12,625 households in Irvine earning 0-30 percent of AMI. Table 35 indicates there are a total of 1,520 units affordable to households at this income level. Based on this data, there is an apparent need for 11,105 additional housing units affordable to households earning 0-30 percent of AMI. At the 31-50 percent of AMI level, there are 3,915 affordable units and 6,850 households in this income category – a shortfall of 2,935 units. At the 51-80 percent of AMI level, there are 9,105 affordable units and 10,990 households in this income category – a shortfall of 1,885 units.

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

Rental housing costs have increased steadily over the past five years – creating more pressure on extremely low-income households. According to data in Table 32 from Zumper, a rental listing aggregator, average rents for one bedroom apartments rose from \$1,833 per month in 2015 to \$2,185 per month in 2020, a 19 percent increase. Two-bedroom apartment rents increased from \$2,397 to \$2,700 on average, an increase of 13 percent. Three-bedroom rents increased from \$2,955 to \$3,400, an increase of 15 percent over the last five years. These rents for the City of Irvine are substantially higher than the Fair Market Rents for Orange County and represent a significant burden for low- and moderate-income households struggling to remain housed. Similarly, median home sales prices increased from \$701,000 to \$844,000 from January 2015 to January 2020 according to sales data supplied by Zillow as shown in Figure 20. Based on this information and barring significant regional and national changes in economic conditions, the price of housing in Irvine is forecast to continue increasing during the period of the 2020-2024 Consolidated Plan.

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 2011-2015 ACS data was \$1,835, which is slightly less than the Fair Market Rent for a two-bedroom unit. 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 \$155,040 of operating income in 2020 dollars when renting the unit at Low HOME rent levels instead of at Fair Market Rent.

Discussion

Economic expansion over the last decade and a lag in production of new housing units in Southern California have created a housing economy that is over-burdened. As a result, Irvine households have become increasingly cost-burdened. Data from 2011-2015 shows that there is an insufficient number of housing units affordable to people with incomes less than 30, 50, and 80 percent of AMI. Considering the scarcity of land and monetary resources available to create new affordable housing units, 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 the age and physical condition of housing in Irvine forms the basis of strategies to maintain and improve housing quality for low- and moderate-income residents. For this assessment, the ACS defines a “selected condition” as owner- or renter-occupied housing units with 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. Although most housing units in Irvine have none of the defined conditions, Table 37 shows that 33 percent of owner-occupied units in Irvine have at least one selected condition and 44 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 adversely affects habitability of the housing unit. 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. Such conditions include:

- 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 of the State Housing Code. For the purposes of the CDBG, ESG, 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	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	13,955	33%	19,880	44%
With two selected Conditions	265	1%	1,960	4%
With three selected Conditions	0	0%	55	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	27,895	66%	23,215	51%
Total	42,115	100%	45,110	99%

Table 37 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	12,745	30%	18,650	41%
1980-1999	13,545	32%	17,360	38%
1950-1979	15,530	37%	8,925	20%
Before 1950	295	1%	184	0%
Total	42,115	100%	45,119	99%

Table 38 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	15,825	38%	9,109	20%
Housing Units build before 1980 with children present	10,569	25%	4,899	11%

Table 39 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 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 40 - Number of Irvine Children with Elevated Blood Lead Levels (EBLLs) 2009-2013

Notes for 2009-2013 EBLL Data

Table 40 provides data from the Response and Surveillance System for Childhood Lead Exposures (RASSCLE) surveillance database archive of December 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.

Year	State Case	EBLL
2018	0	15
2017	2	24
2016	1	21
2015	0	13
Total	3	73

Table 41 - Number of Irvine Children with Elevated Blood Lead Levels (EBLLs) 2015-2018

Notes for 2015-2018 EBLL Data

Table 41 provides data from the California Department of Public Health for Elevated Blood Lead Levels from 2015 to 2018. EBLL means a Blood Lead Level (BLL) at or over 5 mcg/dL detected in capillary, whole venous, arterial, or cord blood (CDPH rounds BLLs to the nearest whole number so 4.5 mcg/dL would round to 5 mcg/dL). State cases before July 1, 2016 use the old definition and after July 1, 2016 the new definition is used. State case since July 1, 2016, means a child from birth up to age 21 years of age with one venous BLL \geq 15 mcg/dL; or two BLLs \geq 10 mcg/dL, the second of which must be venous and drawn at least 30 days after the first BLL. These BLLs do not have to be consecutive specimens. These children are eligible for full case management services. Prior to July 1, 2016, a child from birth up to age 21 years of age was eligible for full case management services if they had one venous BLL \geq 20 mcg/dL; or two BLLs \geq 15 mcg/dL, the second of which must have been venous and drawn at least 30 days after the first BLL. These BLLs must have been drawn at least 30 days apart but did not have to be consecutive specimens.

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 42 - Vacant Units

Data Source: No data available.

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 30 years of age needs some form of major rehabilitation, such as roof replacement, foundation work and plumbing systems.

Housing over 20 years of age will generally exhibit deficiencies in terms of paint, weatherization, heating / air-conditioning systems, hot water heaters and finish plumbing fixtures. 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 15,825 or 38 percent of the 42,115 owner-occupied housing units in Irvine were built 40 or more years ago (built prior to 1980), with another 13,545 or 32 percent of the 42,115 owner-occupied housing units built between 21 and 40 years ago (built between 1980 and 1999). 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.

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, rather than by a collection of individuals or smaller companies. Other major rental developments are owned by affordable housing partners such as AMCAL Multi-Housing, Inc., Bridge Housing, C&C Development, Chelsea Investment Co., Innovative Housing Opportunities, Jamboree Housing Corporation, and The Related Companies. 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 that include standards for physical conditions, the vast majority of the rental housing stock's maintenance and rehabilitation needs are addressed by owners and property managers. The City's Neighborhood Services Division – Code Enforcement program is responsive to resident concerns about housing quality and works with property owners and managers to ensure that housing quality concerns 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 specific cut-off point.

In accordance with State of California regulations effective July 1, 2016, a “case” is defined as a child from birth up to age 21 years of age with one venous BLL \geq 15 mcg/dL; or two BLLs \geq 10 mcg/dL, the second of which must be venous and drawn at least 30 days after the first BLL. These BLLs do not have to be consecutive specimens.

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 41 above provides this data for the most recent four 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 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 35 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 8,726. According to Table 39, there are 15,468 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 2011-2015 ACS, there are approximately 13,323 children age five or younger in Irvine.

Discussion

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. Housing preservation is rated as a high priority need based on the demand for service reported by the City's Neighborhood Services Division and responses to the 2020-2024 Consolidated Plan Survey indicating that housing rehabilitation and energy efficiency improvements are priorities for residents. As required by HUD's Lead Safe Housing Rule, the City's housing rehabilitation programs will include appropriate safety measures such as testing and abatement for projects involving units constructed prior to 1978.

MA-25 PUBLIC AND ASSISTED HOUSING

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 of Orange, with specific references to the City of Irvine.

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

Table 43 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

*Note – Data was not available on vouchers by project-based and tenant-based designation

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 44 - 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 Housing Quality 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 2019, OCHA administered nearly 9,000 housing choice vouchers throughout Orange County. Of these, 1,026 were issued to Irvine residents. Irvine families received 280 housing vouchers, 233 housing vouchers were issued to Irvine households with disabled household members, and 513 housing vouchers were issued to Irvine households with elderly household members. OCHA monitors all units to ensure they are in adequate condition, meeting the Section 8 Housing Quality Standards.

MA-30 HOMELESS FACILITIES AND SERVICES

Introduction

Regionally, there are numerous facilities and services targeted to residents at-risk of becoming homeless and experiencing homeless, including a range of emergency shelters, transitional shelters, and permanent supportive housing options. HUD uses the following definitions for these three facility types:

- **Emergency Shelter:** Any facility, the primary purpose of which is to provide a temporary shelter for the homeless in general or for specific populations of the homeless and which does not require occupants to sign leases or occupancy agreements.
- **Transitional Housing:** Transitional housing (TH) is designed to provide homeless individuals and families with the interim stability and support to successfully move to and maintain permanent housing. Transitional housing may be used to cover the costs of up to 24 months of housing with accompanying supportive services. Program participants must have a lease (or sublease) or occupancy agreement in place when residing in transitional housing.
- **Permanent Supportive Housing:** Permanent supportive housing (PSH) is defined as community-based housing paired with supportive services to serve households in which at least one member has a disability. Housing does not have a designated length of stay in which formerly homeless individuals and families live as independently as possible. Under PH, a program participant must be the tenant on a lease (or sublease) for an initial term of at least one year that is renewable and is terminable only for cause.

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)	1,390	528	816	1,149	194
Households with Only Adults	1,690		289	1,976	
Chronically Homeless Households	N/A (data not available)		N/A (data not available)	545	
Veterans	0		26	1,079	
Unaccompanied Youth	14		0	14	

Table 45 - Facilities and Housing Targeted to Homeless Households

Data Source: 2019 Housing Inventory Chart

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, childcare, 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. Childcare 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, ESG, and HOME 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.

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.

Under the HOME program, households must earn no more than 80 percent of the 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 City of Irvine began receiving ESG funds from HUD during the 2019-2020 Program Year. In consultation with the County of Orange and its Continuum of Care, 2-1-1 Orange County, and local homeless service providers including formerly homeless residents, the City of Irvine funded a homelessness prevention program. During the 2020-2024 Consolidated Plan period, the City anticipates funding a variety of ESG-eligible activities including homelessness prevention, rapid re-housing, and street outreach.

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) was traditionally through emergency shelter, then transitional housing, followed by permanent housing. However, since moving to a housing first model with coordinated intake and assessment for literally homeless people, local jurisdictions throughout the County including the City of Irvine are focusing on investment of available federal, state and local funding sources for rapid re-housing. Following this model, individuals and families are housed first and subsidized in that housing to complement their available income streams or other assistance.

Once stably housed, case management works with those individuals and families to strengthen their ability to sustain themselves in affordable housing. Often rapid re-housing services involve addressing barriers to housing, such as creditworthiness, past evictions, and up-front funding for security and utility deposits. These housing-first services address the needs of individuals, families with children, and veterans and their families.

To address chronically homeless individuals and families, the City of Irvine is investing in affordable housing developments that partner with service providers to offer permanent supportive housing by setting aside several units within each development for people who are chronically homeless.

To address unaccompanied youth, the City partners with organizations that conduct street outreach and connect unaccompanied youth with appropriate housing opportunities.

Each of these initiatives are key components of the 2020-2024 Strategic Plan. Figure 21 provides a list of service providers in Orange County that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.

Provider	Location	Description
2-1-1 Orange County	Countywide	<i>Irvine ESG-funded agency.</i> Housing Assistance Referral – 211 Orange County is a comprehensive information and referral system that links Orange County residents, including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth to community health and human services and support. Individuals and families in need emergency shelter, transitional housing, or other types of housing assistance, dial 2-1-1 or call 888-600-4357 (toll free). For information, visit 211oc.org .
Human Options	Irvine	<i>Irvine CDBG-funded agency.</i> Emergency shelter, transitional housing, and counseling for victims of domestic violence (women and children). For a complete list of services, call 949 -737-5242 or visit humanoptions.org . For immediate assistance, contact the 24-hour emergency hotline at 877-854-3594.
Families Forward	Irvine	<i>Irvine CDBG- and ESG-funded agency. Continuum of Care Coordinated Intake and Assessment access point.</i> Homeless individuals and families who need help may dial 2-1-1 or fill out a client form available at: families-forward.org/services/ . Helps families in need to achieve and maintain self-sufficiency through housing, food, counseling, education, and other support services. For information, call 949-552-2727 or visit families-forward.org .
Project Self-Sufficiency	Irvine	<i>Irvine CDBG- and ESG-funded agency.</i> Provides security deposit assistance, emergency rental assistance, and utility payment assistance for low-income single parents to avoid homelessness. For more information, call 949-478-1914 or visit pssoc.org .
Radiant Health Centers	Irvine	<i>Irvine CDBG-funded agency.</i> Housing assistance for persons with HIV. Mental health programs, food and transportation subsidies, and case management. For information, call 949-809-5700 or visit radianthealthcenters.org .
South County Outreach	Irvine	<i>Irvine CDBG- and ESG-funded agency.</i> Provides a variety of housing and support services to prevent hunger and homelessness in South Orange County. For information, call 949-380-8144 or visit sco-oc.org .
StandUp For Kids	Irvine	<i>Irvine CDBG- and ESG-funded agency.</i> Street outreach and housing case management for homeless youth to gain self-sufficiency. Provides for basic needs including food, hygiene, clothing and linkage to housing resources. For information, call 714-356-5437 or visit standupforkids.org/orangecounty .

Figure 21: Homeless Service Providers for the City of Irvine

MA-35 SPECIAL NEEDS FACILITIES AND SERVICES

Introduction

Special needs populations include persons who are not homeless, but due to various reasons need services and supportive housing. The City of Irvine will consider allocating CDBG public service funding to 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 2011-2015 CHAS data, of the 20,580 households containing at least one elderly person, 41 percent (8,370 households) earn less than 80 percent of the AMI for Orange County.

People with disabilities that have a physical or mental impairment that substantially limits one or more major life activities generally rely on supportive services to perform activities of daily living. Based on ACS data, of the total Civilian Noninstitutionalized Population (238,287) in Irvine, 13,920 persons have a disability. Of the total population in Irvine, the ACS estimates that 3.1 percent have an ambulatory difficulty, 3.0 percent have an independent living difficulty, 2.3 percent have a cognitive difficulty, 1.7 percent have a self-care difficulty, 1.4 percent have a hearing difficulty, and 0.8 percent have a vision difficulty.

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 National Institute on Drug Abuse (drugabuse.gov), opioids are a class of drugs that include the illegal drug heroin, synthetic opioids such as fentanyl, and pain relievers available legally by prescription, such as oxycodone (OxyContin®), hydrocodone (Vicodin®), codeine, morphine, and many others. In the last 10 years, the opioid epidemic in the United States has killed an average of 130 people each day and cost the U.S. economy an estimated \$78 billion per year (usafacts.org).

The opioid prescription rate peaked in 2012 with 81 prescriptions per 100 people. However, the number of opioid-related overdose deaths has increased from 21,036 in 2012 to 46,394 in 2017, with most of this increase attributable to Fentanyl—a pain medication that is nearly 100 times stronger than morphine. Fentanyl-related

overdose deaths have skyrocketed, accounting for an 800 percent increase in overdose deaths from 2014 to 2018.

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 (ochealthinfo.com) reported 7,262 residents with HIV in 2018. The rate of new HIV diagnoses in Irvine for 2018 was between four and nine people per 100,000 residents. 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 2018, the Irvine Police Department responded to a total of 372 calls related to domestic violence. Of these calls, 334 of these domestic incidents did not involve a weapon and 38 calls involved a weapon.

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. According to the Orange County Human Trafficking Task Force, between 2013 and 2018, a total of 504 felony cases of human trafficking, pimping and pandering were prosecuted by the District Attorney's Office (ochumantrafficking.com). The Task Force reports that sex trafficking is the most common form of trafficking found in Orange County, with an estimated 83 percent of victims identified as sex trafficking in comparison to labor trafficking.

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 is available upon discharge from an institutional setting.

In other states, 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, most community care beds in Irvine (997) are for elderly persons ages 60 or above contained within 22 facilities as of March 2020. There are five licensed community care facilities in Irvine with a total capacity of 26 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.

During the 2020-2024 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 2020-2021 Action Plan, the City will provide CDBG funds to the following activities addressing special needs populations:

Elderly and Frail Elderly

- Irvine Adult Day Health Services: Skilled Nursing Care Program (85 people) – public services funds
- City of Irvine: Meals on Wheels (200 people) – public services funds

Domestic Violence

- Human Options: Domestic Violence Services Program (40 people) – public services and capital improvement funds

People with HIV/AIDS

- Radiant Health Centers: HIV/AIDS Case Management and Support Services (32 people) – capital improvement funds

In addition to the CDBG-funded services listed above, the City of Irvine's FOR Families program provides free information and short-term support to individuals, couples, and families living in Irvine who need assistance identifying and accessing needed services and resources. FOR Families services include consultations to help identify your needs, resource referrals to organizations and programs best suited to assist residents, with customized action plans to help individuals as they move forward. Professionally trained staff meet with Irvine residents to address a variety of concerns such as stress, depression, substance abuse, family violence, relationship problems, legal and financial issues, and child behavioral issues.

For veterans, referral partners include:

- [AMVETS Legal Clinic](#)
- [Orange County Veterans Service Office](#)
- [State of California Veterans Affairs \(CalVet\)](#)
- [The Soldier's Project \(counseling services\)](#)
- [U.S. Department of Veterans](#)

MA-40 BARRIERS TO AFFORDABLE HOUSING

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 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 74 percent of the City's households earning between 0 to 80 percent of AMI 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 2020-2024 Consolidated Plan Survey indicate a high need for additional affordable housing in Irvine.

In the last five years, demand for housing in Irvine coupled with rising costs of land and construction have presented challenges to development of affordable housing. State housing measures from 2018 and 2019 have been slow to provide an alternative revenue stream equal to that which was available with Redevelopment Housing Set-Aside funds that were lost when then Governor Edmund Brown eliminated local Redevelopment Agencies. This public policy change exacerbated already difficult local conditions and remains the most significant public policy change that has negatively impacted affordable housing and residential investment. While there were mechanisms for certain affordable housing assets tied to the former Redevelopment Agencies to be utilized after the agencies were dissolved, those finite resources were expended and the need for affordable housing is significantly exacerbated today as supply has not maintained pace with demand.

MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSETS

Introduction

Non-housing community development needs including improvements to public facilities that serve low- and moderate-income residents or those residents presumed by HUD to be low- and moderate-income are a high priority need. Such facilities include senior centers, community centers, facilities for victims of domestic violence, facilities for treatment of persons with HIV/AIDS, and ADA improvements to public facilities throughout the City. During the implementation of the 2020-2024 Strategic 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 2020-2021 Annual Action Plan includes public services programs that support family self-sufficiency. These programs include 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 may have the opportunity to succeed without regard to family economic status.

Economic Development Market Analysis

Business Activity by Sector	Number of Workers	Number of Jobs	Share of Workers	Share of Jobs	Jobs less Workers
Agriculture, Mining, Oil & Gas	699	1,254	1%	1%	0%
Arts, Entertainment, Accommodations	8,223	15,964	10%	7%	-4%
Construction	2,888	9,048	4%	4%	0%
Education and Health Care Services	11,624	19,403	15%	8%	-6%
Finance, Insurance, and Real Estate	8,580	32,755	11%	14%	3%
Information	2,976	8,707	4%	4%	0%
Manufacturing	7,374	29,294	9%	13%	3%
Other Services	2,375	4,811	3%	2%	-1%
Professional, Scientific, Management	13,986	52,813	18%	23%	5%
Public Administration	0	0	0%	0%	0%
Retail Trade	7,089	13,263	9%	6%	-3%
Transportation and Warehousing	1,502	2,786	2%	1%	-1%
Wholesale Trade	5,582	18,805	7%	8%	1%
Total	72,898	208,903	--	--	--

Table 46 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force Statistics	Number of People
Total Population in the Civilian Labor Force	125,255
Civilian Employed Population 16 years and over	117,230
Unemployment Rate	6.43
Unemployment Rate for Ages 16-24	11.58
Unemployment Rate for Ages 25-65	4.41

Table 47 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	55,540
Farming, fisheries and forestry occupations	3,980
Service	6,775
Sales and office	25,490
Construction, extraction, maintenance and repair	2,369
Production, transportation and material moving	2,275

Table 48 - Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time to Work	People	Percent
< 30 Minutes	76,580	72%
30-59 Minutes	21,295	20%
60 or More Minutes	8,640	8%
Total	106,515	100%

Table 49 - Travel Time

Data Source: 2011-2015 ACS

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,500	255	1,155
High school graduate (includes equivalency)	6,445	545	2,105
Some college or Associate's degree	19,645	1,555	6,475
Bachelor's degree or higher	72,520	3,410	15,265

Table 50 - Educational Attainment by Employment Status (Population 16 and Older)

Data Source: 2011-2015 ACS

Educational Attainment by Age	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	205	450	395	625	1,430
9th to 12th grade, no diploma	1,155	215	335	880	1,435
High school graduate, GED, or alternative	7,725	2,335	2,015	4,765	3,895
Some college, no degree	15,980	6,135	4,845	8,275	3,700
Associate's degree	1,230	2,380	1,995	4,050	1,905
Bachelor's degree	4,845	17,170	14,370	20,945	6,155
Graduate or professional degree	290	9,410	12,250	17,105	5,565

Table 51 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	39,663
High school graduate (includes equivalency)	152,742
Some college or Associate's degree	181,620
Bachelor's degree	249,279
Graduate or professional degree	377,121

Table 52 - Median Earnings in the Past 12 Months by Educational Attainment

Data Source: 2011-2015 ACS

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

According to 2015 Longitudinal Employer Household Dynamics (LEHD) data, the major private employment sectors in the City of Irvine include professional, scientific, management services (52,813 jobs), finance, insurance, and real estate (32,755 jobs), manufacturing (29,294 jobs), education and health care services (19,403 jobs), wholesale trade (18,805 jobs), arts, entertainment, accommodations (15,964 jobs), and retail trade (13,263 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, finance, manufacturing, education, healthcare, and wholesale trade in Irvine benefit from growth opportunities and expansion potential in Irvine 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 to innovate and compete in a global marketplace, the City of Irvine is forward thinking and consistently focuses on creating and maintaining an environment where people want 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 balance daytime and nighttime population and ease traffic congestion, the City has encouraged multifamily housing development in the Irvine Business Complex to achieve a better balance of residences and jobs throughout the City. Among these new developments, the Parc Derian Apartments were developed using HOME funds, tax credits, and other City resources to provide 80 units of affordable rental housing during the last Consolidated Planning period. Future affordable development in the Irvine Business Complex is in the planning and entitlements stages. The addition of

housing to areas that were traditionally business parks is bringing residents closer than ever to their jobs, making daily commutes walkable or bikeable.

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

Most employees in Irvine's 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 72 percent of the workforce commuting less than 30 minutes to work each day according to Table 49.

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 business assistance and vocational training.

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 2019-2023. 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 2019-2023 CEDS indicates three key trends that are impacting Orange County and creating both challenges and opportunities (ocwib.org). The report cites technological advances, such as social media, e-commerce, and automation as business trends that are disrupting many traditional industries. The CEDS also recognizes that Orange County's surging housing market represents tremendous economic growth in the real estate sector, while simultaneously creating affordability concerns for many residents and workers. Finally, the CEDS points out that near record-low unemployment rates and significant employment growth in traditional and emerging industry sectors is changing the composition of businesses in the region, which have increasingly become more technology-focused.

The CEDS tracks what are termed "Red Zone" Census Tracts by community as a means of identifying socioeconomic opportunity factors. A "Red Zone" is a Census Tract where unemployment rates are 2.0 percentage points above the national average and per capita income is less than 80 percent of the national average. The Census Tract including the former Marine Corps Air Station – El Toro is designated in the 2019-2023 CEDS as the only "Red Zone" area in Irvine. Since the implementation of the 2013-2018 CEDS, the number of Red Zones in Orange County has decreased from 71 to 55, a 28 percent decrease. Overall, the average unemployment rate and per capita incomes of Orange County Red Zone Census Tracts are 11.5 percent and \$17,832. The CEDS cites the City's One Irvine approach to neighborhood preservation and revitalization as one of the key programs aimed at making a positive impact in Orange County. The CEDS established five goals for the current planning period: 1) Provide world-class education, career, and workforce opportunities (including training); 2) Promote key priority clusters; 3) Improve Orange County's economic competitiveness in the global economy; 4) Plan and develop state-of-the-art infrastructure; 5) Focus on residents living in the Red Zones. Taken together, these goals will allow Orange County to continue its trajectory of balanced and sustainable economic growth.

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. 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. In fact, Irvine is home to a variety of world class companies including but not limited to Allergan, Alteryx, Broadcom, CoreLogic, Edwards Lifesciences, Endologix, Google, Ingram Micro, Mazda Motor of America, Pacific Dental Services, Parker Hannifin, and Taco Bell.

MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION

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

As a master-planned community of villages, the City of Irvine was designed to promote balanced and integrated living patterns where residents of all socioeconomic attributes have opportunities to live and work. Data in the Needs Assessment section of this Consolidated Plan validate that Irvine does not have specific areas of the City where households with multiple housing problems are concentrated. This data includes HUD CPD Maps, where geospatial data indicate there are no specific areas of the City with concentrations of households with multiple housing problems. 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. A concentration would be a Census Tract where more than 70 percent of residents experienced a housing problem.

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 12 in section NA-15, people of Asian descent comprise between 31.82 and 54.87 percent of the population in 20 Census Tracts in the City of Irvine, with two Census Tracts that are more than 51 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. A concentration would be a Census Tract where more than 70 percent of residents identified as a race or ethnicity other than non-Hispanic White.

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 those of the City 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, ESG, or HOME funds specific to any of these neighborhoods.

MA-60 BROADBAND NEEDS OF HOUSING OCCUPIED BY LOW- AND MODERATE-INCOME HOUSEHOLDS

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Irvine residents have several options for broadband internet service. For broadband download speeds of 25 megabytes per second (mbps) or more, at least two fixed residential broadband providers service 100 percent of residents. For download speeds of 100 mbps, three internet service providers service 90 percent of residents. According to broadbandnow.com, the average download speed in Irvine is 86.0 mbps, based on speed tests conducted over the last 12 months.

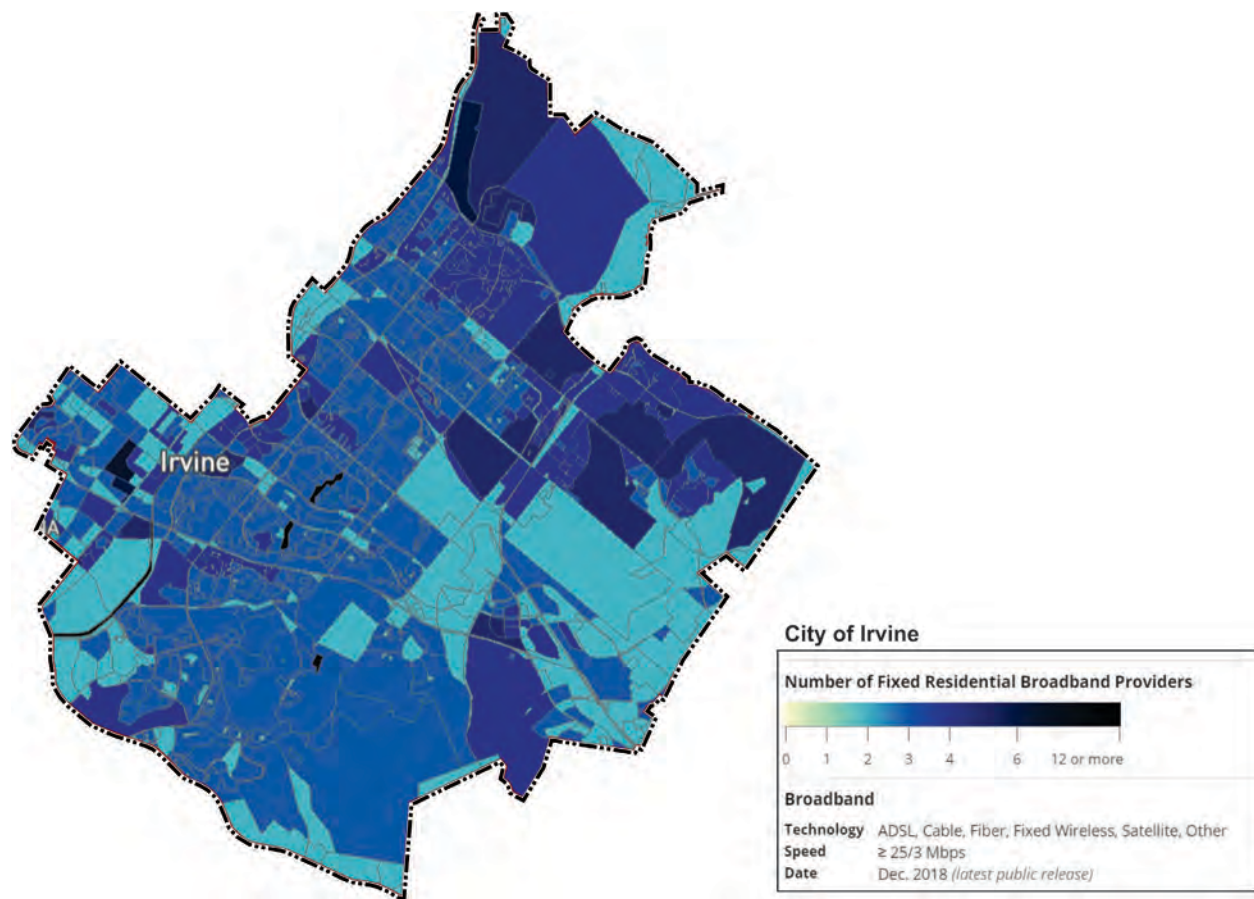


Figure 22: Broadband Access

Of those who participated in the Resident Survey for this Consolidated Plan, 90.1 percent of respondents indicated that they had access to broadband internet.

Irvine complies with HUD's *Narrowing the Digital Divide Through Installation of Broadband Infrastructure in HUD-Funded New Construction and Substantial Rehabilitation of Multifamily Rental Housing* ([81 FR 92626](#)) rule that became effective January 19, 2017. Through this rule, all new HUD-funded multi-family construction or substantial rehabilitation has included broadband infrastructure including cables, fiber optics, wiring and wireless connectivity to ensure that each unit has the infrastructure to achieve at least 25 mbps download and 3 mbps upload speeds.

To address the growing broadband needs of all residents and businesses in Irvine, Google Fiber and Southern California Edison are taking advantage of existing infrastructure—conduit installed over a period of decades—to deploy fiber-optic networks today that offer Irvine residents access to Google Fiber with download and upload speeds of up to 1 gigabit per second, about 40 times faster than the average high-speed internet service across the country (Irvine Standard, August 30, 2018).

As of March 2020, 13 Irvine Company apartment communities located within the incorporated city limits offer Google Fiber (irvinecompanyapartments.com/rental-living, Accessed March 19, 2020), and plans call for all Irvine Company properties to eventually have access.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

According to the FCC, 91.3 percent of Irvine households have access to at least one wired internet provider at their address. Throughout the City, residents are serviced by multiple internet service providers who offer high speed internet. The three primary service providers in Irvine include Cox, AT&T, and Earthlink, with each covering more than 96.6 percent of City residents. Additional providers with service in some zip codes include Google Fiber, Sonic, and Charter Spectrum. ViaSat Internet and HughesNet are satellite-based services covering 100 percent of Irvine, albeit at generally lower speeds than most of the other residential providers.

MA-65 HAZARD MITIGATION

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Climate change has increased the prevalence and severity of natural hazard risks including drought, flash floods/storms, and extreme heat events in Irvine. Intense dry seasons and wind conditions during the fall months have contributed to wildfires in the hills to the northeast and to the southwest of Irvine in recent years, which threaten lives and property, damage local ecosystems, and negatively impact air quality.

Irvine has a long history of environmental stewardship, placing sustainability, energy and water conservation, and green building techniques among the City's highest priorities. In recent decades, City Council Resolutions demonstrate Irvine's commitment to open space (1988), sustainable landscaping (1990), green building (2005), the U.S. Mayor's Climate Action Plan Agreement (2006), zero waste (2007), CAL Green (2009), sustainable community (2010), and the Integrated Pest Management Program (2016). Since 2005, Irvine's Green Building resolution requires inclusion of sustainable design elements in public facilities over 5,000 square feet, including renewable energy, water-efficient equipment, and building materials made from recycled content. The City strives for Leadership in Energy and Environmental Design (LEED) certification for new buildings and facilities, including new affordable housing developments. The LEED rating system recognizes buildings constructed on sustainable sites that include water efficiency measures, energy efficiency features, use recycled materials, promote indoor environmental air quality, and feature innovation in operations. Examples of City facilities with LEED features include the University Community Center at 1 Beech Tree, Cypress Community Center at 255 Visions, Northwood Community Center at 4521 Bryan Avenue, Trabuco Senior Center 5701 Trabuco Road, and Quail Hill Community Center at 39 Shady Canyon. Each of the City's LEED facilities has solar panels that supply up to 35 percent of energy demand.

Describe the vulnerability of housing occupied by low- and moderate-income households to these risks.

Low- and moderate-income residents and special needs populations are especially vulnerable to the risks of climate-related hazards. The residences of low- and moderate-income households are more often in worse condition and thus are more susceptible to external weather conditions such as extreme heat. Likewise, elderly residents are at a greater risk during extreme weather events such as extreme heat events.

Strategic Plan

SP-05 OVERVIEW

Since its incorporation in 1971, the City of Irvine has grown from a small community of 10,081 people to become a vibrant, safe, business-friendly City of over 280,000 residents. Irvine is comprised of 66 square miles of master-planned neighborhoods, fine schools, world-class dining, shopping and recreation experiences, and cutting-edge workplaces. For the last 14 consecutive years, Irvine is consistently rated as America's safest city of its size, recording the lowest per capita violent crime rate for all U.S. cities with a population over 250,000. Irvine includes the highest number of affordable housing units of all cities in Orange County, with 4,569 units and 1,000 more underway. Over 80 percent of Irvine's affordable housing is reserved for households earning less than half of the Orange County median income. Some of these units are reserved for veterans, seniors, or persons with disabilities.

The Strategic Plan of the 2020-2024 Consolidated Plan establishes the City's housing and community development priority needs and strategies for the investment of Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), 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, 2020 and ending June 30, 2025.

The priority needs and goals established in this Strategic Plan are based on analysis of information including the results of the City's 2020-2024 Consolidated Plan Survey and housing and community development data elements required by HUD in the online Consolidated Plan system (the eCon Planning Suite) from the 2011-2015 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, establish priorities, and set goals were obtained through consultation with local stakeholders and nonprofit agencies involved in the development of affordable housing and the delivery of public services to children, families, elderly persons, persons at-risk for and experiencing homelessness, and persons with special needs throughout the community.

In consideration of community input and available data, the Strategic Plan includes the 10 priority needs listed below.

- Increase the supply of affordable housing for low-income individuals, families, persons with special needs, and persons experiencing homelessness
- Preserve the supply of affordable housing
- Equal access to housing opportunities
- Public services for low- and moderate-income youth, families, and seniors
- Services for residents with special needs
- Street outreach to address homelessness
- Homelessness prevention services and assistance
- Rapid re-housing services and assistance
- Improve public facilities and infrastructure
- Address material and architectural barriers to accessibility for elderly persons and severely disabled adults

Consistent with HUD’s national goals for the CDBG, ESG 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, ESG and HOME funded activities aligned with the following five measurable Strategic Plan goals:

	Goal Name	Category	Need(s) Addressed	Goal Outcome Indicator
1.	Affordable Housing	Affordable Housing	<ul style="list-style-type: none"> • Increase the supply of affordable housing 	140 rental housing units
2.	Affordable Housing Preservation	Affordable Housing	<ul style="list-style-type: none"> • Preserve the supply of affordable housing 	65 owner housing units
3.	Public Services	Non-Housing Community Development	<ul style="list-style-type: none"> • Equal access to housing opportunities • Services for low- and moderate-income youth, families, and seniors • Services for residents with special needs 	5,500 people

	Goal Name	Category	Need(s) Addressed	Goal Outcome Indicator
4.	Homelessness Services	Homelessness	<ul style="list-style-type: none"> • Street outreach to address homelessness • Homelessness Prevention 	1,800 people ESG
			<ul style="list-style-type: none"> • Rapid Re-Housing 	60 households
5.	Public Facilities Improvements	Non-Housing Community Development	<ul style="list-style-type: none"> • Improve public facilities and infrastructure 	25 public facilities 252,000 people

Table 53 - Strategic Plan Summary

Historically, the City of Irvine has used the CDBG, ESG, and HOME programs to fund nonprofit agencies that provide direct program services to Irvine residents. Over the next five years, the City will continue this emphasis and will also use these resources to support programs and activities implemented by City Departments 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 2020-2024 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

Geographic Area

Citywide

Table 54 - Geographic Priority Areas

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

According to data from the 2011-2015 American Community Survey 5-Year Estimates in HUD's eCon Planning Suite for the Consolidated Plan, the City's household median income is \$92,278. 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 at least \$67,500 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 between 35-60 percent. Median household income increased in every Census Tract throughout the City since 2000.

HUD allows CDBG grantees to implement certain activities such as initial construction or expansion of community facilities and infrastructure that benefit certain neighborhoods or villages (but not the entire City) provided that the entire service area for the facility or infrastructure is primarily residential and where at least 51 percent of residents are low- and moderate-income. As of the 2011-2015 American Community Survey 5-Year Estimates, there were 121 Census Tract Block Groups in Irvine, of which only 31 or 25 percent met the low- and moderate-income threshold. The Low- and Moderate-Income Area map on the following page shows the location of these Census Tract Block Groups.

Based on evaluation of CPD Maps data and HUD low- and moderate-income 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.

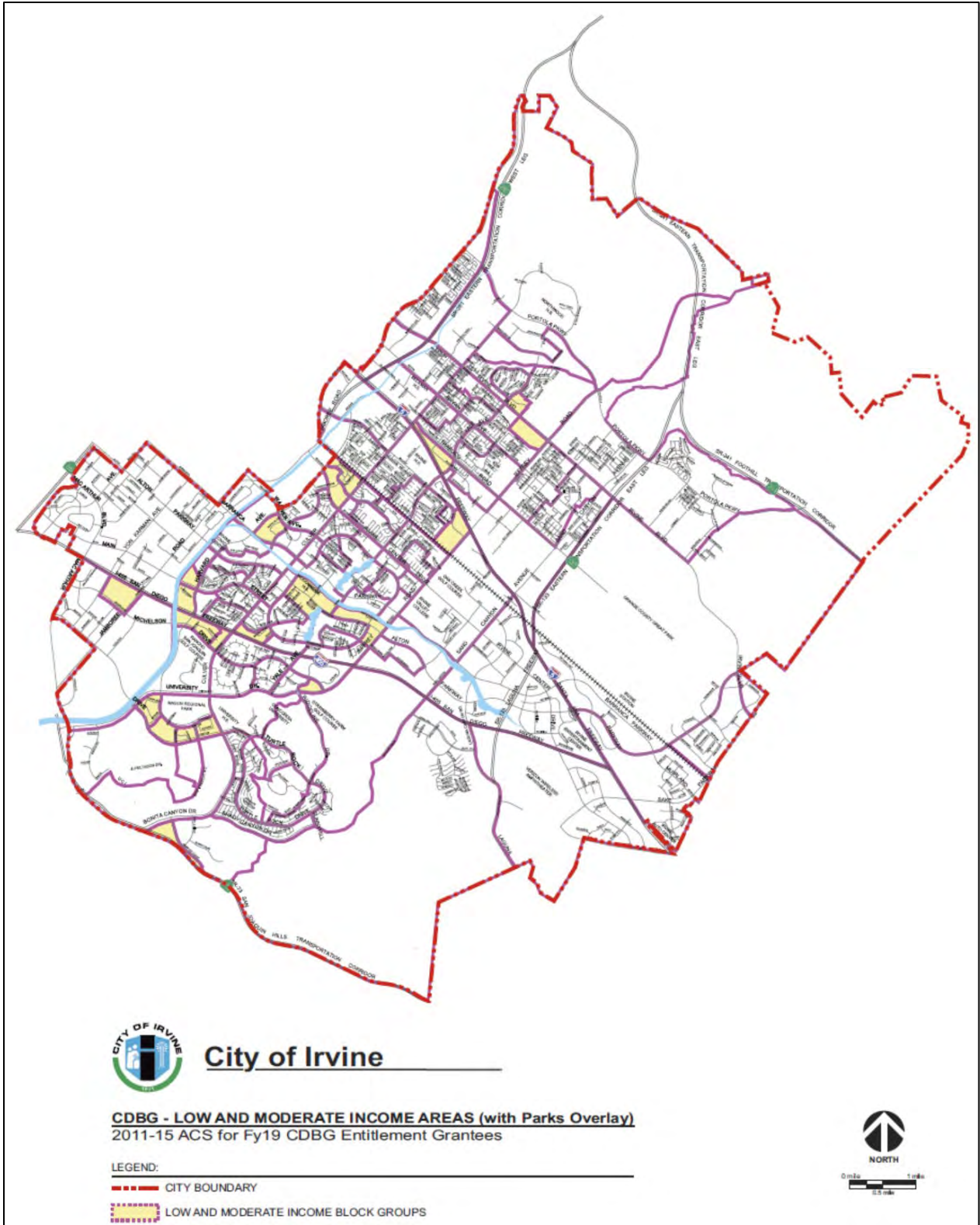


Figure 23: Low- and Moderate-Income Census Tract Block Groups

SP-25 PRIORITY NEEDS

Table 55 – Priority Needs Summary

Priority Need No. 1	Increase the supply of affordable housing
Priority Level	High
Population	Low-income individuals, families, persons with special needs, and persons experiencing homelessness or at-risk of homelessness
Geographic Areas	Citywide
Associated Goals	Affordable Housing
Description	<p>Increase the supply of affordable housing for low-income individuals, families, persons with special needs, and persons experiencing homelessness or at-risk of homelessness. 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, 22,540 are cost burdened households — meaning households paying more than 30 percent of their income for housing. Additionally, 14,393 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 14,393 severely cost burdened households, 10,228 are renters. Of those severely cost burdened renter households, 8,954 households earn less than 50 percent of AMI and are considered the most at risk of becoming homeless.</p>
Basis for Relative Priority	<p>The development of rental housing units affordable for low- and moderate-income households is rated as the highest priority need because over 45 percent of the City's households that earn less than 50 percent of AMI are renters who experience a severe cost burden, making these households the most at risk of homelessness. Additionally, responses to the 2020-2024 Consolidated Plan Survey indicate the significant need for additional affordable housing units in Irvine.</p>

Priority Need No. 2	Preserve the supply of affordable housing
Priority Level	High
Population	Extremely Low; Low; Moderate
Geographic Areas	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 concern for low- and moderate-income homeowners 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 20 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"> • 15,825 or 38 percent of the 42,115 owner-occupied housing units in Irvine were built 40 or more years ago (built prior to 1980). • 13,545 or 32 percent of the 42,115 owner-occupied housing units built between 21 and 40 years ago (built between 1980 and 1999). • 9,109 or 20 percent of the 45,119 renter-occupied housing units in Irvine were built 40 or more years ago (built prior to 1980). • 17,360 or 38 percent of the 45,119 renter-occupied housing units in Irvine were built between 21 and 40 years ago (built between 1980 and 1999).

Priority Need No. 2	Preserve the supply of affordable housing
Basis for Relative Priority	<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. Housing preservation is rated as a high priority need based on the demand for service reported by the City's Neighborhood Services Division and responses to the 2020-2024 Consolidated Plan Survey indicating that housing rehabilitation and energy efficiency improvements are priorities for residents.</p>

Priority Need No. 3	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	Citywide
Associated Goals	Public Services
Description	All recipients of federal housing and community development assistance such as CDBG, ESG, and HOME must 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 Plan requesting an annual allocation of CDBG, ESG, and HOME funds. The City will contract with a third-party organization with expertise counseling residents and real estate industry professionals about their rights and responsibilities under the law. The types of services needed include individual counseling for low- and moderate-income Irvine residents concerning their rights and responsibilities under the Fair Housing Act; community workshops to facilitate greater understanding of the law; monitoring for discriminatory advertisements in the private sector; advocacy on behalf of residents seeking reasonable modifications/accommodations; and monitoring of data to detect unfair lending practices.
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 public service funds.

Priority Need No. 4	Provide public services for low-income youth, families, and seniors
Priority Level	High
Population	Extremely Low; Low; Moderate; Elderly; Frail Elderly; Youth
Geographic Areas	Citywide
Associated Goals	Public Services
Description	<p>According to 2011-2015 American Community Survey 5-Year Estimates data, there are 84,885 low- and moderate-income Irvine residents earning less than 80 percent of AMI, including an estimated 20,327 residents with incomes at 50 percent of the federal poverty level. There are an estimated 51,765 children under 18 years of age in Irvine households, with 31 percent under six years of age, 36 percent between ages six and 11, and 33 percent between ages 12-17 years of age. Just over seven percent of these children lived in households with Supplemental Security Income, cash public assistance income, or Food Stamp / SNAP benefits. An estimated 10 percent of Irvine children live in households that earn less than the federal poverty level. 96 percent of Irvine children were related to the householder (biological, step, or adopted), two percent lived with other relatives, one percent were grandchildren, and one percent were foster children or other unrelated children. Just under two percent of children had a mental, physical, or developmental disability. An estimated 41,119 children between the ages of 3 and 17 were enrolled in school, with 85 percent of those children attending public schools and 15 percent attending private schools. Over 15 percent of Irvine’s population is 60 years of age and over. Among this group, nine percent lived with their grandchildren and just over one percent were responsible for the care of their grandchildren. Of the estimated 35,152 Irvine residents age 60 or over, 24 percent are reported as having a disability (of any type). Over 36 percent of Irvine seniors are estimated to be in the labor force and over 60 percent are receiving Social Security income, with median earnings of \$20,017 per year.</p>

Priority Need No. 4	Provide public services for low-income youth, families, and seniors
Basis for Relative Priority	<p>The City of Irvine Strategic Plan for Children, Youth and Families calls for a range of services for low- and moderate-income residents as a high priority of the City. The services needed include childcare and school readiness programs, support to families in need, youth alcohol, substance abuse, and other risky behavior reduction, youth volunteerism, health, fitness and well-being. The City of Irvine Strategic Plan for Seniors calls for a range of services including education, health and recreation, housing, social well-being, and transportation. The Consolidated Plan Survey rated childcare, transportation, and supportive services for seniors among the high needs for public services.</p>

Priority Need No. 5	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	Citywide
Associated Goals	Special Needs Services
Description	<p>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, HIV/AIDS, and other conditions. In 2018, the Irvine Police Department responded to 372 calls related to domestic violence and according to Human Options, over 300 required at least temporary shelter and services to address these incidents. Under the category of people with mental disabilities, Alzheimer's disease and dementia present catastrophic health, economic, legal, emotional, and social challenges for both the person affected and their families and caregivers. According to ACS data, an estimated 7,002 Irvine residents have an ambulatory difficulty and 5,217 have a cognitive difficulty. According to the Alzheimer's OC 2019 Impact Report, Alzheimer's is the 3rd leading cause of death in Orange County, affecting one in every 38 citizens. In its most recent California HIV Surveillance Report, the California Department of Public Health revealed Orange County holds the third highest number of individuals newly diagnosed with HIV and the fifth highest number of individuals living with HIV in the state. According to the Orange County Health Care Agency, an estimated 7,262 individuals were living with HIV in Orange County by the end of 2018—893 of whom were unaware of their status. In 2018 alone, 280 individuals were newly diagnosed with HIV or AIDS.</p>

Priority Need No. 5	Public services for residents with special needs
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 2020-2024 Consolidated Plan Survey, which indicate moderate or high need for that domestic violence services, substance abuse services, and centers/services for persons with disabilities.

Priority Need No. 6	Street outreach to address 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	Citywide
Associated Goals	Homelessness Services
Description	According to the results of the most recent data available from the 2019 Point-In-Time Homeless Count (PIT Count), on any given night in Orange County, approximately 6,860 people are homeless. In Irvine, that number is estimated by the Continuum of Care to be 130 people. 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 provide homelessness prevention, street outreach, and rapid re-housing services.
Basis for Relative Priority	The City of Irvine considers ending and preventing homelessness a high priority and will support CDBG public service activities and ESG funded activities that provide street outreach to continuously identify and address the needs of persons who experience homelessness.

Priority Need No. 7	Homelessness prevention
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	Citywide
Associated Goals	Homelessness Services

Priority Need No. 7	Homelessness prevention
Description	<p>According to the results of the most recent data available from the 2019 Point-In-Time Homeless Count, on any given night in Orange County, approximately 6,860 people are homeless. In Irvine, that number is estimated by the Continuum of Care to be 130 people. 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 provide homelessness prevention, street outreach, and rapid re-housing services. Data collected by the National Low-Income Housing Coalition in the 2019 <i>Out of Reach</i> Report indicates that the median wage needed to afford a two-bedroom apartment in Orange County is \$81,480. A minimum wage earner must work 131 hours per week to afford that same two-bedroom unit. Even if a household can earn the necessary amount for rent, many families do not have safety-net resources such as savings or local family to support them through a financial crisis. A job loss, sudden illness or rent increase can often push the family beyond their financial limits and result in the loss of their home. Consultation with the Orange County Continuum of Care lead agencies and local service providers including Families Forward, South County Outreach, StandUp for Kids, and Project Self-Sufficiency revealed that homelessness prevention is the number one need of people requesting services from their agencies. Although other state resources have been identified, those resources and Irvine’s stock of approximately 4,600 affordable apartments is insufficient to fully address housing insecurity, as indicated under Priority Need No. 1 to Increase the Supply of Affordable Housing.</p>
Basis for Relative Priority	<p>The City of Irvine considers ending and preventing homelessness a high priority and will support CDBG public service activities and ESG funded activities that provide homelessness prevention services such as temporary rental assistance to reduce the number of persons who experience homelessness.</p>

Priority Need No. 8	Rapid Re-Housing
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	Citywide
Associated Goals	Homelessness Services
Description	According to the results of the most recent data available from the 2019 Point-In-Time Homeless Count, on any given night in Orange County, approximately 6,860 people are homeless. In Irvine, that number is estimated by the Continuum of Care to be 130 people. 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 provide rapid re-housing services for those homeless residents ready to be housed.
Basis for Relative Priority	The City of Irvine considers ending and preventing homelessness a high priority and will support CDBG public service activities and ESG funded activities that provide rapid re-housing services to reduce the number of persons who are homeless and unsheltered.

Priority Need No. 9	Improve public facilities and infrastructure
Priority Level	High
Population	Non-housing Community Development
Geographic Areas Affected	Citywide
Associated Goals	Public Facilities and Improvements
Description	<p>The City of Irvine Parks Master Plan, updated 2017, establishes the public facilities and improvements needs of the City’s parks and recreational facilities, including general improvements and accessibility improvements.</p> <p>Consultation with nonprofit community partners also revealed the need for investment in facilities serving low-income residents and residents with special needs, such as childcare centers, health facilities, homeless facilities, and facilities for victims of domestic violence.</p>
Basis for Relative Priority	Based on need and available resources and results of the 2020-2024 Consolidated Plan Survey, the improvement of public facilities and infrastructure owned and operated by the City of Irvine or that is available to the general public during normal hours of operation and owned by a nonprofit organization serving the public is rated as a high priority need for CDBG funds.

Priority Need No. 10	Address material barriers to accessibility
Priority Level	High
Population	Non-housing Community Development
Geographic Areas Affected	Citywide
Associated Goals	Public Facilities and Improvements
Description	Assessments 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 2020-2024 Consolidated Plan 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.

SP-30 INFLUENCE OF MARKET CONDITIONS

Table 56 – 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. As identified in the Market Analysis, current market rate rent far exceeds fair market rent values, limiting the effectiveness of a large TBRA program. Therefore, Tenant-Based Rental Assistance with HOME funds will not be offered. However, homelessness prevention rental assistance payments and rapid re-housing rental and security deposit payments shall be provided with ESG funds.
TBRA for Non-Homeless Special Needs	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. To address special needs populations such as persons with developmental disabilities, veterans with Posttraumatic Stress Disorder or victims of human trafficking, the City will encourage affordable housing developers to examine the feasibility of setting aside units or partnering with service providers to address non-homeless special needs as a component of affordable housing.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
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 Consolidated 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. The City anticipates assisting the completion of at least two multifamily affordable rental housing developments during the period of this Consolidated Plan.
Rehabilitation	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. 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.
Acquisition, including preservation	Thousands of Irvine households are cost burdened and likely eligible for newly acquired and rehabilitated affordable housing units. The City will consider applications from affordable housing nonprofit organizations including Community Housing Development Organizations to 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.

SP-35 ANTICIPATED RESOURCES

Introduction

During the five-year period of the Consolidated Plan from July 1, 2020 to June 30, 2025, the City of Irvine anticipates investing an estimated \$16.6 million of CDBG, ESG, and HOME funds to support the goals of this Strategic Plan. The annual allocation of CDBG, ESG, and HOME funds is subject to federal appropriations and changes in demographic data used in HUD's formulas for each respective program.

For the 2020-2021 Program Year, the City will receive \$2,133,520 of CDBG funds, \$161,837 of ESG funds, and \$903,112 of HOME funds. When combined with available prior year resources, the 2020-2021 Action Plan allocates \$2,270,570 of CDBG funds, \$161,837 of ESG funds, and \$903,112 of HOME funds to program activities that will be implemented from July 1, 2020 to June 30, 2021.

Program	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
		Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Housing Public Services Public Improvements Acquisition Admin and Planning	2,133,520	343,144	137,050	2,613,714	8,534,080	Based on 2020 FY allocation from HUD.
ESG	Homelessness Services	161,837	0	0	161,837	647,348	Based on 2020 FY allocation from HUD.
HOME	Multifamily rental new construction Homeowner rehab Acquisition	903,112	353,508	448,851	1,705,471	3,612,448	Based on 2020 FY allocation from HUD.

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, ESG, 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 CAPER each year. HUD waived the HOME program matching requirement for federal fiscal years 2020 and 2021 due to the COVID-19 pandemic. For the ESG program, the City and its subrecipients will collaborate to meet the 1:1 matching requirement.

If appropriate, describe publicly 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 17-acres of land to the City of Irvine between 2011 and 2023. The Development 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 17-acre requirement is met.

The first site was dedicated to the City in 2011 during the period covered by the 2010-2014 Consolidated Plan. In December 2013, AMCAL Multi-Housing, Inc. broke ground at this site and developed 104 units of affordable rental housing known as Alegre Apartments, which opened in 2015.

The second site was dedicated to the City in August 2014, and the third site was dedicated in May 2016. As of February 2020, the second site at Native Spring is in the planning stages for 68 affordable homeownership units to be developed by the Irvine Community Land Trust. The third site at the corner of Sand Canyon and Nightmist is being developed by Chelsea Investment Co. in conjunction with the Irvine Community Land Trust to provide 80 units of affordable rental housing.

Based on the Development Agreement, the fourth and fifth sites are anticipated to be dedicated during the Consolidated Plan period and will be used to address affordable housing needs.

Discussion

The City will utilize approximately \$16.6 million of CDBG, ESG, and HOME funds during the Consolidated Plan period to increase the supply of affordable housing, preserve existing housing that is affordable to its occupants, provide public services to low- and moderate-income residents including those with special needs, address homelessness through prevention and rapid re-housing, and improve public facilities and infrastructure to provide a suitable and more accessible living environment for all residents, including residents with disabilities.

SP-40 INSTITUTIONAL DELIVERY STRUCTURE

Table 58 provides an overview of the institutional structure through which the City of Irvine will carry out its Consolidated Plan including private industry, nonprofit organizations, and public institutions.

Table 58 - Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Assistance League of Irvine	Nonprofit organizations	Public services	Jurisdiction
City of Irvine - Neighborhood Services Division	Government	Homelessness Non-homeless special needs Planning Rental neighborhood improvements public facilities public services	Jurisdiction
City of Irvine - Public Works	Government	Neighborhood improvements public facilities	Jurisdiction
City of Irvine – Community Services	Government	Neighborhood improvements public facilities Public Services	Jurisdiction
C&C Development	Private	Affordable housing	Region
Families Forward	Nonprofit organizations	Homelessness	Region
Fair Housing Foundation	Nonprofit organizations	Ownership Planning Public Housing Rental	Region
Human Options	Nonprofit organizations	Non-homeless special needs	Region
Innovative Housing Opportunities	CHDO	Rental	Region
Irvine Adult Day Health Services	Nonprofit organizations	Non-homeless special needs	Region
Irvine Children’s Fund	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
Orange County Continuum of Care	Government	Homelessness	Region
Orange County Housing Authority	Government	Rental	Region
Radiant Health Centers	Nonprofit organizations	Non-homeless special needs	Region
Project Self-Sufficiency	Nonprofit organization	Homelessness	Region
South County Outreach	Nonprofit organizations	Public services	Region
StandUp for Kids	Nonprofit organization	Public services Homelessness	Region

Assess of Strengths and Gaps in the Institutional Delivery System

The institutional delivery system in Irvine addresses each of the Strategic Plan goals included in the Consolidated Plan. In some areas, there are multiple providers or organizations that possess the ability to use CDBG, ESG, and/or HOME funds to deliver a full range of services to residents. Affordable housing development and preservation activities will be carried out by the Neighborhood Services 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 each year to achieve the Strategic Plan goals. A vast network of homeless service providers that are part of the Orange County Continuum of Care—many located in the City of Irvine—are available to use CDBG and ESG funds to address homelessness in the jurisdiction. The Neighborhood Services Division, other City Departments, and nonprofit organizations will work together with contractors to implement public facilities and improvement projects. Gaps in the institutional delivery system include service providers for common housing and community development activities that were not rated as high priority needs, and consequentially, are not part of the Strategic Plan. Such gaps include service providers for homeownership assistance, homebuyer counseling for low- and moderate-income people, and economic development financial and advisory services.

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

Table 59 - 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 services programs and ESG homelessness prevention, street outreach, and rapid re-housing programs implemented by local nonprofit

service providers 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 City of Irvine Community Development Department and the partner agencies and organizations that administer activities is strong. The Neighborhood Services 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 addition of ESG funds beginning July 1, 2019 provides an additional resource to address homelessness in partnership with local service providers that are part of the regional CoC. While these new ESG resources are helpful, it remains to be determined whether these resources, when leveraged with matching funds and other CoC resources, will be sufficient to address the level of need in Irvine. Finally, as the City's HUD grants have increased over the last three years, these additional resources have been useful to accommodate increasing levels of need in the community and increases in the cost of providing services to homeless and special needs populations. Although Irvine has made significant strides in the area of affordable housing development and has the largest number of affordable housing units of any city in Orange County that are restricted to lower income residents, the City still lacks the resources necessary to fully address the insufficient supply of affordable housing units.

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 affordable housing and local programs in Irvine for special needs populations and persons experiencing homelessness, the City strives to fund activities that address population segments with the greatest level of need for a particular program or service and seeks 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 these resources.

SP-45 GOALS SUMMARY

Table 60 – Goals Summary

Goal Name	Time Period	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Goal 1 Affordable Housing	2020 - 2024	Affordable Housing	Citywide	Increase the supply of affordable housing	CDBG: \$2,733,967 HOME: \$3,158,187	Rental units constructed: 140 Household Housing Units
<p>Description: In partnership with housing developers, leverage HOME and CDBG funds in support of the development or creation of affordable rental housing opportunities that are affordable to households earning less than 30, 50, or 60 percent of Area Median Income, including units for individuals, families, persons with special needs, and persons experiencing homelessness or at-risk of homelessness.</p>						
Goal 2 Affordable Housing Preservation	2020 - 2024	Affordable Housing	Citywide	Preserve the supply of affordable housing	CDBG: \$843,144 HOME: \$1,708,176	Homeowner Housing Rehabilitated: 65 Household Housing Units
<p>Description: Through the City's Residential Rehabilitation Program and similar initiatives, design and implement programs for the preservation of the physical and functional integrity of existing housing units occupied by low- and moderate-income households. Include, where appropriate, incentives for energy efficiency and conservation measures to increase sustainability and reduce monthly household utility costs to promote greater affordability.</p>						
Goal 3 Public Services	2020 - 2024	Non-Housing Community Dev.	Citywide	Equal access to housing opportunities Services for LMI youth, families, and seniors Services for residents with special needs	CDBG: \$1,100,140	Public service activities other than Low / Moderate- Income Housing Benefit: 5,500 Persons Assisted
<p>Description: Provide public services designed to affirmatively further fair housing choice and to provide youth and low-income families with services including but not limited to childcare, youth educational activities, and other activities related to volunteerism, health, fitness, recreation, and risky behavior reduction. Provide public services for residents with special needs including, but not limited to, those concerned with domestic violence, human trafficking, mental disabilities, physical disabilities, developmental disabilities, substance abuse/alcoholism, health, HIV/AIDS, and other conditions. Provide public services for seniors so elderly residents can live as independently as possible.</p>						



Goal Name	Time Period	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Goal 4 Homelessness Services	2020 - 2024	Homeless	Citywide	Street outreach to address homelessness Homelessness Prevention Rapid Re-Housing	CDBG: \$500,000 ESG: \$748,497	Homelessness Prevention: 1,800 Persons Assisted Rapid Re-Housing: 60 Households Assisted
<p>Description: Provide a comprehensive set of programs designed to address literal homelessness through street outreach and rapid re-housing activities and to prevent homelessness through the implementation of homelessness prevention programs to help Irvine residents experiencing severe housing cost burdens to remain stably housed and not fall into homelessness.</p>						
Goal 5 Public Facilities and Improvements	2020 - 2024	Non-Housing Community Dev.	Citywide	Improve public facilities and infrastructure Address material and architectural barriers to accessibility for elderly persons and severely disabled adults	CDBG: \$3,837,023	Public Facility or Infrastructure Activities other than Low / Moderate-Income Housing Benefit: 25 Public Facilities 252,000 Persons Assisted
<p>Description: Improve 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. This includes facilities owned and operated by the City of Irvine that are open and available to residents as well as facilities owned and operated by nonprofit organizations serving the public that are open to the public during normal business hours. Where possible, improvements will focus on removing material and architectural barriers to accessibility for elderly persons and severely disabled adults.</p>						
Goal 6 Program Administration	2020 - 2024	All	Citywide	All	CDBG: \$2,133,520 ESG: \$ 60,688 HOME: \$451,556	N/A
<p>Description: Provide for the timely and compliant administration of the CDBG, ESG, and HOME programs in accordance with HUD policy and federal regulations. HUD requires the City to represent Administration funds as a "goal" within the Strategic Plan so that the sources of funds (refer to Section SP-35) are fully allocated to goals.</p>						

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 will create 140 rental housing units for an estimated 100 extremely low-income families and 40 low-income families during the 2020-2024 Consolidated Plan period. Additionally, in accordance with Goal 2 above, the City will rehabilitate and preserve 65 owner-occupied housing units including those occupied by an estimated 20 extremely low-income families, 20 low-income families, and 15 moderate-income families during the 2020-2024 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 housing for homeownership as defined in the HOME regulations at 24 CFR 92.254.

SP-50 PUBLIC HOUSING ACCESSIBILITY AND INVOLVEMENT

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 residents with disabilities.

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

- 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 Involvement

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

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. Barriers can include land use controls, property taxes, state prevailing wage requirements, environmental protection, cost of land and 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 74 percent of the City's households earning between 0 to 80 percent of AMI 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 2020-2024 Consolidated Plan Survey indicate a high need for additional affordable housing in Irvine.

In the last five years, demand for housing in Irvine coupled with rising costs of land and construction have presented challenges to development of affordable housing. State housing measures from 2018 and 2019 have been slow to provide an alternative revenue stream equal to that which was available with Redevelopment Housing Set-Aside funds that were lost when then Governor Edmund Brown eliminated local Redevelopment Agencies. This public policy change exacerbated already difficult local conditions and remains the most significant public policy change that has negatively impacted affordable housing and residential investment. While there were mechanisms for certain affordable housing assets tied to the former Redevelopment Agencies to be utilized after the agencies were dissolved, those finite resources were expended and the need for affordable housing is significantly exacerbated today as supply has not maintained pace with demand.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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 140 new affordable rental 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 in Irvine.

SP-60 HOMELESSNESS STRATEGY

Introduction

Preventing and ending homelessness is a HUD priority addressed regionally through coordination of strategies carried out locally by government agencies, 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. The City will use CDBG, ESG, and HOME funds from HUD to support local service providers with programs that conduct street outreach, provide rapid re-housing assistance, prevent homelessness through short- and medium-term assistance to keep residents at-risk of homelessness housed, and to expand the supply of affordable housing in Irvine. The construction of new affordable housing developments assisted with HOME funds is anticipated to include designated permanent supportive housing units.

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

Street outreach activities implemented by local service providers is a means to identify and bring forward individuals that are generally the least likely to seek out services. Street outreach plays a critical role throughout the County by connecting homeless residents and connecting those residents with housing and support services. To more rapidly identify and assess people experiencing homelessness, the CoC adopted the national best-practice coordinated intake and assessment model to more effectively connect individuals and families experiencing homelessness or at-risk of homelessness to appropriate services and housing interventions. Through dynamic prioritization, collaborative coordination, intentional resource utilization, equitable resource distribution, and regional service planning area prioritization, the Coordinated Entry System (CES) includes multiple service providers, a virtual “front door” and a “no wrong door” approach. Dialing 2-1-1 is a good first step for any individual or family that is at-risk of homelessness or that has become homeless. 2-1-1 representatives are skilled at connecting residents to the nearest service provider that serves as an “access point” for the CES. In the City of Irvine, Families Forward serves as an “access point” where initial intake occurs, including a standardized multi-factor assessment to facilitate prioritization and referral to the appropriate CoC service provider.

Addressing the emergency and transitional housing needs of homeless persons

The CES uses a standardized assessment process to assist in determining homelessness, vulnerability, strengths, barriers, and other criteria related to eligibility for housing programs. The standardized CES assessment process is consistent across all access points including street outreach teams. Through this process, individuals and families are assessed and referred to the most appropriate resource based on the outcome of their assessment.

According to the CES Policies and Procedures for Orange County updated September 11, 2019:

“Prior to completing the standardized CES assessment, access points assess and address immediate needs followed by efforts to prevent homelessness or divert from experiencing ongoing homelessness. If referrals to housing resources available through CES are required, access point staff begin completing the CES assessment with the individual or family experiencing homelessness. The CES assessment may be completed during a single session or over time as immediate needs are addressed and rapport is developed between access point staff and the individuals or families experiencing homelessness. If an individual is in crisis and requires and chooses shelter, the following steps must be taken:

- First, provide triage including diversion and prevention;
- Then, connect the individual or family with shelter as needed and capacity allows and;
- Finally, follow up to complete the CES assessment.”

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 and ESG 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, including permanent supportive housing units for chronically homeless individuals and families.

Implementation of CES in Orange County within the last five years has shortened the period that individuals and families are experience homelessness and to prevent individuals and families who were recently homeless from becoming homeless again. The City of Irvine's strategic approach is to support regional countywide efforts to prevent and eliminate homelessness by focusing on affordable housing development and supporting service providers that fill vital gaps in the continuum of services necessary to keep people stably housed. This includes investment of ESG funds in street outreach, rapid re-housing, and homelessness prevention activities. It also includes investment of CDBG public service funds for service providers that provide housing case management, transitional housing, permanent affordable housing, and for those that serve specific subpopulations such as unaccompanied youth.

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.

The strategies discussed above will help low-income individuals and families avoid becoming homeless. The ESG program will fund homelessness prevention programs

including utility and security deposit assistance as well as short- and medium-term rental assistance. Irvine has a strong institutional delivery system with multiple nonprofit partners willing and able to effectively administer homelessness prevention programs. In consultation with providers such as Families Forward, Project Self-Sufficiency, StandUp For Kids, and South County Outreach, the City determined that homelessness prevention is a critical program given the rapid rise in local rents and each service provider's experience with high call volumes from individuals and families at-risk of eviction. Additionally, the County of Orange is equipped to serve people discharged from publicly funded institutions or systems of care such as health care facilities or correction programs through the CES process.

SP-65 LEAD BASED PAINT HAZARDS

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 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 \$550. 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 State of California Department of Public Health. According to DPH, there were 73 incidents of Irvine children with elevated blood lead levels (EBLL) from 2015-2018. EBLL means a Blood Lead Level (BLL) at or over 5 mcg/dL detected in capillary, whole venous, arterial, or cord blood (CDPH rounds BLLs to the nearest whole number so 4.5 mcg/dL would round to 5 mcg/dL). DPH cautions that there is no safe level of lead in blood.
- Educate residents on the health hazards of lead-based paint using 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 through testing and abatement, monitoring of public health data, and through public education, the public will have greater awareness of the hazards of lead-based paint to children. This will prompt homeowners, landlords, and parents of young children to proactively 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

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

Poverty continues to be a significant challenge in Irvine and throughout Orange County. According to the 2011-2015 American Community Survey 5-Year Estimates, there are 28,550 Irvine residents living below the poverty level, or approximately 12.3 percent of the City's population. Of these residents, 21 percent identify as two or more races, 18 percent identify as some other race, 13 percent identify as Asian, 12 percent identify as Black or African American, 10 percent identify as White, and 12 percent identify as Hispanic or Latino (of any race).

To meaningfully address this challenge, each of the goals included in the 2020-2024 Strategic Plan is 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, ESG, and HOME funds to help individuals and families rise out of poverty to long-term self-sufficiency.

The implementation of CDBG, ESG, 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;
- Supporting activities that preserve the supply of housing that is affordable to low- and moderate-income households;
- Providing public services designed to affirmatively further fair housing choice, address the needs of youth and low-income families, provide essential services for residents with special needs, and offer public services for seniors so elderly residents can live as independently as possible;
- Providing programs designed to address literal homelessness through street outreach and rapid re-housing activities and to prevent homelessness through the implementation of homelessness prevention programs to help Irvine residents experiencing severe housing cost burdens to remain stably housed and not fall into homelessness; and
- Improving 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.

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. 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?

Orange County is a high housing cost area. Although housing costs temporarily declined and became more affordable during the economic recession a decade ago, rents in Irvine have increased by upwards of 20 percent since that time 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.

Irvine's Strategic Plan goals are aligned to benefit low- and moderate-income residents and 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 Homelessness 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 Public Services goal will include funding for 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, seniors, and residents with special needs in Irvine appropriate support and resources to thrive.

SP-80 MONITORING

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, ESG, 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 workshop to review the Annual Action Plan goals, program requirements and available resources with potential applicants. After the Action Plan is approved, 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 and ESG 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 comply with applicable limits pursuant to the affordability covenant. For ownership units, annual monitoring of occupancy is conducted throughout the affordability period.

2020-2021 Action Plan

AP-15 EXPECTED RESOURCES

During the five-year period of the Consolidated Plan from July 1, 2020 to June 30, 2025, the City of Irvine anticipates investing an estimated \$16.6 million of CDBG, ESG, and HOME funds to support the goals of this Strategic Plan. The annual allocation of CDBG, ESG, and HOME funds is subject to federal appropriations and changes in demographic data used in HUD's formulas for each respective program.

For the 2020-2021 Program Year, the City will receive \$2,133,520 of CDBG funds, \$161,837 of ESG funds, and \$903,112 of HOME funds. When combined with available prior year resources and program income generated from Residential Rehabilitation Program loan payoffs, the 2020-2021 Action Plan allocates \$2,613,714 of CDBG funds, \$161,837 of ESG funds, and \$1,705,471 of HOME funds to program activities that will be implemented from July 1, 2020 to June 30, 2021.

Program	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
		Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Housing Public Services Public Improvements Acquisition Admin and Planning	2,133,520	343,144	137,050	2,613,714	8,534,080	Based on 2020 FY allocation from HUD.
ESG	Homelessness Services	161,837	0	0	161,837	647,348	Based on 2020 FY allocation from HUD.
HOME	Multifamily rental new construction Homeowner rehab Acquisition	903,112	353,508	448,851	1,705,471	3,612,448	Based on 2020 FY allocation from HUD.

Table 61 - 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, ESG, 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 CAPER each year. HUD waived the HOME program matching requirement for federal fiscal years 2020 and 2021 due to the COVID-19 pandemic. For the ESG program, the City and its subrecipients will collaborate to meet the 1:1 matching requirement.

If appropriate, describe publicly 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 17-acres of land to the City of Irvine between 2011 and 2023. The Development 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 17-acre requirement is met.

The first site was dedicated to the City in 2011 during the period covered by the 2010-2014 Consolidated Plan. In December 2013, AMCAL Multi-Housing, Inc. broke ground at this site and developed 104 units of affordable rental housing known as Alegre Apartments, which opened in 2015.

The second site was dedicated to the City in August 2014, and the third site was dedicated in May 2016. As of February 2020, the second site at Native Spring is in the planning stages for 68 affordable homeownership units to be developed by the Irvine Community Land Trust, and the third site at the corner of Sand Canyon and Nightmist is being developed by Chelsea Investment Co. in conjunction with the Irvine Community Land Trust to provide 80 units of affordable rental housing.

Based on the Development Agreement, the fourth and fifth sites are anticipated to be dedicated during the Consolidated Plan period and will be used to address affordable housing needs.

Discussion

The City will utilize approximately \$16.6 million of CDBG, ESG, and HOME funds during the Consolidated Plan period to increase the supply of affordable housing, preserve existing housing that is affordable to its occupants, provide public services to low- and moderate-income residents including those with special needs, address homelessness through prevention and rapid re-housing, and improve public facilities and infrastructure to provide a suitable and more accessible living environment for all residents, including residents with disabilities.

AP-20 ANNUAL GOALS AND OBJECTIVES

Goals Summary Information

Goal Name	Time Period	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Goal 1 Affordable Housing	2020 - 2021	Affordable Housing	Citywide	Increase the supply of affordable housing	CDBG: \$555,453 HOME: \$677,334 HOME CHDO: \$584,318	Rental units constructed: 61 Household Housing Units
<p>Description: In partnership with housing developers, leverage HOME and CDBG funds in support of the development or creation of affordable rental housing opportunities that are affordable to households earning less than 30, 50, or 60 percent of Area Median Income, including units for individuals, families, persons with special needs, and persons experiencing homelessness or at-risk of homelessness.</p>						
Goal 2 Affordable Housing Preservation	2021 - 2024	Affordable Housing	Citywide	Preserve the supply of affordable housing	CDBG: \$343,144 HOME: \$353,508 *Note: CDBG and HOME funds are from prior year Res. Rehab. Program loan payoffs	Homeowner Housing Rehabilitated: 13 Household Housing Units
<p>Description: Through the City's Residential Rehabilitation Program and similar initiatives, design and implement programs for the preservation of the physical and functional integrity of existing housing units occupied by low- and moderate-income households. Include, where appropriate, incentives for energy efficiency and conservation measures to increase sustainability and reduce monthly household utility costs to promote greater affordability.</p>						
Goal 3 Public Services	2020 - 2024	Non-Housing Community Dev.	Citywide	Equal access to housing opportunities Services for LMI youth, families, and seniors Services for residents with special needs	CDBG: \$227,965	Public service activities other than Low / Moderate-Income Housing Benefit: 1,254 Persons Assisted
<p>Description: Provide public services designed to affirmatively further fair housing choice and to provide youth and low-income families with services including but not limited to childcare, youth educational activities, and other activities related to volunteerism, health, fitness, recreation, and risky behavior reduction. Provide public services for residents with special needs including, but not limited to, those concerned with domestic violence, human trafficking, mental disabilities, physical disabilities, developmental disabilities, substance abuse/alcoholism, health, HIV/AIDS, and other conditions. Provide public services for seniors so elderly residents can live as independently as possible.</p>						



Goal Name	Time Period	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Goal 4 Homelessness Services	2020 - 2024	Homeless	Citywide	Street outreach to address homelessness Homelessness Prevention Rapid Re-Housing	CDBG: \$92,063 ESG: \$149,700	Homelessness Prevention: 385 Persons Assisted Rapid Re-Housing: 13 Households Assisted
<p>Description: Provide a comprehensive set of programs designed to address literal homelessness through street outreach and rapid re-housing activities and to prevent homelessness through the implementation of homelessness prevention programs to help Irvine residents experiencing severe housing cost burdens to remain stably housed and not fall into homelessness.</p>						
Goal 5 Public Facilities and Improvements	2020 - 2024	Non-Housing Community Dev.	Citywide	Improve public facilities and infrastructure Address material and architectural barriers to accessibility for elderly persons and severely disabled adults	CDBG: \$968,385	Public Facility or Infrastructure Activities other than Low / Moderate-Income Housing Benefit: 7 Public Facilities 50,517 Persons Assisted
<p>Description: Improve 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. This includes facilities owned and operated by the City of Irvine that are open and available to residents as well as facilities owned and operated by nonprofit organizations serving the public that are open to the public during normal business hours. Where possible, improvements will focus on removing material and architectural barriers to accessibility for elderly persons and severely disabled adults.</p>						
Goal 6 Program Administration	2020 - 2024	All	Citywide	All	CDBG: \$426,704 ESG: \$12,137 HOME: \$90,311	N/A
<p>Description: Provide for the timely and compliant administration of the CDBG, ESG, and HOME programs in accordance with HUD policy and federal regulations. HUD requires the City to represent Administration funds as a “goal” within the Strategic Plan so that the sources of funds (refer to Section SP-35) are fully allocated to goals.</p>						

Table 62 – Goals Summary

AP-35 PROJECTS

Introduction

To address the high priority needs identified in the Strategic Plan, the City of Irvine will invest CDBG, ESG, and HOME funds in projects that develop new rental housing units and preserve existing 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.

2020-2021 Projects	
1.	Affordable Housing
2.	Affordable Housing Preservation
3.	Public Services
4.	Homelessness Services
5.	Public Facilities and Improvements
6.	Program Administration

Table 63 – 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, ESG, and HOME investments for program year 2020-2021 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, ESG, and HOME funds through the 2020-2021 Action Plan in projects that develop new affordable rental housing units, projects that provide public services to low- and moderate-income people and those with special needs, projects that address homelessness, and projects that provide public facilities and ADA improvements to community and senior centers.

AP-38 PROJECT SUMMARY

Table 64 – Project Summary Information

1	Project Name	Affordable Housing
	Target Area	Citywide
	Goals Supported	Affordable Housing
	Needs Addressed	Increase the supply of affordable housing
	Funding	CDBG: \$555,453 HOME: \$677,334 HOME CHDO: \$584,318
	Description	In partnership with housing developers, leverage HOME and CDBG funds in support of the development or creation of affordable rental housing opportunities that are affordable to households earning less than 30, 50, or 60 percent of Area Median Income, including units for individuals, families, persons with special needs, and persons experiencing homelessness or at-risk of homelessness.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit	Approximately 61 low- and moderate-income households will benefit from affordable rental housing.
	Location Description	Specific locations to be determined.
	Planned Activities	C&C Development: Cartwright Affordable Housing (60 households) \$677,334 (HOME) Families Forward: Affordable Housing Acquisition (1 household) \$555,453 (CDBG) CHDO Activity (To be determined) \$584,318 (HOME CHDO)

2	Project Name	Affordable Housing Preservation
	Target Area	Citywide
	Goals Supported	Affordable Housing
	Needs Addressed	Preserve the supply of affordable housing
	Funding	CDBG Program Income from Loan Payoffs: \$343,144 HOME Program Income from Loan Payoffs: \$353,508
	Description:	Through the City's Residential Rehabilitation Program and similar initiatives, design and implement programs for the preservation of the physical and functional integrity of existing housing units occupied by low- and moderate-income households. Include, where appropriate, incentives for energy efficiency and conservation measures to increase sustainability and reduce monthly household utility costs to promote greater affordability.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit	Approximately 13 households low- and moderate-income people will benefit from public service activities.
	Location Description	Citywide
	Planned Activities	City of Irvine: Residential Rehabilitation Program (13 households) CDBG: \$343,144 HOME: \$353,508

3	Project Name	Public Services
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Equal access to housing opportunities Services for LMI youth, families, and seniors Services for residents with special needs
	Funding	CDBG: \$227,965
	Description:	Provide public services designed to affirmatively further fair housing choice and to provide youth and low-income families with services including but not limited to childcare, youth educational activities, and other activities related to volunteerism, health, fitness, recreation, and risky behavior reduction. Provide public services for residents with special needs including, but not limited to, those concerned with domestic violence, human trafficking, mental disabilities, physical disabilities, developmental disabilities, substance abuse/alcoholism, health, HIV/AIDS, and other conditions. Provide public services for seniors so elderly residents can live as independently as possible.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit	Approximately 1,254 low- and moderate-income people will benefit from public service activities.
	Location Description	Citywide



Planned Activities	Assistance League of Irvine: Operation School Bell (400 people) \$39,600 City of Irvine: Meals on Wheels (225 people) \$19,600 Fair Housing Foundation: Fair Housing Services (275 people) \$17,119 Human Options: Domestic Violence Services Program (32 people) \$16,600 Irvine Adult Day Health Services: Skilled Nursing Program (85 people) \$46,634 Irvine Children’s Fund: Before and After School Child Care (37 people) \$51,800 Irvine Public Schools Foundation: After School Academic Enrichment (200 people) \$36,612
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4	Project Name	Homelessness Services
	Target Area	Citywide
	Goals Supported	Homelessness Services
	Needs Addressed	Street outreach to address homelessness Homelessness Prevention Rapid Re-Housing
	Funding	CDBG: \$92,063
	Description	Provide a comprehensive set of programs designed to address literal homelessness through street outreach and rapid re-housing activities and to prevent homelessness through the implementation of homelessness prevention programs to help Irvine residents experiencing severe housing cost burdens to remain stably housed and not fall into homelessness.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit	250 people
	Location Description	Citywide
	Planned Activities	Families Forward: Transitional Housing for Homelessness Prevention (100 people) \$34,164 Project Self-Sufficiency: Homelessness Prevention Program (40 people) \$16,800 South County Outreach: Homelessness Prevention Program (80 people) \$27,400 StandUp for Kids: Street Outreach to Homeless Youth (30 people) \$13,699

5	Project Name	ESG20 Irvine (ESG Activities)
	Target Area	Citywide
	Goals Supported	Homelessness Services
	Needs Addressed	Street outreach to address homelessness Homelessness Prevention Rapid Re-Housing
	Funding	ESG: \$161,837
	Description	Provide a comprehensive set of programs designed to address literal homelessness through street outreach and rapid re-housing activities and to prevent homelessness through the implementation of homelessness prevention programs to help Irvine residents experiencing severe housing cost burdens to remain stably housed and not fall into homelessness.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit	135 people 13 households
	Location Description	Citywide
	Planned Activities	Project Self-Sufficiency: Homelessness Prevention Program (10 people) \$20,234 South County Outreach: Homelessness Prevention (125 people) & Rapid Re-Housing (3 households) \$75,586 StandUp For Kids: Rapid Re-Housing Program (10 households) \$47,379 2-1-1 Orange County: HMIS \$6,500 ESG Administration \$12,137

6	Project Name	Public Facilities and Improvements
	Target Area	Citywide
	Goals Supported	Public Facilities and Improvements
	Needs Addressed	Improve public facilities and infrastructure Address material and architectural barriers to accessibility for elderly persons and severely disabled adults
	Funding	CDBG: \$968,385
	Description	Improve 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. This includes facilities owned and operated by the City of Irvine that are open and available to residents as well as facilities owned and operated by nonprofit organizations serving the public that are open to the public during normal business hours. Where possible, improvements will focus on removing material and architectural barriers to accessibility for elderly persons and severely disabled adults.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit	50,517 people
	Location Description	Citywide



	Planned Activities	City of Irvine: Civic Center ADA Improvements \$174,800 City of Irvine: Deerfield ADA Improvements \$66,000 City of Irvine: Irvine Station ADA Improvements \$54,768 City of Irvine: Oak Creek Community Park ADA Improvements \$252,000 City of Irvine: Rancho Senior Center ADA Improvements \$80,400 Human Options, Inc.: Domestic Violence Shelter Rehabilitation Project \$213,630 Radiant Health Services: Irvine Clinic Rehabilitation \$ 126,787
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7	Project Name	Program Administration
	Target Area	Citywide
	Goals Supported	Program Administration
	Needs Addressed	All needs
	Funding	CDBG: \$426,704 HOME: \$90,311
	Description	This project will provide for the administration of the CDBG and HOME programs.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit	Not applicable.
	Location Description	Citywide
	Planned Activities	City of Irvine Neighborhood Services Division: CDBG Program Administration \$426,704 City of Irvine Housing Division: HOME Program Administration \$90,311

AP-50 GEOGRAPHIC DISTRIBUTION

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

The City of Irvine's 2020-2024 Consolidated Plan did not identify specific areas of low-income and minority concentration. All CDBG funds will be directed toward activities benefitting low- and moderate-income residents citywide.

Target Area	Percentage of Funds
Citywide	100%

Table 65 - 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, ESG, and HOME investments for program year 2020-2021 to projects and activities that benefit low- and moderate-income people citywide.

AP-55 AFFORDABLE HOUSING

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 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, 22,540 are cost burdened households — meaning households paying more than 30 percent of their income for housing. Additionally, 14,393 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 14,393 severely cost burdened households, 10,228 are renters. Of those severely cost burdened renter households, 8,954 households earn less than 50 percent of AMI and are considered the most at risk of becoming homeless.

The development of rental housing units affordable for low- and moderate-income households is rated as the highest priority need because over 45 percent of the City's households that earn less than 50 percent of AMI are renters who experience a severe cost burden, making these households the most at risk of homelessness. Additionally, responses to the 2020-2024 Consolidated Plan Survey indicate the significant need for additional affordable housing units in Irvine.

Affordable housing development is rated as a high priority need based on the demand for service reported by the City's Housing Division and responses to the 2020-2024 Consolidated Plan Survey.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	74
Special-Needs	0
Total	74

Table 66 - 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	60
Rehabilitation of Existing Units	13
Acquisition of Existing Units	1
Total	74

Table 67 - One Year Goals for Affordable Housing by Support Type

Discussion

The Strategic Plan identifies a high priority need to increase the supply of affordable housing and a high priority need to preserve the supply of affordable housing. During the 2020-2021 Program Year, the City of Irvine will invest CDBG and HOME funds to create 61 additional units of affordable rental housing.

The City will also continue implementing the Residential Rehabilitation Program using funds allocated in previous Action Plans in order to preserve the supply of existing affordable housing units. The Residential Rehabilitation Program anticipates serving five extremely-low income households, five low-income households, and three moderate-income households.

AP-60 PUBLIC HOUSING

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 persons with disabilities. 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.

There are no public housing developments in Irvine. All public housing programs consist of housing choice and project-based vouchers administered by the OCHA. Over 10,000 housing choice vouchers are administered by the OCHA throughout Orange 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

The most pressing need is the high demand for affordable housing throughout the county. This is documented by the long waitlists for vouchers which consists of 8,019 households with 1-4 members per household and 662 households with five or more members per household. 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, OCHA seeks to address the needs of residents to gain access to service programs such as:

- Job training and placement

- Youth employment and educational programs
- Childcare services
- Transportation
- Medical facilities near affordable housing

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

Introduction

The City will invest CDBG, ESG, and HOME funds during the 2020-2021 Program Year to address high priority needs identified in the Consolidated Plan including homelessness services that conduct street outreach, provide rapid re-housing assistance, prevent homelessness through short- and medium-term assistance to keep residents at-risk of homelessness housed, and to expand the supply of affordable housing in Irvine. The City will also invest CDBG funds to address individuals and families with special needs, including victims of domestic violence and frail elderly persons.

Homelessness Services

The January 2019 bi-annual Point-In-Time Homeless Count data revealed that on any given night in Orange County, approximately 6,860 people are homeless, up from 4,792 counted in a prior effort undertaken in January 2017. This includes 2,899 people in shelters and 3,961 people without shelter. In Irvine, 127 people were counted who did not have shelter and three people counted who were sheltered, for a total of 130 homeless residents, comprising approximately 1.9 percent of Orange County's homeless population.

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 in the community. To address this need, the City will invest CDBG and ESG funds in programs that conduct street outreach, provide rapid re-housing assistance, prevent homelessness through short- and medium-term assistance to keep residents at-risk of homelessness housed.

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.

To help individuals and families with special needs, the City will invest CDBG public service funds to support the following programs:

- City of Irvine: Meals on Wheels
- Human Options: Domestic Violence Services Program
- Irvine Adult Day Health Services: Skilled Nursing Program

Additionally, the City will invest CDBG capital improvement funds to support the rehabilitation and expansion of the following facilities:

- Human Options, Inc.: Domestic Violence Shelter Rehabilitation Project
- Radiant Health Services: Irvine Clinic Rehabilitation

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, transitional housing, and permanent housing, the City of Irvine, through its Neighborhood Services Division, Public Safety Department and Community Services Department will provide information and referrals — primarily to 2-1-1 Orange County. To reduce and end homelessness, the City of Irvine will provide CDBG public service funds to the following activities:

- Families Forward: Transitional Housing for Homelessness Prevention
- Project Self-Sufficiency: Homelessness Prevention program
- StandUp for Kids: Street Outreach to Homeless Youth
- South County Outreach: Homelessness Prevention Program

Furthermore, the City of Irvine will provide capital improvement funding for the following activities that will address homelessness:

- C&C Development: Cartwright Affordable Housing (HOME)
- Families Forward: Condominium Acquisition for Affordable Housing (CDBG)

Additionally, the City of Irvine will provide ESG funds to the following activities:

- Project Self-Sufficiency: Homelessness Prevention Program
- South County Outreach: Homelessness Prevention & Rapid Re-Housing
- StandUp For Kids: Rapid Re-Housing Program

- 2-1-1 OC: Homelessness Management Information System (HMIS)

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.

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 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 200 unduplicated people through its 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. Additionally, the City will use ESG funds to support the South County Outreach and

StandUp For Kids rapid re-housing programs to ensure that homeless individuals have opportunities to be housed permanently as soon as possible without going through a lengthy shelter stay or first having to occupy a transitional housing unit.

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 and ESG funds to homelessness prevention programs operated by Project Self-Sufficiency and South County Outreach. These programs provide emergency rental assistance to help Irvine residents avoid eviction from their homes in the event of unforeseen economic circumstances. 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 and ESG-funded 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

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 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, this Strategic Plan calls for the investment of a significant portion of CDBG

and HOME funds for the development of 140 new affordable rental 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 in Irvine.

AP-85 OTHER ACTIONS

Introduction

The City's planned investment of CDBG, ESG, and HOME funds through the 2020-2021 Action Plan will address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, further 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 HOME funds in the Cartwright Affordable Housing project that will develop 60 new units of rental housing in the Irvine Business Complex. The City is also investing CDBG funds to finance Families Forward's acquisition of a condominium unit to be rented affordably.

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

The 2020-2021 Action Plan also includes investments in public facilities improvements that will provide improved accessibility for persons with disabilities to utilize public facilities and enjoy public spaces. Planned investments in facilities owned and operated by Irvine nonprofit organizations will ensure that special needs populations including survivors of domestic violence and residents with HIV/AIDS are well served.

To address underserved needs, the City is allocating 100 percent of its non-administrative CDBG, ESG, and HOME funds in Program Year 2020-2021 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

During the 2020-2021 Program Year, the City's Neighborhood Services Division will use CDBG and HOME funds allocated in prior years to continue preserving and maintaining existing affordable housing through the City of Irvine Residential Rehabilitation Program. The program anticipates providing up to 15 deferred loans of approximately \$25,000 to low- and moderate-income owners of single-family dwellings. Additionally, the City plans to assist four low-income homeowners in the North El Camino Real neighborhood with residential energy efficiency improvements through the One Irvine Energy Efficiency Program.

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, ESG, and HOME activities meeting the goals established in the Consolidated Plan-Strategic Plan and this Action Plan will help to reduce the number of poverty-level families by:

- Supporting activities that increase the supply of housing that is affordable to low- and moderate-income households;
- 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; and
- Supporting public services through various nonprofits funded by CDBG that serve the community's youth, seniors, families, veterans and residents with special needs.

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 best represented through the collaboration between local government and an outstanding set of nonprofit organizations that carry out a diverse array of human service programs to enrich the lives of residents. These relationships are collaborative—each organization partnering with the next to ensure that all Irvine residents have the support necessary to lead fulfilling lives. Affordable housing development and preservation activities will be carried out by the Neighborhood Services Division of the Community Development Department in partnership with housing developers and contractors. Guided by the Strategic Plan, public service activities will be carried out by nonprofit organizations and City departments to serve low- and moderate-income residents. ESG activities will include a full array of services designed not only to identify and address homelessness, but also to ensure that those who are housed can remain housed. The Neighborhood Services Division will collaborate with the Community Services and Public Works departments on city-owned public facilities improvements, and will partner closely with nonprofit organizations receiving capital improvement funds to ensure their projects are delivered on time, within budget, and in compliance with all federal, state, and local regulations.

Through technical assistance and the annual Notice of Funding Availability process commencing each November, the City continues to develop and expand local institutional structure by strengthening existing partnerships and leveraging the experience of organizations that previously have not participated in locally-administered federal programs to expand the number of program offerings available to residents. The City consistently funds a variety of high-quality services that address underserved needs in Irvine.

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 welcome and encourage the participation of a wide variety of agencies and organizations that deliver housing and supportive services that add value to the lives of low- and moderate-income residents in Irvine.

Discussion

In the implementation of the 2020-2021 Action Plan, the City will invest CDBG, ESG, 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.

According to the 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 City in accordance with 24 CFR 92.254(a)(2)(iii). The current HUD-published value for existing 1-unit homes in Orange County is \$570,000. 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. That analysis may be found in Appendix C and is submitted for review and approval by the Los Angeles Field Office.

AP-90 PROGRAM SPECIFIC REQUIREMENTS

Introduction

In the implementation of programs and activities under the 2020-2021 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. The City will use the written standards for providing ESG assistance developed by the County of Orange and ESG Orange County Collaborative members including the Cities of Anaheim, Garden Grove, and Santa Ana. For more information, refer to Appendix C.

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%

Emergency Solutions Grant (ESG)

Reference 91.220 (I) (4)

1. Include written standards for providing ESG assistance (may include as attachment)

City of Irvine ESG funds will be used for rapid re-housing and homelessness prevention during the 2020-2021 Program Year. The City and its subrecipients will follow the ESG Written Standards adopted by the CoC Board, Commission to End Homelessness Board, and other Orange County ESG recipients including the Cities of Anaheim, Garden Grove and Santa Ana. The Written Standards for Providing ESG Assistance are included in Appendix C.

2. If the Continuum of Care (CoC) has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Provisions in the CoC Program interim rule at 24 CFR 578.7(a)(8) require that CoCs establish a Centralized or Coordinated Assessment System (CES). HUD uses the terms “coordinated entry” and “coordinated entry process” instead of centralized or coordinated assessment system to help avoid the implication that CoCs must centralize the assessment process, and to emphasize that the process is easy for people to access, that it identifies and assesses their needs, and makes prioritization decisions based upon needs. HUD’s primary goals for coordinated entry processes are that assistance is allocated as effectively as possible and that assistance is easily accessible without regard to how or where residents gain access. Most communities lack the resources needed to address all the needs of people experiencing homelessness.

211OC facilitates the Orange County CES in partnership with Housing and Community Development/Homeless Prevention and the Continuum of Care. CES creates a single point of entry, follows a standardized entry protocol and prioritization for placement policy (Prioritization for Permanent Supportive Housing Opportunities Policy, #CE-CA602-15-001 approved by the Commission to End Homelessness, July 31, 2015) and utilizes a single, standardized assessment tool to screen applicants for available programs throughout Orange County. Individuals and families who need help may dial 2-1-1 or fill out a client form available online at: <https://www.families-forward.org/services/>.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The City will solicit applications for ESG funds from qualified nonprofit subrecipients with experience implementing street outreach, rapid re-housing, and homelessness prevention programs. Subrecipient(s) will be required to participate in the Orange County Homeless Provider Network and HMIS in compliance with CoC standards.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City of Irvine consulted with homeless or formerly homeless individuals as well as homeless service providers in the development of policies and funding strategies for the investment of ESG funds in facilities, services, or other assistance programs eligible pursuant to HUD regulations. A focus group meeting consisting of one formerly homeless resident and four homeless service providers was convened on Tuesday, June 4, 2019 to discuss these topics. The focus group participants agreed that homelessness prevention services was the highest priority need for the City of Irvine's ESG allocation. Subsequent consultation with the Community Services Commission revealed additional support for rapid re-housing activities, which are now part of Irvine's ESG program beginning with the 2020-2021 Program Year.

5. Describe performance standards for evaluating ESG.

The City's performance standards for the homelessness prevention component of ESG funds to be used during the 2020-2021 Program Year include:

- Verifying that each individual and/or household to receive assistance is at-risk of homelessness;
- Providing rental assistance to prevent homelessness for Irvine residents; and
- Taking steps to ensure that those individuals and/or households receiving ESG homelessness prevention assistance have the best opportunity to

remain stably housed for a period of at least 12 months subsequent to receiving assistance.

Subrecipients will be required to document both the performance measure (unduplicated people) and the outcome (number of people who remain stably housed 12 months subsequent to assistance). These performance standards will be incorporated into the City's Subrecipient Agreement, and to the extent possible, will be tracked and measured in HMIS.

The City's performance standards for the rapid re-housing component of ESG funds to be used during the 2020-2021 Program Year include:

- Verifying that each individual and/or household to receive assistance is homeless;
- Providing security deposit assistance and rental assistance to ensure that formerly homeless residents are housed affordably; and
- Taking steps to ensure that those individuals and/or households receiving ESG rapid re-housing assistance have the best opportunity to remain stably housed for a period of at least 12 months subsequent to receiving assistance.

Using the HUD Community Planning and Development Monitoring Handbook, the Neighborhood Services Division will monitor each program's performance to ensure that each subrecipient is on track and that ESG funds are used for eligible activities and eligible expenses that are appropriately documented. On a quarterly basis, reimbursement requests will be reviewed to ensure program compliance. On-site monitoring will be performed by the City's ESG consultant as needed but not less frequently than once every two years.

Discussion

In the implementation of programs and activities under the 2020-2021 Action Plan, the City of Irvine will monitor all subrecipients for compliance with HUD regulations and provide technical assistance as necessary to ensure successful implementation.

HOME Investment Partnerships Program (HOME) **Reference 24 CFR 91.220(I)(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 2020-2021 Program Year, the City of Irvine will not implement any HOME-assisted homebuyer activities. The 2020-2024 Strategic Plan does not include homebuyer activities.

However, if the City of Irvine were to add a homebuyer goal in a future Consolidated Plan, such HOME assistance for homeownership would incorporate a recapture provision in accordance with § 92.254 (a)(5)(ii). As a condition of funding, the homebuyer would be required to enter into a HOME Participation Agreement with the City of Irvine. The City's investment in the property would be made as a loan in exchange for a 15-year affordability period as required under the HOME Program Regulations. The affordability period would be enforced by a recorded affordability covenant against the property. Recapture of funds would be required in the event of any of the following during the period of affordability:

1. Sale of the property or transfer of any kind to non-income qualified homebuyers (excluding those related to the dissolution of marriage);
2. When the residence ceases to be used as the primary residence, subleasing or renting of the property;
3. Refinancing; and
4. Failure to maintain the property in decent, safe, and sanitary condition.

The funds subject to recapture would include all funds advanced in connection with the City's homebuyer assistance. HOME funds would be recaptured from net proceeds, which HUD defines as the sales price minus superior loan repayment (other than HOME assistance) and closing costs. The City would recapture the entire amount of HOME funds invested from net proceeds first, before the borrower receives a return. However, in the event that the net proceeds resulting from a sale were not sufficient to provide for the full return of the Borrower's original down payment and Borrower's cost of capital improvements to the Property (subject to City verification and

approval), then the Borrower shall be entitled to recover their original down payment amount and City approved capital improvement amounts before the recapture of the HOME Loan. The recaptured funds would be used to carry out HOME eligible activities.

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 to refinance any existing debt secured by multifamily housing that is rehabilitated with HOME funds.

Discussion

In the implementation of programs and activities under the 2020-2021 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.

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APPENDIX A
ALTERNATE / LOCAL DATA SOURCES

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Alternate/Local Data Sources

1	<p>Data Source Name</p> <p>Everyone Counts OC: 2019 Point in Time Homeless Count Report</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>County of Orange</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 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 22, 2019</p>

Briefly describe the methodology for the data collection.

The County of Orange counted individuals who were:

- **Unsheltered** as stated by HUD, Continuums of Care must count all individuals or families who meet the criteria in paragraph (1)(i) of the homeless definition in 24 CFR 578.3. This includes individuals and families “with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground.”
- **Sheltered** as stated by HUD, Continuums of Care must count all individuals or families “living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals)” on the night designated for the count.

Orange County did not include the following individuals in the results of the 2019 Point In Time as directed by HUD:

- Persons staying in hotels and motels paid for by themselves;
- Persons residing in Permanent Supportive Housing (PSH) programs, including persons housed using HUD Veterans Affairs Supportive Housing (VASH) vouchers;
- Persons residing in Other Permanent Housing (OPH), including persons in a Grant and Per Diem Transition in Place (TIP) project on the night of the count;
- Persons counted in any location not listed on the Housing Inventory Chart (HIC) (e.g., staying in projects with beds/units not dedicated for persons who are homeless);
- Persons temporarily staying with family or friends (e.g., “doubled-up” or “couch surfing”);
- Persons residing in housing they rent or own (e.g., permanent housing), including persons residing in rental housing with assistance from a Rapid Re-Housing (RRH) project on the night of the count; Persons residing in institutions (e.g., jails, juvenile correction facilities, foster care, hospital beds, detoxification centers).

Describe the total population from which the sample was taken.

See NA-40

Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.

See NA-40



**APPENDIX B
CITIZEN PARTICIPATION AND
CONSULTATION**

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Irvine World News

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5191001

IRVINE, CITY OF- LEGALS
1 CIVIC CENTER PLZ
ATTN: ACCOUNTS PAYABLE
IRVINE, CA 92606-5208

FILE NO. CCL. NO. 20-19

AFFIDAVIT OF PUBLICATION

STATE OF CALIFORNIA, }
County of Orange } SS.

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:

04/23/2020

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 Anaheim, Orange County, California, on
Date: April 23, 2020.



Signature

PROOF OF PUBLICATION

Legal No. 0011379430



NOTICE OF PUBLIC HEARING City Council Meeting May 26, 2020

CCL No. 20-19

Program Description:

Pursuant to the United States Department of Housing and Urban Development (HUD) regulations, the City of Irvine has prepared the Consolidated Plan for Program Years 2020-2024, the Action Plan for 2020-2021 Program Year, the Citizen Participation Plan, and the Orange County Analysis of Impediments to Fair Housing Choice.

The Consolidated Plan is the City's guiding document, which serves as a comprehensive housing affordability strategy that identifies the City's affordable short and long term needs, priorities and goals.

The Action Plan is the City's application to HUD for Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) funds. The Action Plan delineates the projects to be undertaken during the Program Year using CDBG, HOME, and ESG funds to address the priority needs and goals noted in the City's 2020-2024 Consolidated Plan.

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

The Orange County 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.

Citizen Involvement:

Do you have any comments? Questions? Concerns? You are invited to observe and participate, via Webex and e-Comment, the public hearing to be held by the City of Irvine on Tuesday, May 26, 2020, at 4 p.m. or soon thereafter in the Irvine City Council Chamber at City Hall, One Civic Center Plaza, Irvine.

AS A RESULT OF THE COVID-19 VIRUS, THE PUBLIC IS NOT PERMITTED TO PHYSICALLY ATTEND THE PUBLIC HEARING. YOU MAY SUBMIT COMMENTS IN WRITING VIA MAIL TO "ATTN: COMMUNITY DEVELOPMENT DEPARTMENT - NEIGHBORHOOD SERVICES," ONE CIVIC CENTER PLAZA, IRVINE, CA 92606; BY EMAIL TO CLERK@CITYOFIRVINE.ORG, OR THROUGH E-COMMENT AT CITYOFIRVINE.ORG/CTV. E-COMMENTS WILL BE READ INTO THE RECORD AT THE TIME DETERMINED BY THE MAYOR.

PLEASE NOTE: THE CITY COUNCIL IS MAKING EVERY EFFORT TO FOLLOW THE SPIRIT AND INTENT OF THE BROWN ACT AND OTHER APPLICABLE LAWS REGULATING THE CONDUCT OF PUBLIC MEETINGS, IN ORDER TO MAXIMIZE TRANSPARENCY AND PUBLIC ACCESS. IT WOULD BE APPRECIATED IF COMMUNICATIONS OF PUBLIC COMMENTS RELATED TO ITEMS ON THE AGENDA, OR ITEMS NOT ON THE AGENDA, ARE PROVIDED PRIOR TO THE COMMENCEMENT OF THE MEETING. IF THAT IS NOT POSSIBLE, EVERY EFFORT WILL BE MADE TO ATTEMPT TO REVIEW E-COMMENTS DURING THE COURSE OF THE MEETING. TOWARDS THIS END, THE MAYOR WILL ENDEAVOR TO TAKE A BRIEF PAUSE BEFORE ACTION IS TAKEN ON ANY AGENDA ITEM TO ALLOW THE CITY CLERK TO REVIEW E-COMMENTS, AND SHARE ANY E-COMMENTS RECEIVED DURING THE MEETING.

The City Council is the final decision-making body for these items. 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.

Information

Copies of the staff report and other project information will be available for review by Thursday, May 14, 2020, with the City Clerk, One Civic Center Plaza, Irvine (City Hall) or online at www.cityofirvine.org.

The City of Irvine encourages citizen participation in the CDBG, HOME, and ESG program grant management process. Written comments can be forwarded to the Community Development Department - Neighborhood Services Division as noted above. Additionally, a copy of the draft 2020-2024 Consolidated Plan, the 2020-2021 Action Plan, the Citizen Participation Plan, and the Orange County Analysis of Impediments to Fair Housing Choice are available for public review and comment from April 24, 2020 to May 26, 2020 online at www.cityofirvine.org/cdbg.

ADA Compliance:

It is the intention of the City of Irvine to comply with the Americans with Disabilities Act in all respects. If, as a participant and observer 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. 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)

Language Access Pursuant to Executive Order 131366

한국어로 된 서류 안내 및 번역에 대해 더 많은 정보가 필요한 경우, 949-724-7444 의 Kim Radding (으)로 문의해 주시기 바랍니다.

Nếu bạn cần biết thêm bất kỳ thông tin nào liên quan đến thông báo này hoặc tài liệu dịch thuật tiếng Việt, vui lòng liên hệ Kim Radding tại 949-724-7444.

如果您需要进一步了解关于此通知或这些文件的中文译本方面的信息，请联系 Kim Radding 的 949-724-7444。

Si necesita más información sobre este aviso o la traducción de documentos en español, comuníquese con Kim Radding al 949-724-7444.

از Kim Radding ر صورت نیاز به اطلاعات بیشتر در رابطه به این اعلامیه و یا ترجمه اسناد به فارسی، لطفاً با طریق راه ارتباطی 7444-724-949 به تماس شوید.

この通知または日本語での文書の翻訳が必要な場合は、949-724-7444 に Kim Radding に連絡してください。

إذا كنت ترغب في الحصول على أي معلومات إضافية تتعلق بهذا الإشعار أو بترجمة المستندات باللغة العربية، فيرجى Kim Radding على 949-724-7444 الاتصال به.

CITY CONTACT:

For more information, contact Charles Kovac, Housing Administrator, by email at ckovac@cityofirvine.org

PUBLISHED: April 23, 2020 (Irvine World News)

CITY OF IRVINE

By: /s/ Molly M. Perry
Molly M. Perry, MPA, CMC
City Clerk

Published: Irvine World News - April 23, 2020

Irvine World News

2190 S. Towne Centre Place Suite 100
Anaheim, CA 92806
714-796-2209

5230742

CITY OF IRVINE / PUBLIC WORKS
ATTN: STEVEN SHERWOOD
1 CIVIC CENTER PLAZA
IRVINE, CA 92606

AFFIDAVIT OF PUBLICATION

STATE OF CALIFORNIA, }
County of Orange } SS.

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:

03/26/2020

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 Anaheim, Orange County, California, on Date: March 26, 2020.

Signature

PROOF OF PUBLICATION

Legal No. 0011374832



PUBLIC HEARING
COMMUNITY SERVICES COMMISSION
April 15, 2020 at 5:30 p.m.
Irvine City Hall in the Council Chamber

DESCRIPTION: The Community Services Commission will hold a public hearing to review and finalize Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) funding recommendations for the 2020-21 program year. Each year the City of Irvine receives an annual allocation of CDBG, HOME, and ESG grant funding from the U.S. Department of Housing and Urban Development (HUD).

Funding received through these programs is allocated to various activities that serve the needs of low- and moderate-income persons in the City of Irvine. Pursuant to City Council direction, the Community Services Commission serves in an advisory capacity to the City Council in the allocation of CDBG, HOME, and ESG funds. As such, the Commission reviews all applications for funding and makes recommendations for public service programs and capital projects.

INFORMATION: Copies of the staff report and other project information will be available for review by 5 p.m. on Thursday, April 2, 2020 at the Community Services Department, One Civic Center Plaza Irvine (City Hall) or online at www.cityofirvine.org.

INVOLVEMENT: Do you have any comments? Questions? Concerns? You are invited to attend a public hearing to be held by the City of Irvine Community Services Commission on Wednesday, April 15, 2020, at 5:30 p.m. in the City Council Chamber located at City Hall, One Civic Center Plaza Irvine.

NOTE: If, in the future, you wish to challenge this project in court, you may be limited to raising only those issues that you or someone else raised orally at the public hearing/s or in written correspondence received by the City at or before, the public hearing/s.

CONTACT: For more information, contact Charles Kovac, Housing Administrator, by phone at 949-724-7452, email at ckovac@cityofirvine.org, fax at 949-724-6440 or via mail to City of Irvine, P.O. Box 19575, Irvine, CA 92623.

AMERICANS WITH DISABILITIES: 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 these hearings, 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 Renee HighEagle at 949-724-6882 for assistance. Assisted listening devices are available at the meeting for individuals with hearing impairments. Notification 48 hours prior to the hearing will enable the City to make reasonable arrangements to ensure accessibility to the hearing. (28 CFR 35.102-35.104 ADA Title II)

Language Access Pursuant to Executive Order 13166

한국어로 된 서류 안내 및 번역에 대해 더 많은 정보가 필요한 경우, 949-724-7444 의 Kim Redding (으)로 문의해 주시기 바랍니다.

Nếu bạn cần biết thêm bất kỳ thông tin nào liên quan đến thông báo này hoặc tài liệu dịch thuật tiếng Việt, vui lòng liên hệ Kim Redding tại 949-724-7444. 如果您需要进一步了解关于此通知或这些文件的中文译本方面的信息, 请联系 Kim Redding 的 949-724-7444.

Si necesita más información sobre este aviso o la traducción de documentos en español, comuníquese con Kim Redding al 949-724-7444.

Kim با لطفاً فارسیه به اطلاعیه این به رابطه در بیشتر اطلاعات به زبان صورت

Irvine World News

2190 S. Towne Centre Place Suite 100
Anaheim, CA 92806
714-796-2209

5191001

IRVINE, CITY OF- LEGALS
1 CIVIC CENTER PLZ
ATTN: ACCOUNTS PAYABLE
IRVINE, CA 92606-5208

FILE NO. 2020-2024 CONSOLIDATED PLAN

AFFIDAVIT OF PUBLICATION

STATE OF CALIFORNIA, }
County of Orange } SS.

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:

10/24/2019, 10/31/2019

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 Anaheim, Orange County, California, on
Date: October 31, 2019.



Signature

PROOF OF PUBLICATION

Legal No. **0011325718**



Public Notice Community Meetings to Receive Public Input on the Preparation of the City of Irvine's 2020-2024 Consolidated Plan and 2020-2021 Action Plan

The City of Irvine is preparing its 2020-2024 Consolidated Plan, a five-year plan that identifies and prioritizes community needs and develops housing and community development strategies for the investment of Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnerships (HOME) funding received annually from the U.S. Department of Housing and Urban Development (HUD). To identify needs and develop strategies, the City's Neighborhood Services Division will be hosting two community meetings and releasing a resident survey.

The City of Irvine expects to receive approximately \$9,000,000 in CDBG, \$750,000 in ESG, and \$3,250,000 in HOME funding during the five years of the 2020-2024 Consolidated Plan. On an annual basis, the City expects to receive approximately \$1,800,000 in CDBG, \$150,000 in ESG, and \$650,000 in HOME funds. These funds may be used for a variety of housing and community development activities that principally benefit low- and moderate-income residents, homeless residents, and residents with special needs.

Irvine residents, volunteer groups, community-based organizations and nonprofit organizations are encouraged to attend one of the two community meetings. The date, time and location of the meetings are as follows:

Tuesday, November 5, 2019

6:00 p.m.

Portola Springs Community Center
900 Tomato Springs, Irvine, CA 92618

Thursday, November 7, 2019

10:00 a.m.

Los Olivos Community Center
101 Alfonso Drive, Irvine, CA 92618

If you are unable to attend the meeting, but would like to provide input concerning the 2020-2024 Consolidated Plan, including the resident survey, please contact Charles Kovac, Housing Administrator, at 949-724-7452 or ckovac@cityofirvine.org. **The 2020-2024 Consolidated Plan resident survey will also be made available on the City website at cityofirvine.org/cdbg.**

Disabled Access

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.

Language Access Pursuant to Executive Order 13166

Si necesita más información sobre este aviso o la traducción de documentos en español, comuníquese con Kim Radding al 949-724-7444.

ر صورت نیاز به اطلاعات بیشتر در رابطه با این اعلامیه و یا تا ترجمه اسناد به فارسی، لطفاً با
Kim Radding دیوش سادات دب 949-724-7444 می‌توانید تماس حاصل فرمایید.

如果您需要进一步了解关于此通知或这些文件的中文译本方面的信息，请联系
Kim Radding 的 949-724-7444

この通知または日本語での文書の翻訳に関する詳細情報が必要な場合は、949-724-7444
に Kim Radding に連絡してください。

한국어로 된 서류 안내 및 번역에 대해 더 많은 정보가 필요한 경우, 949-724-7444 의 Kim
Radding (으)로 문의해 주시기 바랍니다.

Nếu bạn cần biết thêm bất kỳ thông tin nào liên quan đến thông báo này hoặc tài liệu dịch thuật
tiếng Việt, vui lòng liên hệ Kim Radding tại 949-724-7444

إذا كنت ترغب في الحصول على أي معلومات إضافية تتعلق بهذا الإعلان أو بترجمة المستندات باللغة العربية، يرجى الاتصال بـ
Kim Radding على 949-724-7444

NOTICE DATE: October 24, 2019

PUBLISHED: October 24, 2019 and October 31, 2019 (*Irvine World News*)

POST UNTIL: November 7, 2019

#11325718

Irvine World News

2190 S. Towne Centre Place Suite 100
Anaheim, CA 92806
714-796-2209

5191001

IRVINE, CITY OF- LEGALS
1 CIVIC CENTER PLZ
ATTN: ACCOUNTS PAYABLE
IRVINE, CA 92606-5208

FILE NO. NOFA 2020-21

AFFIDAVIT OF PUBLICATION

STATE OF CALIFORNIA, }
County of Orange } **SS.**

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:

10/10/2019, 10/24/2019

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 Anaheim, Orange County, California, on
Date: October 24, 2019.



Signature

PROOF OF PUBLICATION

Legal No. **0011320992**

**CITY OF IRVINE
NOTICE OF
FUNDING AVAILABILITY
Community Development Block Grant, Emergency Solutions
Grant, and HOME Investment Partnerships Programs**

INFORMATION AVAILABLE: The City of Irvine anticipates receiving Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnerships (HOME) program funds from the United States Department of Housing and Urban Development for qualifying projects and programs during the 2020-21 Fiscal Year. The City of Irvine will be conducting Technical Workshops on Wednesday, November 6, 2019, at the Las Lomas Community Center located at 10 Federation Way, Irvine, California, 92603. The Technical Workshop for CDBG public service programs and ESG homelessness prevention services will be held from 10:00 a.m. to 11:00 a.m. A separate Technical Workshop for CDBG and HOME capital projects will be held from 1:00 p.m. to 2:00 p.m. Workshop attendees will be provided an application packet. Interested applicants are strongly encouraged to attend.

For those not able to attend the Technical Workshops, application packets will be available beginning November 7, 2019 at City of Irvine Community Development Department located at 1 Civic Center Plaza, City Hall, First Floor, Irvine, California, 92606 or on the City's website at www.cityofirvine.org/cdbg. Applications are due no later than Wednesday, December 18, 2019 at 5:00 p.m. at the City of Irvine Community Development Department - Neighborhood Services Division at the above address. Applications received after this date and time will not be accepted.

It is the intent of the City of Irvine to comply with the Americans with Disabilities Act. If, as an attendee to the workshop, you will need special assistance, please contact Kim Radding, Administrative Secretary, at 949-724-7444, 711 Relay at 949-724-7444, or via email at kradding@cityofirvine.org at least 48 hours prior to the meeting. TDD/Voice 949-724-6607.

CITY CONTACT: For more information, please contact Charles Kovac, Housing Administrator, at 949-724-7452 or ckovac@cityofirvine.org.

NOTICE DATE: October 10, 2019

PUBLISHED: October 10, 2019 and October 24, 2019
(Irvine World News)

POST UNTIL: December 18, 2019 11320992

Summary of Public Comments

2020-2024 Consolidated Plan, 2020-2021 Action Plan, Citizen Participation Plan, and Orange County Analysis of Impediments to Fair Housing Choice

Prior to the public hearing, one written comment was received:

Sharon Wellikson - Irvine Children's Fund / Irvine Junior Games


On behalf of the Irvine Children's Fund, I would like to thank the Community Services Commissioners and City Staff for their work on the CDBG funding requests that will be on your city council agenda today. I know that each City Council Member has made childcare a priority with CDBG funds and ICF thanks you for your dedication to Irvine families.

As you know, our annual fundraiser - the Irvine Junior Games - was cancelled for the first time in 33 years. We are very fortunate that many of our sponsors are committed to the event and to the childcare scholarship program and have continued their support. Nearly 800 families did not request a refund and donated their athlete fee to the childcare program. Irvine families and businesses have once again come through to help others. That being said, we will still fall short for the year and will go into our reserves.

ICF is very proud to be a recipient of the CDBG 2020-2021 funds that you will be voting on today. The CDBG childcare scholarship funding is used 100% for low income, working families from Irvine with no administrative costs to the grant. Every dollar that you allocate is needed. As we have all known before and is even more important now, the economy cannot reopen without childcare.

The City of Irvine and the Irvine Unified School District have provided an exemplary childcare program that is available at 28 elementary schools through the Irvine Child Care Project. No other city or school district has made elementary age childcare a priority.

During this pandemic, the ICCP sites were open at 24 Irvine elementary schools and four more will open in June. With the CDC and state



guidelines, the number of childcare spaces were vastly reduced from the normal 2,900 childcare spaces available to working families in Irvine. Traci Stubbler and the staff at ICCP have worked with the providers and with all childcare programs in Irvine to keep Irvine families informed of their childcare options.

Thank you for your commitment to before and after school childcare with CDBG funds. Every dollar is needed.


Two public comments were received during the Public Hearing on May 26, 2020:

Kevin Trussell – Chairman, Irvine Community Services Commission

On behalf of the Community Services Commission, Chairman Trussell provided oral testimony in support of the Community Services Commission funding recommendations for the 2020-2021 Action Plan for the CDBG, ESG, and HOME programs. Chairman Trussell answered questions from City Council Members interested in understanding more about the process followed to evaluate applications and determine the unanimous funding recommendations of the Commission.

Stephanie Schneider – StandUp For Kids, CDBG & ESG Subrecipient

StandUp for Kids appreciates the Council's past support through CDBG funding, and its consideration for 2020-2021 funding through CDBG and ESG funds. Our support for homeless youth would not be possible without the assistance provided by these funds and our partnerships with the Police Department, School District, houses of worship, and community agencies. During the COVID-19 pandemic we have seen an increase in need in this vulnerable population and encourage full support for our funding requests.



From: [Charles Kovac](#)
To: [Albert Ramirez](#); [Daily, Mikelle](#); [Michelle Gallardo](#); [City of Aliso Viejo - Jennifer Lowe](#); [City of Buena Park - Martha Archuleta](#); [City of Costa Mesa - Mike Linares](#); [City of Dana Point - Belinda Deines](#); [City of Fountain Valley - Ashlyn Newman](#); [City of Fullerton - Jessica Cuevas](#); [City of Fullerton - Linda Cordova](#); [City of Garden Grove - Allison Wilson](#); [City of Garden Grove - Nate Robbins](#); [City of Garden Grove - Timothy Throne](#); [City of Huntington Beach - Julie Paik](#); [City of Huntington Beach - Robert Ramirez](#); [Charles Kovac](#); [Stephanie Takigawa](#); [City of La Habra - Miranda Cole Corona](#); [City of La Palma - Scott Huttler](#); [City of Laguna Niguel - Erich List](#); [City of Lake Forest - Ron Santos](#); [City of Los Alamitos - Tom Oliver](#); [City of Mission Viejo - Longnecker](#); [City of Mission Viejo - Mike Linares](#); [City of Orange - Bill Crouch](#); [City of Orange - Chad Ortlieb](#); [City of Orange - Suzan Ehdale](#); [City of Rancho Santa Margarita - Mike Linares](#); [City of San Clemente - Gabriel Perez](#); [City of San Juan Capistrano - Ayako](#); [City of San Juan Capistrano - Laura Stokes](#); [Eckles, Janice](#); [Brown, Judson](#); [Eggers, Terri](#); [City of Tustin - Adrienne DiLeva](#); [City of Tustin - Adrienne Dileva-Johnson](#); [City of Westminster - Michael Son](#); [City of Westminster - Alexa Smittle](#); [County of Orange - Craig Fee](#); [County of Orange - Jaclyn Canzone](#)
Cc: [Clint Whited](#)
Subject: 2020-2024 Consolidated Plan and 2020-2021 Action Plan
Date: Thursday, April 23, 2020 3:47:01 PM
Attachments: [20-24 Con Plan & 20-21 Action Plan.pdf](#)

Hi all:

Attached is City of Irvine's notice to local jurisdictions that our public review period for the 2020-2024 Consolidated Plan and 2020-2021 Action Plan is beginning tomorrow (Friday, April 24, 2020) and lasting until May 26, 2020. Similar to other cities, I apologize for this method of delivery,

Sincerely,
Charles

Charles G. Kovac, Housing Administrator
Community Development Department
1 Civic Center Plaza
City of Irvine, CA 92623
(949) 724-7452
ckovac@cityofirvine.org



April 23, 2020

Subject: City of Irvine Draft 2020-2024 Consolidated Plan and 2020-2021 Action Plan

To Whom It May Concern:

The City of Irvine has prepared its Draft 2020-2024 Consolidated Plan and 2020-2021 Action Plan for the use of U.S. Housing and Urban Development (HUD) Community Development Block Grant (CDBG), Home Investment Partnerships Act (HOME), and Emergency Solutions Grant funds. In accordance with the Federal Part 91 Final Rule, the City is notifying adjacent jurisdictions of the availability of the Draft 2020-2024 Consolidated Plan and 2020-2021 Action Plan for public review.

The Draft 2020-2024 Consolidated Plan, which includes the 2020-2021 Action Plan as a component part, is available online for public review starting Friday, April 24, 2020 at www.cityofirvine.org/cdbg. The public review and comment period is from April 24, 2020 to May 26, 2020.

If you wish to submit public comments, have questions, or need additional information, please contact me at ckovac@cityofirvine.org

Sincerely,

Charles G. Kovac
Housing Administrator



FIVE YEAR CONSOLIDATED PLAN & ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE



COMMUNITY MEETINGS
NOVEMBER 2019



CONTENTS

- INTRODUCTIONS
- CONSOLIDATED PLAN OVERVIEW
- GRANT PROGRAMS OVERVIEW
- DISCUSSION OF COMMUNITY NEEDS BY ACTIVITY TYPE
- CONCLUSION



INTRODUCTIONS

City of Irvine – Staff

MDG Associates, Inc – Staff



CONSOLIDATED PLAN OVERVIEW

WHAT IS THE CONSOLIDATED PLAN?

The purpose for the Consolidated Plan

Completed every 5 years

Strategy to carry out HUD programs

Submission for federal funds under HUD's formula grant programs for jurisdictions

Emphasizes participatory process among residents, organizations, businesses and other stakeholders

Management tool to assess performance and track results

Presented By: MDG ASSOCIATES, INC.

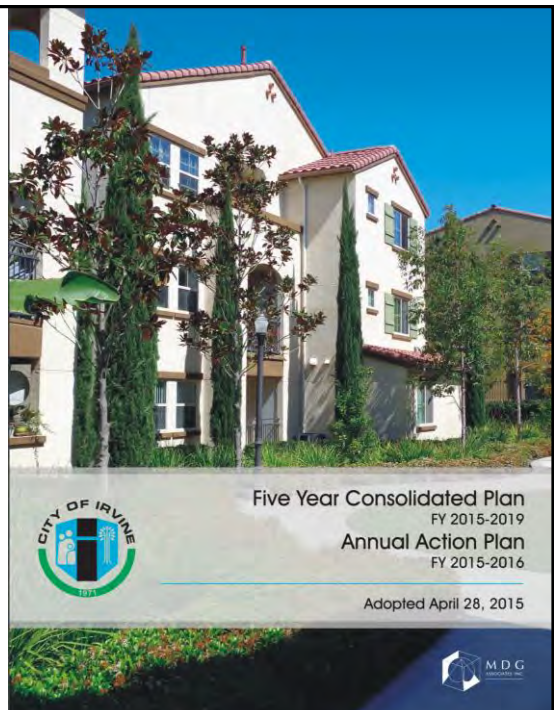
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COMPONENTS

The series of documents and activities that together form the complete Consolidated Plan

-  Needs
 - Housing
 - Homeless
 - Special Needs
 - Community Development
-  Market / Inventory
 - Housing
 - Homeless
 - Special Needs
 - Community Development
-  Strategic Plan
 - Geographic Priorities
 - Priority Needs
 - 5-Year Goals
-  1st Year Action Plan
 - Anticipated Resources
 - 1-Year Goals
 - Projects and Activities



6

NEEDS ASSESSMENT DATA

Select data provided by HUD and the U.S. Census Bureau for illustrative purposes only

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	212,375	238,475	12%
Households	71,242	87,235	22%
Median Income	\$92,195.00	\$92,278.00	0%

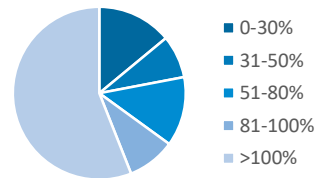
2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

2019 Income Limits								
Income Level	1 Person	2 People	3 People	4 People	5 People	6 People	7 People	8 People
30% AMI Extremely Low-Income	24,950	28,500	32,050	35,600	38,450	41,300	44,150	47,000
50% AMI Very Low- Income	41,560	47,500	53,450	59,350	64,100	68,850	73,600	78,350
80% AMI Low/Mod- Income	66,500	76,000	85,500	94,950	102,550	110,150	117,750	125,350

Source: www.hudexchange.info/programs/home/home-income-limits/

Income	Number of Households	Percentage of Households
0-30% of AMI	12,625	14%
31-50% of AMI	6,850	8%
51-80% of AMI	10,990	13%
81-100% of AMI	7,920	9%
>100% of AMI	48,860	56%

2011-2015 ACS (Most Recent Year)



Presented By: MDG ASSOCIATES, INC.

7

7

NEEDS ASSESSMENT DATA

Select data provided by HUD and the U.S. Census Bureau for illustrative purposes only

Cost Burden: Paying more than 30 percent of household monthly income for housing costs.

	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	2,434	1,810	2,950	7,194	540	665	1,165	2,370
Large Related	465	279	329	1,073	40	130	240	410
Elderly	1,150	560	390	2,100	864	639	700	2,203
Other	2,535	1,550	1,835	5,920	490	195	585	1,270
Total need by income	6,584	4,199	5,504	16,287	1,934	1,629	2,690	6,253

Presented By: MDG ASSOCIATES, INC.

8

8

NEEDS ASSESSMENT DATA

Select data provided by HUD and the U.S. Census Bureau for illustrative purposes only

Severe Cost Burden: Paying more than 50 percent of household monthly income for housing costs.

	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	2,370	1,280	525	4,175	465	460	785	1,710
Large Related	380	149	124	653	40	110	170	320
Elderly	960	360	120	1,440	715	325	275	1,315
Other	2,420	1,035	505	3,960	455	115	250	820
Total need by income	6,130	2,824	1,274	10,228	1,675	1,010	1,480	4,165

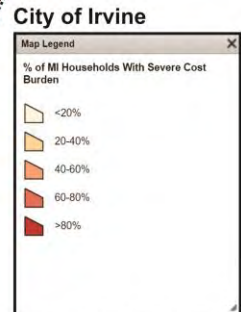
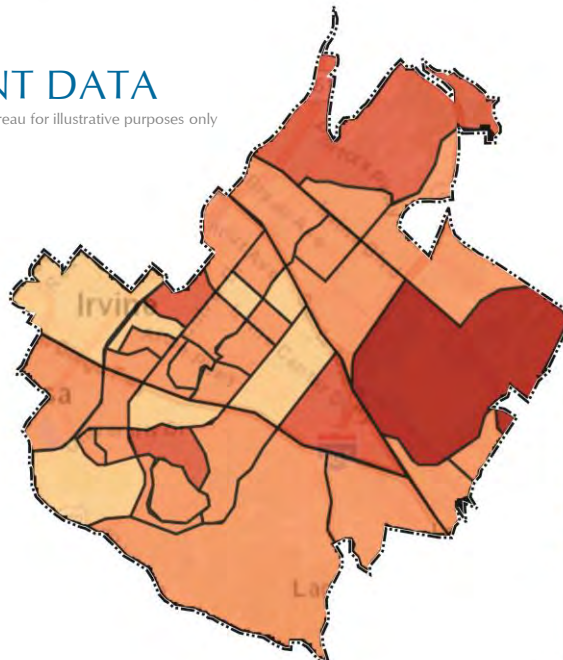
Presented By: MDG ASSOCIATES, INC. 9

NEEDS ASSESSMENT DATA

Select data provided by HUD and the U.S. Census Bureau for illustrative purposes only

Severe Cost Burden: Paying more than 50 percent of household monthly income for housing costs.

Moderate Income: Earning more than 50 percent, but less than 80 percent of Area Median Income adjusted for household size.



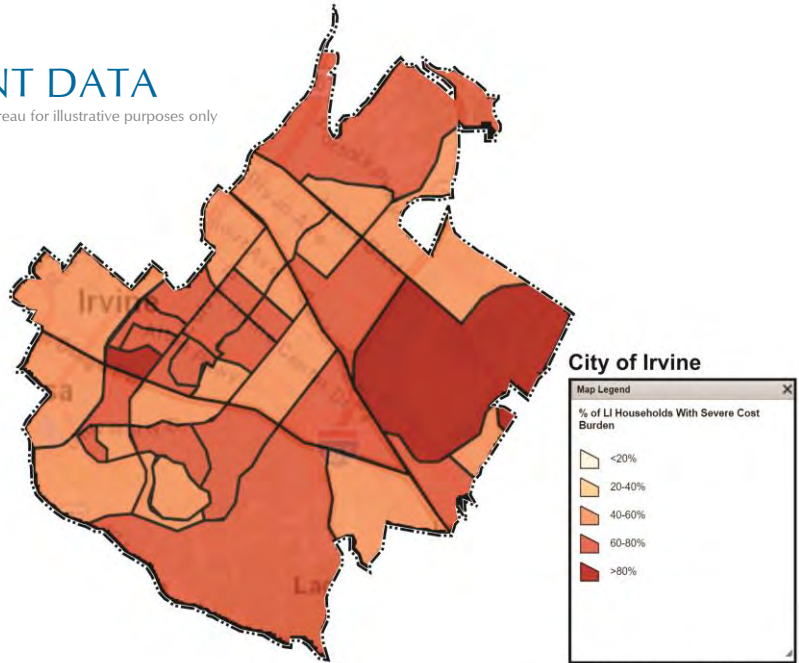
Source: HUD-CPD MAPS

NEEDS ASSESSMENT DATA

Select data provided by HUD and the U.S. Census Bureau for illustrative purposes only

Severe Cost Burden: Paying more than 50 percent of household monthly income for housing costs.

Low Income: Earning more than 30 percent, but less than 50 percent of Area Median Income adjusted for household size.



Source: HUD-CPD MAPS

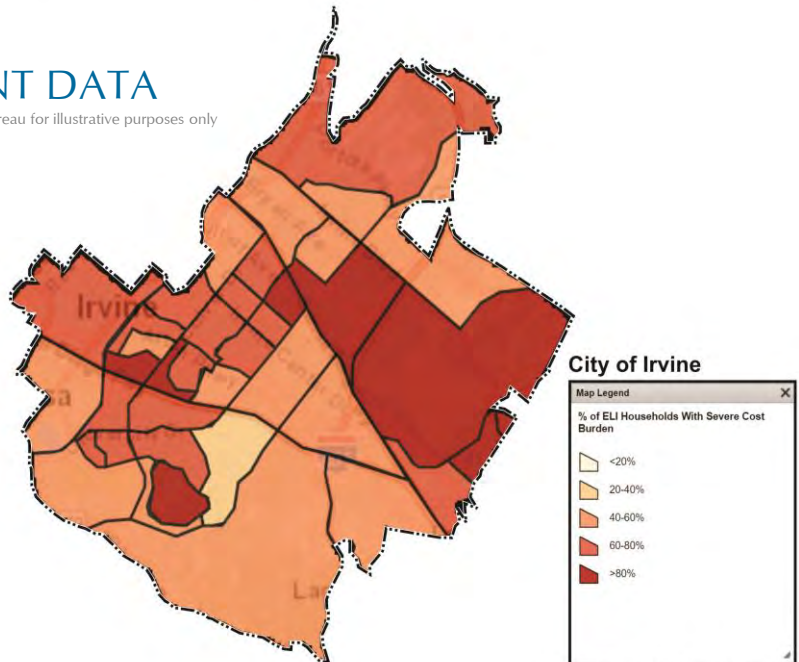
11

NEEDS ASSESSMENT DATA

Select data provided by HUD and the U.S. Census Bureau for illustrative purposes only

Severe Cost Burden: Paying more than 50 percent of household monthly income for housing costs.

Extremely-Low Income: Earning less than 30 percent of Area Median Income adjusted for household size.



Source: HUD-CPD MAPS

12

CONSOLIDATED PLAN GOALS

The Consolidated Plan Goals will be SMART



SPECIFIC

What will be accomplished? What actions will the City take?



MEASURABLE

What data will be used to measure progress in achieving the goal?



ACHIEVABLE

Is the goal doable? Do we have the necessary time, funding and personnel resources? Do we have the right partnerships?



RELEVANT

How will this goal resolve the needs of the community?



TIME-BOUND

What is the timeframe for accomplishing the goal?

Presented By: **MDG ASSOCIATES, INC.**

13

13



GRANT PROGRAMS OVERVIEW

14

WHAT IS CDBG?

The Community Development Block Grant Program

- The Community Development Block Grant (CDBG) Program is funded directly by the federal government's Department of Housing and Urban Development (HUD)
- HUD provides the annual grant on a formula basis to Cities like Irvine to carry out eligible community development activities



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15

WHAT IS CDBG?

The Community Development Block Grant Program



- Provide for a wide range of housing, community and economic development activities
- Require that activities meet a National Objective
 - Benefit low- and moderate-income people
 - Prevent or eliminate slums or blight
 - Meet an urgent need
- Require that each activity addresses a 5-Year Consolidated Plan Goal

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16

WHAT IS HOME?

The HOME Investment Partnerships Program

- The HOME Investment Partnerships (HOME) Program is funded directly by HUD
- HUD provides the annual grant on a formula basis to Cities like Irvine to carry out eligible affordable housing activities



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17

17

WHAT IS HOME?

The HOME Investment Partnerships Program

Housing Activity	For Rental	For Home-ownership
Housing Construction	X	X
Housing Rehabilitation/Repair	X	X
First-Time Homebuyer / Down Payment Assistance		X
Tenant-Based Rental Assistance	X	

- The HOME regulations provide for the following eligible activities to benefit low-income households:
 - Housing Construction
 - Housing Rehabilitation/Repair
 - First-Time Homebuyer / Down Payment Assistance
 - Tenant-Based Rental Assistance
- Require that each activity addresses a 5-Year Consolidated Plan Goal

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18

18

IRVINE'S PROGRAMS AND ACTIVITIES

The programs and activities covered by the Consolidated Plan

The following funding sources are associated with the Consolidated Plan:



CDBG - \$1,841,822

- Housing Development
- Housing Preservation
- Public Services
- Public Facility Improvements
- Homelessness Prevention
- Fair Housing
- Program Administration



HOME - \$759,667

- Housing Development
- Housing Preservation
- Community Housing Development Organization
- Program Administration



ESG - \$144,115

- Street Outreach
- Emergency Shelter
 - (shelter rehabilitation, essential services, shelter operations)
- Homelessness Prevention
- Rapid Re-Housing
- Homeless Management Information System (HMIS)
- Program Administration

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19



DISCUSSION OF COMMUNITY NEEDS



COMMUNITY SERVICES

The importance of these programs for community services



Supportive Services for Seniors



Anti-Crime Programs



Youth Activities



Health Care Services



Child Care Services



Mental Health Services



Transportation Services



Legal Services

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21

21

AFFORDABLE HOUSING SERVICES

The importance of these programs for affordable housing services



Housing Rehabilitation/Repair



Lead-Based Paint Removal



Assistance to Purchase a Home



Energy Efficient Improvements



Emergency Rental Assistance



Accessibility Improvements /
Supportive Services for
Disabled Persons



Fair Housing Discrimination /
Landlord-Tenant Mediation

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22

22

COMMUNITY FACILITIES

The importance of these programs for community facilities



Senior Centers



Health Care Facilities



Youth Centers



Community Centers



Child Care Centers



Parks and Recreational Facilities

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23

23

AFFORDABLE HOUSING FACILITIES

The importance of these programs for affordable housing facilities



Housing for the Disabled



Affordable Rental Housing



Senior Housing



Transitional and Supportive Housing



Single Family Housing



Veteran Housing



Housing for Developmentally Disabled

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24

24

SPECIAL NEEDS SERVICES

The importance of these programs for special needs services



Centers/Services for the disabled



Homeless Services



Domestic Violence Services



HIV/AIDS Centers and Services



Substance Abuse Services



Neglected/Abused Children
Centers and Services

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25

25

BUSINESSES AND JOBS

The importance of these programs for businesses and jobs



Start Up Business Assistance



Employment Training



Small Business Loans/Grants



Commercial Façade Improvements



Job Creation/Retention



Business Mentoring /
Capacity Building

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26

26

NEXT STEPS

Next steps in the Consolidated Plan process

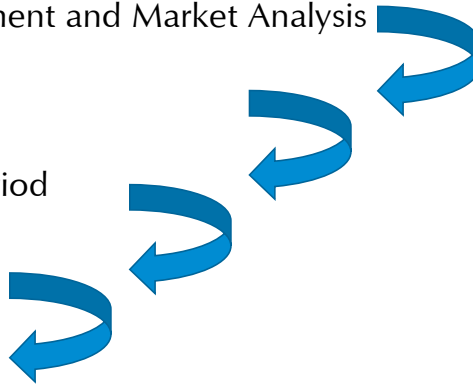
Finalize Needs Assessment and Market Analysis

Establish Strategic Plan

Resident Comment Period

Public Hearing

Submit Plan to HUD



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27

27

DISCUSSION AND RESOURCES

Concluding discussion and resources

Resident Survey

<http://bit.ly/IrvineConPlan>



City of Irvine:

Community Development Department,
Neighborhood Services Division
1 Civic Center Plaza
Irvine, CA 92606
(949) 724-7452

Fair Housing Foundation:

Orange County Office
2300 E. Katella Avenue, Ste 405
Anaheim, CA 92806
Phone: (714) 918-8001
Toll Free: (800) 446-3247

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28

28



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NEWS & MEDIA

2018 Guide to Irvine (https://view.publitas.com/colorscape-graphics/irvinecitybrochure2016_vo6finalsinglepgs_crops_digital/)

City Calendar (</news-media/events/grid>)

Communications Toolkit (</online-communications-toolkit>)

ICTV (<http://legacy.cityofirvine.org/cityhall/citymanager/pio/ictv/default.asp>)

Inside Irvine (</inside-irvine>)

Irvine, Defined (</news-media/irvine-defined>)

Media Contacts (<https://www.cityofirvine.org/news-media/news-article/media-contacts>)

Newsroom (</news-media/all>)

Press Releases (</news-media/press/articles>)

Consolidated Plan: Shape Our Quality of Life



The City of Irvine is preparing the 2020-2024 Consolidated Plan as required by the U.S. Department of Housing and Urban Development. This Needs Assessment Survey is used to obtain input from community residents regarding affordable housing, community development, economic development, and other needs of City residents. The Consolidated Plan allows Irvine to utilize the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnerships (HOME) programs to enhance the quality of life for residents. Your responses to these survey questions are an essential component to Irvine's planning process.

[TAKE OUR SURVEY](#)

[LEARN MORE](#)

City of Irvine Consolidated Plan



CIVIC CENTER ADDRESS & HOURS OF OPERATION

1 Civic Center Plaza
Irvine, CA 92606-5207

Phone: 949-724-6000

Mon - Thur 7:30 a.m. - 5:30 p.m.
Friday 8 a.m. - 5 p.m.

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2020-2024 Consolidated Plan Resident Survey

The City of Irvine conducted a resident survey to obtain input from residents and stakeholders regarding affordable housing, community development, community services, economic opportunity, and other needs in Irvine. This survey informs the 2020-2024 Consolidated Plan that will be submitted to the U.S. Department of Housing and Urban Development in May 2020. The Consolidated Plan allows Irvine to utilize the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnerships (HOME) funds to enhance the quality of life for residents.

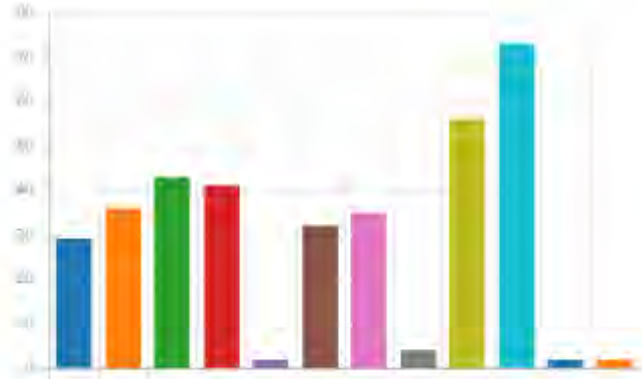
The survey consisted of up to 12 questions that asked residents and stakeholders to rate the level of need in the City of Irvine for additional or improved services, housing, and facilities. The survey was published using Microsoft Forms and was also available in paper format. Links to the surveys were publicized in the public notices and flyers for community participation, through email distribution, social media, and by local nonprofits and housing partners. The survey was also available in paper format at several public facilities and at the two community meetings. The survey response period was open for 84 days from October 25, 2019 to January 17, 2020. During that time, the City received 355 responses.

The survey results for each question are included below. The responses to the open-ended question was lightly edited for readability, formatting, and removal of duplicate answers such as “none” or “N/A”. Unintelligible responses, responses containing personally-identifiable information, and responses containing inappropriate language were removed.

1. Please indicate the zip code within which you live or for your business/organization address

[More Details](#)

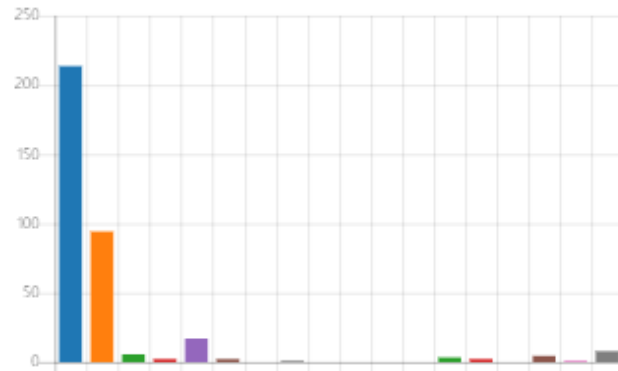
92602	29
92603	36
92604	43
92606	41
92610	2
92612	32
92614	35
92617	4
92618	56
92620	73
92623	2
92660	2



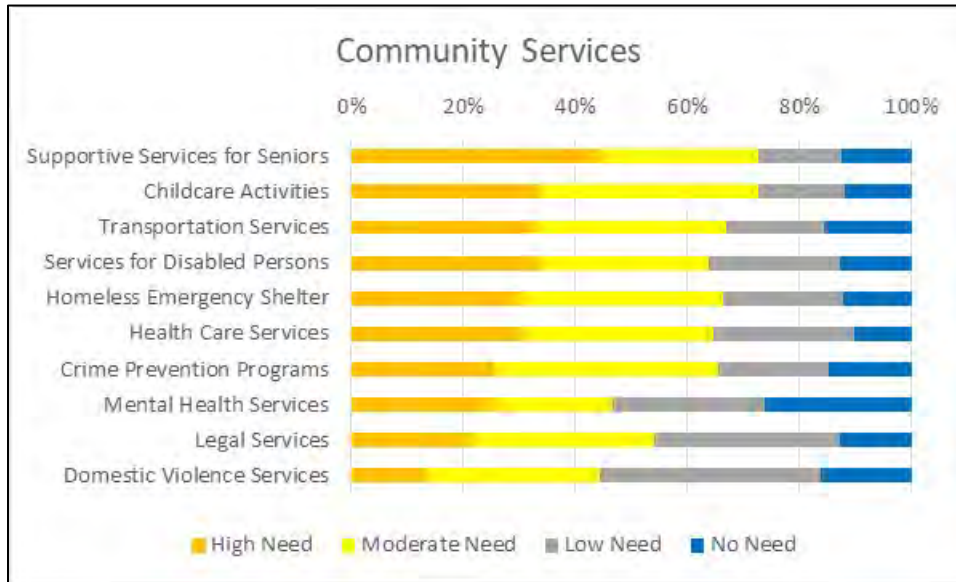
2. Which of the following best describes you or your role in the community

[More Details](#)

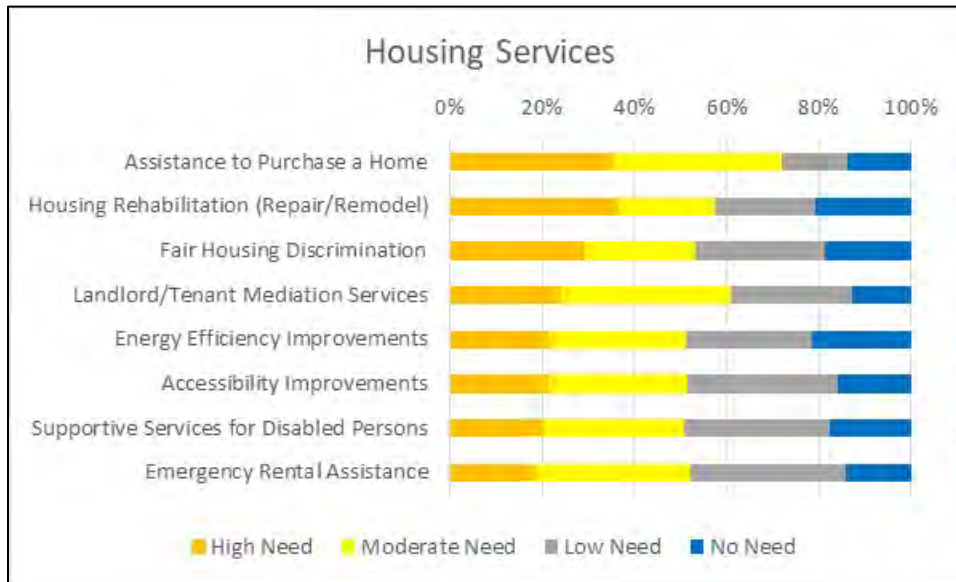
Homeowner	214
Renter	94
Business Owner	6
Affordable Housing Developer	2
Nonprofit Organization	17
Advocate	2
Chamber of Commerce	0
Consultant	1
Contractor/Developer	0
Elected Official	0
Faith-based Organization	0
Financial Institution	0
Homeless/Unhoused	3
Landlord/Property Manager	2
Legal services provider/Lawyer	0
Local Government	5
Real Estate Professional	1
Other	8



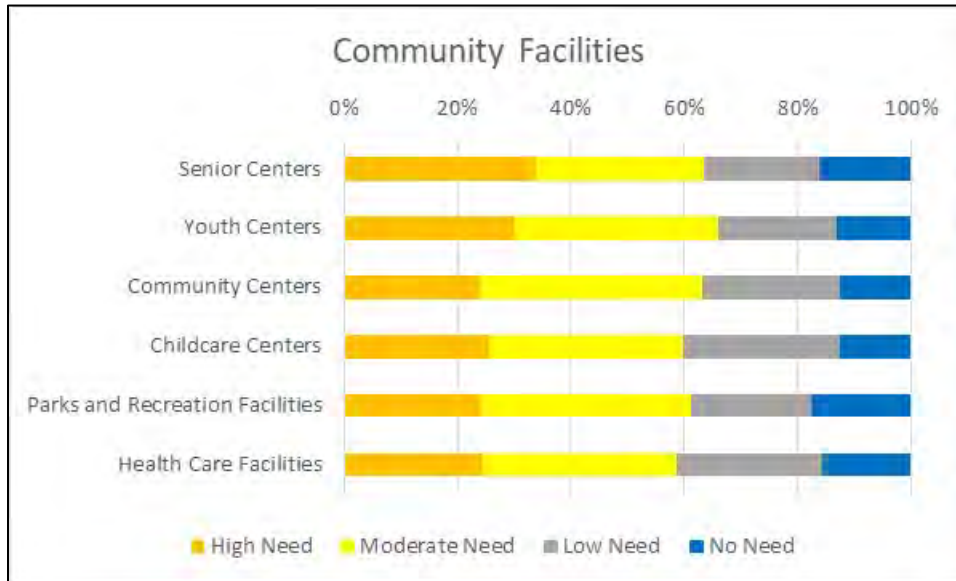
3. What types of public programs/services are the most needed in Irvine?



4. Please indicate the level of need for improved/additional housing-related programs and services in Irvine.



5. Please indicate the level of need for improved/additional community facilities in Irvine.



6. What is the most important thing the City could do to assist you, your family, or the individuals you serve in the next five years?

Open-Ended Responses to Question 6:

1. Address housing instability through development of affordable housing for people who have lower-paying jobs in Irvine. Prevent homelessness through rental assistance to 0-30% AMI severely cost-burdened households.
2. Have affordable housing available for low income residents
3. Lower taxes.
4. Slow development growth, alleviate traffic congestion, more open space and recreation.
5. Our family, and others around us, really need help with accessible sidewalk ramps near our parking area. It doesn't need to be ADA compliant. Just a ramp that someone could use their wheelchair or walker to get up or down from the curb.
6. Increased housing options for adults with intellectual/developmental disabilities, particularly those with complex behaviors and require 24/7 supported care. There is a dire need for Level 4 group homes in Irvine, so that our adult children can live in the community where they were raised and near family. When you have an aggressive adult child, keeping them in the family home with service providers coming/going is disruptive and unsafe for the

entire family. Our adult child with DD is currently living out of state because of the lack of supported care housing options in Orange County and California. We feel like our family will ultimately be forced out of Irvine in order to live near our child.

7. Housing and community activity options for families with developmentally disabled adult children with complex needs such as Autism, behavioral, challenges etc.
8. A rent cap. Most entry level positions in Irvine start at \$15 an hour which, even at full time, is not enough to support living in a studio apartment. The majority of Irvine is now senior citizens and young adults straight out of college, both groups struggle with finding jobs that can pay for their necessities without leaving them broke.
9. Get a school bus system. this would do so much to improve surface street traffic jams and also dangerous parent driving maneuvers around the schools when rushing to pick up/drop off schoolkids.
10. Housing for behavior for our autistic kids. Irvine has the programs for the school part and then until they are 21, but then these kids have behaviors and react to life like a grandpa dying (who was their only friend), their own dad is sick and on dialysis, they react to this and take it out on their care giver, who is me. I am a single mom and my son is 6'2" I cannot handle him. He comes from a good family but the Regional Center offers my kid to be with a homeless kid who has been on the streets. I'm at the end of my rope. I already called 911 once. I don't want to do it again.
11. Low income housing; more affordable housing, demonopolize Irvine company apartments.
12. Rental help cost of living is way too high.
13. Provide affordable housing.
14. Get me into my own apartment/house.
15. Build more affordable income apartments.
16. Housing assistance.
17. We need to develop an Irvine Only Public Transportation Service (hopefully free or extremely low cost) which combines a few standard tops and on demand system in order to get cars off the street and improve parking accessibility.
18. Affordable housing for sale.
19. Offer more affordable housing.
20. Home-buying services.
21. The city should look into the affordable housing programs where apartment projects (particularly Skyloft Apartments) are delayed and are not provided to the renters on affordable prices at scheduled time. Rents have skyrocketed in

- past years and it's getting difficult to live in Irvine. So rents should be regulated and more homeowner assistance programs should be introduced.
22. Make housing more affordable.
 23. Provide more low income instead of moderate income because that moderate-income housing still high
 24. More affordable housing
 25. Have more affordable housing. Less waiting lists for individuals and families. Shorter waiting times. Senior and disabled services for low income Seniors, low rents and home ownership.
 26. Affordable modern housing. Modern apartments under \$1,700 per month.
 27. Irvine is a young city and has a huge young population so we need more resources and programs for kids and teenagers. We need to create a healthier environment for our youths. Drug abuse is getting worse in our city especially among teenagers. We need some affordable programs and resources for teenagers to keep them on a good track and help them to succeed in their future career and educations. Irvine is becoming more and more unaffordable for moderate and low income families. Is almost impossible for us to afford housing and educational programs for our children. I'm a full time working single mom and I live here just to make sure my son has a good education and good quality of life. Is very unfair that we no longer can afford the cost of our rent. I wish we had more affordable housing system.
 28. More housing for seniors access to better transportation more free programs for seniors better rents; remembering that seniors are on a budget.
 29. Reduce traffic please; stop building. The traffic is a nightmare and seems to get worse every year.
 30. I believe the city needs to help its residents who are low-income who need assistance in a variety of different areas. Also, more structured activities for youth that are affordable.
 31. Better affordable housing. More neighborhoods with traditional homes.
 32. Eliminate & ban HOAs (homeowner associations).
 33. Affordable housing/apartments.
 34. More income-based apartments for seniors and the disabled. More affordable apts.
 35. Assistance with home purchase, making homes more affordable. Rent assistance as well, provide more affordable housing.
 36. Walkable access to retail shops. Almost the entire city is built around the need to drive to retail unless you live in an apartment building. We have the opportunity with the great park to get walkability fixed.

37. Provide more frequent public transit programs that are more convenient to residents. Introduce bike share program.
38. Lower the rent. Not make people feel inferior by raising the rent and having everyone apply for low income housing.
39. Continue to keep the city safe and well maintained
40. Maintain/increase the community standards for safety and cleanliness.
41. More affordable housing. It's ridiculous how long the waiting lists are if they are even open. Practically none of them are open. Increasing the minimum wage would also be nice. People working minimum wage can't afford to live in the city. \$12/hr times 40/hours equals \$480/week. \$480 times 52 weeks equals \$24,960/year. \$24,960 divided by 12 months equals \$2,080/month. Good luck living on that in Irvine. Please make way more affordable housing. Tons of it.
42. Low income family apartments.
43. More affordable housing available for moderate and low income.
44. Housing options for individuals with Special Needs, Developmental Disabilities. Adult Residential Facilities should be on the top of your priorities. How many Adults Residential Facilities are there in Irvine? Less than handful.
45. Affordable housing for individuals with Special needs. Strong need for Adults Residential Facilities.
46. Educate the Planning Commission and City Council on permanent supportive housing, homelessness and affordable housing so that decisions are made to entitle affordable housing projects based on fact not emotion and community opposition. Approve more permanent supportive housing, emergency rental assistance/homeless prevention dollars and affordable housing for all income levels. Also, begin investing in better public transportation to ease the traffic ramifications of more density in housing.
47. Step up the city's transformation to 100% renewable energy and sustainable water use. Between blackouts and droughts, resilience is going to be more important than ever locally, in addition to being the right thing to do. I'm already proud of what Irvine has done in terms of being ahead of the court curve in America, and it just makes sense for us to use our wealth and technical know-how to continue to improve in this area — it means jobs, and it means other cities will look to Irvine for how to do it.
48. Personally, I'd love help getting my HOA to let me install circuit solar panels on my condo, or, even better, encourage Woodbridge to start installing solar on all condos -- wealthy neighborhoods can afford it, and it will pay off! I also need help converting the wiring of my old condo so it will be safe to charge an electric vehicle.
49. Mitigate worsening traffic and transportation issues.

50. Our family needs low income housing. We are suffering from high rent.
51. Reduce traffic, time traffic lights so they flow. Increase parking.
52. Lower rent and the price of home. Improve transportation. Unfortunately, Irvine has monopoly economy.
53. Senior services/transportation.
54. Build housing and services for the homeless.
55. More affordable housing. Rent control
56. Provide affordable housing so that Irvine has a good demographic mix of people from all walks of life. Thank you.
57. Transportation services for the elderly and disabled Irvine residents. Access transportation and others will not pick up at our community in 92618.
58. Provide affordable housing/rentals.
59. Crime prevention.
60. Stop building more homes. We are too crowded. Our Suburban Life is turning into a city.
61. Rent control, expand childcare. Domestic Violence and Crimes against women.
62. Please update our older facilities in the city to match the new facilities. Especially the Heritage Park area - highly used but needs to be updated to match the new facilities like Loma Ridge and Quail Hill.
63. Increased funding and services for homeless families.
64. Rental Assistance & Transitional Housing for homeless.
65. Continued Support of opportunities for low-income youth.
66. Rent assistance for elderly and working parents.
67. Provide affordable housing.
68. Taxes are too high.
69. Continue to keep the city safe and clean.
70. More affordable housing and increased homeless prevention services to keep Irvine families housed.
71. Affordable housing and help for 1st time house buyers
72. Affordable temporary housing
73. Reduce traffic congestion by providing alternative transportation options and bring back school buses for kids should be top priority for Irvine given the growth. The city should also work with DMV to ensure quality drivers are on streets. Prioritize to improve traffic lights so many lights turn on and off without respecting traffic patterns that aggravates drivers by being inefficient.
74. Lower the housing cost and rent cost.
75. Affordable housing. All day kindergarten programs. Mental health programs.
76. Senior issues.

77. Restrict business growth and give rental assistance to people.
78. I would like to see a consistent effort to support the most vulnerable member of our community (Seniors, disables, veterans, etc.). I hope we won't close our eyes to the sad reality of homelessness (a growing and complicated issue all over the country). Keep our community safe. On a minor note: please renew the streets signs. Traffic lights are still not helping the transit to flow properly. After more than 30 years living in Irvine with my family I can say that I'm very happy to be part of this community.
79. Keeping parks and areas for children and seniors clean and accessible.
80. We need more dog parks and libraries.
81. Better traffic flow making getting to facilities easier or much better public transportation within the city, i.e. to shopping areas, schools, etc. An Irvine bus.
82. Housing for low income seniors.
83. Limit needless litigation.
84. The Number 1 thing is to allow other internet providers into the City. There is no competition for Cox. I realize the put in all the lines but that was so long ago that they have more than made their money back. Cox Cable is abusing their power knowing they are the only game in town as you cannot compare AT&T since their max is only 18 mpbs. They continually raise their prices for basis internet services. In addition, we now are all hearing how the Irvine Company is giving their apartments a much higher internet speed for a lot less money which is not fair to the rest of us. The second issue is to try to reduce traffic after living here in Irvine for over 35 years the traffic is beyond terrible. Irvine Center Drive is like a mini 405/5 Freeway in the morning and evening. Fix some of the lights to add more Green Yield lights, for example the entrance into the Ranch at Yale and Deerfield.
85. Better foot/bike transportation with off road bike paths, more senior and adult disabled activities/services, senior housing, disabled housing,
86. Stop building, add schools, more local neighborhood retail, less developer advertising, no more huge freeway signs, add neighborhood transportation options, better traffic enforcement
87. Provide transportation buses for seniors and more affordable housing units but not necessarily under housing/low income. Possibly lower cost apartments for college students, veterans, disabled, seniors, etc.
88. Stop the new construction; traffic is terrible. Figure out how to attract and maintain independent retail and restaurants, I rarely shop or dine in Irvine as most options are large franchises. Feedback from local businesses and neighbors is that Irvine Company is very difficult and too expensive for small

- business owners. Two of my neighbors that started businesses in Irvine are leaving for other cities due to the rent.
89. The city currently places a high priority on childcare for all ages. On behalf of the families that the Irvine Children's Fund serves, we hope that the city will continue to support working families. Childcare is a key component for all working families, but is critical to working families who work hard but are in low paying jobs. The continuation of CDBG funding to help nonprofits serve the community is vital to the continuing safety net for so many families.
 90. Improve the traffic problem and additional shopping centers.
 91. Continue to provide basic services at low prices, No tax increases, Fund more solar so we are energy efficient and ways to monitor/prevent Fires (esp. during Santa Ana wind conditions) - that could result in a lot of hardship for families if they lose a home.
 92. Senior transportation services, senior centers.
 93. More police presence enforcing traffic laws. With the growing population, there has been an increase in number of dangerous drivers, even around school zones and almost hitting kids, or pedestrians. Some drivers drive entitled as if the law do not apply to them. It scares me that I might get hit by one of these people with my toddler in the car with me.
 94. The greatest need in our opinion is to provide additional affordable housing, or to expand the support systems necessary to help new homeowners afford housing. Here are statistics for one population - homeless youth: Homeless and unaccompanied youth are notoriously challenging to count. They are under-identified by their schools and colleges, uncounted in Point-in-Time counts, and often refuse to report their homeless status to social service agencies. The 2019 Point-in-Time count identified 4%, or 5 transition-aged youth (18 – 24) in the City of Irvine out of a total of 127 homeless individuals counted within the City. According to the California Coalition for Youth, approximately 12% of a city's homeless population are expected to be under the age of 24, which would mean that about 15 of Irvine transition-aged youth are unsheltered. In 2016 (most recent data), the Irvine Unified School District reported 44 high school students living in hotels, in temporary shelters, or literally homeless. We estimate that the true number would be double that, or 88 high school students in need of safe and stable housing. Recent national and state studies ("Hungry and Homeless in College", Wisconsin Hope Labs, 2017 and "Global Food Initiative: Food and Housing Security at the University of California", UC Office of the President, 2017) have found that between 13% of community college students and 4% of UC students are either 'housing insecure' or homeless. They are couch surfing among their housed peers, living in their cars,

moving from building to building on campus at night, or at danger of eviction due to their inability to pay rent. These studies report that females make up almost $\frac{3}{4}$ of the homeless college population at community colleges, and that almost half are receiving financial aid but still do not have sufficient funds to meet their food and housing needs. While specific figures for UC Irvine and Irvine Valley College are not available, a conservative estimate would be that 4,700 current students (1,200 at UCI and 3,500 at IVC) are faced with having no permanent housing each year, or over 150 students on a given night.

95. More affordable housing units for both families and seniors, door to door public transportation for disabled and elderly in all areas of Irvine. Handicapped assessable units available in all rental complexes that are on the ground floor. It's dangerous for disabled to be in a high floor even if there is an elevator. Elevators are disabled during fires and unusable in earthquakes. Even if the fire station or rental manager says they will put you on a list to be helped during emergencies that not good enough. I use a wheelchair and have personally experienced that doesn't always pan out and was stranded on a top floor during a fire with the elevator shut down and no one around strong enough to carry me down 6 flights of stairs. Fortunately, the fire was contained. So more accessible units on ground level and more regulation about who can rent them. Again, I am in a senior affordable housing complex that has 6 or more accessible units and most of them are taken by someone who is not disabled but could choose it anyway. These units when first built should be held till the end of the rental period for a disabled person. Again, I was not able to get a handicapped unit but most of them are on a high floor so I'm happier in a ground floor unit but I have to deal with counters too high. Also assigned disabled parking at residences should be allowed. Because I drive myself and need to open the driver side to get my wheelchair out of my care there is only one handicapped spot that works for me near my apartment. All the other handicapped spaces are designed for the passenger to use a wheelchair. If this one spot is taken I have to park very, very far away near the office as that is the only other place that has a spot that I can use. Again there should be an assigned handicapped parking space for me but apparently this is illegal but only in OC. Please change this.
96. Bring Irvine back to its safe, clean, and spacious self. Too many more cases of thefts, property damages, break-ins, littering, homelessness, cockroaches, mice, mosquitoes, traffic congestion, traffic accidents, racing, mid- and high-rise apartments and condos.
97. Affordable housing and low association dues.
98. Buying house, the house is too expensive in Irvine.

99. Traffic is awful in Irvine. The city stop lights are ridiculously long.
100. Oversee the development of the Great Park with an eye to serving the needs of the greater Irvine community via facilities, venues & resources instead of more housing & industrial parks.
101. Housing assistance.
102. Manage development of high-density housing. Developers are taking over the city. Stop allowing giant advertising signs.
103. Improve short-run transportation options. Promote residents to take the bus - model shuttle bus system like Ant Eater Express.
104. Affordable Housing and jobs.
105. As the cost of housing is already high, please avoid program expansions and additions that could add to the tax burden here. That means focusing on the things that already make Irvine great such as public safety, clean/maintained infrastructure, and education without getting into an endless stream of social services and other costly programs.
106. Emergency shelters for the homeless. Next would be more affordable housing units for low income people. No more NIMBYism.
107. Reduce growth, improve traffic, provide public trolleys and other innovative modes of transportation within the city.
108. Increase the building of housing and improve transportation services.
109. Housing that my children can afford when they graduate and have to pay off student loans.
110. We need more available housing / mortgage programs for the self-employed business owners.
111. Keep crime low.
112. More recreational centers.
113. Housing opportunities.
114. Public safety. The streets are becoming dangerous in Irvine. Too many uneducated drivers from other countries that haven't taken a road test in California so they do not understand the rules of the road. Theft and home break-ins/invasions are quietly increasing.
115. Minimize and reduce recent overcrowding and traffic congestion in the city.
116. Have more over 55+ housing communities such as Laguna Woods.
117. The families we serve want to live in Irvine for the excellent schools we have. They like our safe clean city also. They are somehow managing to live here on very low incomes. The CDBG program is important to us as it helps provide the services we do - it stretches our financial resources. That's the most important thing the city can do from our perspective.
118. Improve the traffic congestion.

119. Stop building houses, improve local traffic control, plant more trees, and add bike link.
120. Traffic and congestion mitigation.
121. Transportation for the disabled.
122. Please do not rezone the golf course.
123. Less traffic.
124. Affordable housing for seniors, particularly first floor units with attached garage for seniors with limited mobility.
125. Crime prevention, pedestrian friendly streets, laws working equally for everyone, recreation zones.
126. Public transportation around the city. The buses are scheduled too far apart. Takes too long to get places. People instead of using public transportation are forced to use their cars contributing to pollution.
127. Reduce plans for high, high density housing.
128. Improve traffic problems near UCI.
129. Public Transportation. Fire/Earthquake online fraud education. Mental health and support.
130. Street patrol and security. Crime prevention.
131. Get 5g. Senior programs.
132. Improve traffic.
133. Continued bike lane development
134. Keep the city safe.
135. Senior centers.
136. Huge increase in affordable housing for seniors, and young adults. Starter homes, condos and apartments.
137. Affordable housing for seniors and low wage earners.
138. Stop building apartments.
139. Stop building. Focus on roads civil engineering.
140. Stop building high-density housing, especially in what have traditionally been light industrial areas. It is truly disruptive and erodes the quality of life here in Irvine. Quality of life, safety, and great education are what Irvine is about. No one who lives here wants Irvine to become Los Angeles or New York - except real-estate developers.
141. The drivers around here are despicable, rude and laws and rules and courtesy are almost non-existent. We need MUCH more traffic citations especially the loud and speeding drivers at night. Maybe also implement a safe driving class for newcomers, etc.
142. This may seem like it wouldn't make much of an impact, but with all the development in the Great Park, the Woodbury Town center has become almost

unusable as it's so busy. I first moved to this area four years ago and every year it's getting worse. I now do my shopping in Brea where I work so I can avoid the area altogether. Building additional shops near or in the Great Park would greatly alleviate this and would increase my family's quality of life and access to services.

143. Support for energy-efficient homes.
144. More assistance on childcare and children's activities. More programs for senior citizens, from transportation to activities.
145. Light rail system to cut down on traffic.
146. Stop building so many huge apartment complexes. There is no more room on the streets for more cars, traffic is horrible. There needs to be more shopping centers with gas stations. Over in the Woodbury/Great Park/Portola Springs area there is one shopping center and one gas station to serve the whole area. You risk your life going into the Woodbury Town Center whether in car or on foot because of the traffic jams.
147. Improve infrastructure (more exclusive bike/walking trails, synchronization of traffic lights, smarter traffic signals).
148. Provide accessible programs to facilitate the elderly, the disabled, the medical needy and the unemployed and those with marginal incomes. This includes accessible transportation. Provide funds to shore up and provide accessible infrastructure and services to all residents. Provide for the necessities before providing entertainment programs.
149. Continue to provide a safe residential area for our family.
150. Stop intrusive building of high-end homes that only creates heavy traffic and over-crowding. Irvine desperately needs more affordable housing for lower income families.
151. Maintain efficiencies in utilities usages, fill potholes from wear and tear on city streets, provide brighter lighting to prevent crimes after dark, clear out bushes to avoid fire hazards.
152. Address the traffic congestion and the over building in Irvine.
153. Maintain services at current level without increasing taxes.
154. Keep the homeless off our streets and byways; put them in facilities (build if necessary) where they can get help for their drug and addiction problems.
155. Substantially reduce the construction of new residences especially the humongous apartment complexes that seem to be springing up everywhere. The population growth is way too high. Traffic during rush hour is a nightmare on the major streets such as Culver and Jeffrey. Our quality of life is being negatively impacted. I've lived in Irvine for 40 years, so I know.

156. Jobs for people who are experiencing homelessness. Some people have a job but live in their car. Any money they earn go to cell phone, gasoline, PO box, storage unit, car insurance, and car repairs. There is not enough left to rent a room. Shelters are not safer or more comfortable than sleeping in a car. Many people just want to make a living wage.
157. Add shopping centers to serve the thousands of established and new homes in the so called "Great Park". Homes built in the 241 Toll Road area/Portola have no options but to drive to Woodbury, or Culver/Portola Ctr. Or Foothill Ranch. This is adding thousands of unnecessary vehicles on our roads and is contributing to our grid lock problem.
158. Stop building so much. Better traffic control.
159. Keep schools the #1 priority and make sure traffic can handle development. It doesn't seem like either, especially traffic, is a major priority.
160. Approve funding to build the new elementary school that will serve kids from the new developments off Irvine Center Drive and the 405. Alderwood elementary is taking in more students with each new home becoming occupied. Please make this a priority.
161. The temporary location for the Irvine Amphitheater creates huge noise disturbances for all Quail Hill residents. Short term: Please erect noise barriers so that your taxpaying residents cannot hear every word of a concert at 11 pm at night. It's so bad that it wakes up my daughter. Long term: MOVE the location of the permanent amphitheater towards the foothills. Away from homes.
162. Control amphitheater noise/pollution.
163. Housing, traffic and homeless control. Our city is getting really crowded, we need more open space; not keep building new houses.
164. Address sprawl and develop more walkable communities.
165. Stop construction of all the high-rise apartments, we are getting overcrowded and traffic increase is causing a decline in the quality of life in our city.
166. More senior / disability services. Make the city walkable. Bikeable. Make being out on the street a lifestyle connecting businesses and neighborhoods efficiently. Traffic relief. Build more low-income housing. Improve Traffic and make Irvine safe for residents. More affordable childcare and more programs for disabled peoples.
167. Increase childcare centers.
168. Create more affordable housing. Way too many complexes being built at extremely high rent. Development of Great Parks which is currently in plans however needs to be smart growth or mixed use.

169. Traffic congestion improvement at local streets and freeway access around adjacent cities.
170. Lower the price of housing.
171. Reduce traffic congestion.
172. Reducing traffic as the city grows. For example, making 133 free would heavily alleviate future-traffic congestion on Sand Canyon and Portola. Thank you.
173. Provide more entertainment programs, activities and possibly free meals to the daily needs and wellness of seniors who do not have any incomes but rely on the minimal social security and/or little personal savings. City or govt influences the equitable price control of houses and properties; just cannot let the price keep rising.
174. Cap rent control and provide more facilities for mentally ill.
175. Programs or activities to engage communities and network.
176. Keeping Irvine the safest city in America for years to come.
177. To make sure Irvine never takes part in the unconstitutional sanctuary city.
178. More Arts, Sciences and Music at public schools. Improved Playground at Meadow Park Elementary. Better nutrition for school lunches.
179. Expansion of senior services programs and facilities.
180. Affordable housing to allow more people to purchase a home in Irvine rather than rent. It would also be great to expand the iShuttle to allow it to go from City Hall to shopping centers throughout the City, easing daytime traffic.
181. Build a bike park.
182. Down payment assistance for home purchase. Programming for infants and toddlers.
183. Mental Health - Support groups to work through depression, anxiety, and similar issues. It's a national epidemic. Irvine kids are under extra pressure due to the high competition in schools. And not just for school-aged kids - also for college kids from Irvine and, separately, for their parents. I'm thinking a group setting would be cost-effective. The cost of private psychologists per hour is high and some families will skip counseling all together unless the City can provide it at low cost. Thank you.
184. The City needs to increase services to keep up with the development of the City. For example, we do not have enough police officers for the number of residents in the City. Safety is a big concern and there is insufficient police and fire services.
185. Affordable housing and lower HOA fees, especially for first-time buyers. Updating streetlights from the orange-ish colored lights as those don't feel as effective as some of the updated white lights. Community focused classes and services.

186. Offering more head-start programs at all elementary schools.
187. Build shopping center in Portola Springs Community as promised in the original plan when I purchased my house. Portola Springs is the biggest community in Irvine master planned communities. But it is the only one that doesn't have a dedicated shopping center or adjacent to one. No wonder it is difficult now to sell houses from this community.
188. More activities for high school teens.
189. Lower taxes, better traffic control.
190. More services for children in middle school and older including volunteer, career readiness, and recreational. Also, services for elderly for recreational, housing and social-emotional resources.
191. Family oriented programs and crime prevention programs.
192. Programs to be able to buy a single home in Irvine. We make over \$200,000 but here it is not enough. Incentives for using clean energy.
193. Safe walking and biking routes, off street preferred. It's become very dangerous with so many cars. Please increase enforcement as well.
194. Free indoor gym for residents, similar to the City of Lake Forest sports park.
195. Better traffic planning such a synchronized traffic lights as well as better public transportation options
196. End the monopoly of Cox. Reduce the traffic on Jefferey and Culver.
197. Prioritize sustainability, conservation, green energy, reducing pesticides/toxic emissions/littering, improving air/water quality, increasing biodiversity, limiting development.
198. More funding for disability services center at Sweet Shade.
199. Figure out a plan to eliminate gas-powered leaf blowers. It's such a simple thing that would greatly improve the quality of living in our city by reducing noise pollution plus have a positive environmental impact. Nothing makes it harder to want to pay my rent than finishing my night-shift as a police officer and coming home to try to fall asleep to the grating noise of leaf blowers outside my window AND knowing they're not doing anything effective. All they do is waste fossil fuels, kill the sense of peaceful community we pay dearly for, and maybe push one or two leaves to the next block over. Irvine has a great opportunity to please the residents and the environment with the elimination of these machines, of which I struggle to find any real benefits at all.
200. Places for singles to meet, listen to music, have a drink. Hardware store, decent Italian restaurant.
201. Less development, especially for houses/apartments and better traffic control.

202. More community classes and activities for children with disabilities. We have two kids (8&9) on the autism spectrum who would love to socialize with neighbors who are neurologically their peers.
203. We need more diversity and affordable housing so we can learn to be compassionate, tolerant, and understanding.
204. Please reduce traffic congestion. We can't get out of our neighborhood some mornings. Coordinate the streetlights so cars aren't sitting and spewing out toxins. Please stop building so many multi-family units with high density. It is taking a toll on the quality of life in our homes.
205. Less development, less traffic.
206. Keep developments low and stop new ones.
207. Please fix the cable monopoly with AT&T and Cox. Both are equally bad and simply dreadful. We need Google fiber.
208. Bring the quality of life Irvine has been known for back to its residents by limiting the amount of new track homes and apartments to curb the exploding population, improve road and traffic signal designs to improve traffic flows, add parks and greenery to balance the new building growth, improve crime rate by reducing rising thefts, break-ins, and other property crimes that make people feel uneasy and unsafe even if we still have a lower violent crime rate than others.
209. I think that support for homeless people in Orange County (including temporary shelter, supportive housing, and wrap around services) is one of the most important issues facing Irvine in the coming years. I do not expect to use these services directly, but it could happen to me -- and I do believe that a full commitment to realistically addressing the need is the most fiscally responsible course of action, as well as the response that speaks well about the character of our city.
210. Stop the building. Tearing down old business buildings and putting up apartments is getting out of control. The traffic is getting worse and worse and the signals don't account for all the back up. Finish the road construction on University. It looks like no one ever works there. It's been going on too long and they took out a turn lane. The cement barriers are dangerous. The Irvine Company is getting out of hand. Removing more and more tenants such as French's Bakery is depressing. All to put in more culturally defined restaurants. We need to keep more mom and pops, but they don't all have to be Asian themed.
211. Stop building apartment complexes. I am saving up to buy my first property and am disappointed that all the new developments are apartments. What makes Irvine great is the affordable condos, houses and townhouses. No one

- wants to buy a shoe box. Encourage developments built for families with at least a small personal yard and space to breath.
212. Increase amount of disabled person living choices the wait list is too long.
 213. Reduce traffic and related traffic incidents. This will help Irvine continue to be the safest community.
 214. Ban leaf blowers from being used anywhere in the city, including HOAs. Sick & tired of HOA-hired "gardeners" leaf-blowing up against our buildings & units. HOA-hired landscapers do not need the 10-foot restrictions. And, it just continues year after year after year.
 215. Enforce texting and driving with significant repercussions. I've been an Irvine homeowner for decades and the past five years have been the worst yet with overpopulation. Think about how many cars are added to the road from just one new apartment complex. Irvine quality of life has gone down. There are already plenty of apartments. It's really too bad.
 216. Please less construction, less traffic and more safety precautions for robbery, package thieves and home invasion etc. The traffic is getting worse day by day and It's getting very dangerous for the kids to bike to schools including high schoolers. Too many accidents happening every day. So please stop the new construction or take precautions.
 217. Offer more low-income housing and help with childcare before and after school. The kindergarten school day should also be longer.
 218. Keep Prop 13 in place so I can afford to stay in my home.
 219. Restrict development of new housing as Irvine is overbuilt.
 220. Improve traffic conditions. Too many high-rise apartments/condos impacting traffic and schools. Open more schools and increase on-site childcare services.
 221. Provide more childcare options for all income levels. This includes early childhood (preschool) and after school programs. most Irvine residents with young families are dual-income households that require such services. current service providers are overwhelmed with long waitlist. Incoming students at elementary levels are still getting displaced to schools outside of their neighborhood. There are no transportation services (school buses) to help transport children from schools to their homes, after school programs, community centers, etc. parents are forced to use 3rd party services such as Uber, Lyft and HopSkipDrive - all of which carries potential risks. transportation services is by far the greatest challenge for working families that can't pull away from work in mid-afternoon just to shuttle kids from school to an after school program.
 222. Housing prices need to come down. We are young homeowners and are looking to move out due to Mello Roos.

223. Public transit. Very little is walkable here, it would be nice to be able to take a shuttle/bus to the spectrum/Marketplace/Great Park/Bill Barber Park/UCI etc. Having routes down the major streets: Jamboree, Culver, Jeffrey, Sand Canyon, Irvine Center Drive, Alton, Barranca, University. This would bring business and could lead to better utilization of the public spaces like parks and libraries. Irvine has the best parks system of any city I have lived in including New York and most of them are empty at all times because kids have to cross a street with a 50mph speed limit to get there. The walking/bike trail to the Hicks Canyon park in Northwood is amazing because it goes under Yale and Culver.
224. The school district of Irvine should work on bus system as a transportation use. Many areas around the world and country implement this and has been very successful and is really needed here as well.
225. A school/program for adults with disabilities.
226. We need more room—everywhere—bigger parking lots at the retail locations, more classrooms (to reduce class size), less residential development for more room on the roadways, I'm not sure there is just one thing. We love all that the city provides. We know we are very fortunate to live here. But, truly, it is so crowded it's losing its appeal.
227. Add more affordable 55 plus housing and relax some of the requirements. We have been on the waiting list each time and were granted only one interview for a family member who is a recently widowed senior citizen and family member who needs to move to Irvine to be near family. When we were granted one interview, we were on vacation out of state for a few days. They would not hold our spot and would not conduct the interview via skype and put us back to the bottom of the list. We have been waiting for years for a simple affordable 55 plus apartment for this family member. She is an active member of her community, volunteering in multiple ways and was an award-winning teacher and school director. Why is it so difficult to find housing in Irvine for seniors under \$1,000/month? Additionally, and equally important, the city has very limited disability services.
228. I read this somewhere: "Irvine has state-of-the-art traffic system, including wider streets and ground sensors which monitor the flow and automatically adjust lights accordingly, Irvine's traffic is known for being among the best in the state." I don't believe this state-of-the-art traffic system is working. Traffic is horrible, possibly because of overcrowding.
229. Build more schools to keep the class size down, especially high school. Also offer more classes like home economics and woodshop (both are not currently offered).

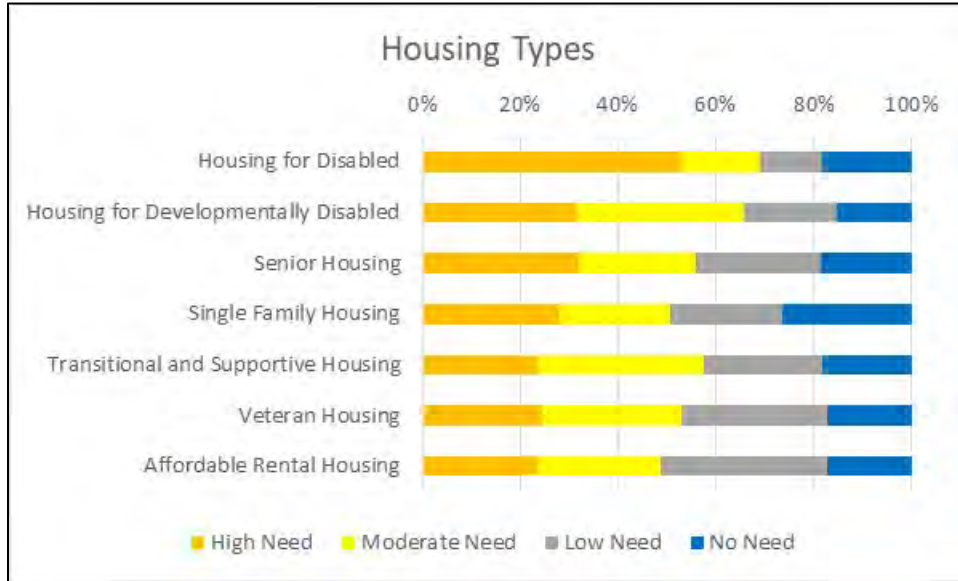
230. Improve traffic in the Irvine Business District. Ensure that there is enough parking/wide roads to ensure that traffic in other areas of Irvine never get as bad as in the Irvine Business District. Infrastructure needs come first.
231. More childcare services and art festivals.
232. We desperately need to have a school bus system in place for middle and high schoolers. With the increase in traffic, I don't feel safe having my children bike to school especially in areas where they must cross 6-8 lanes of traffic. I've seen way too many people running red lights and stop signs.
233. Complete the original Veterans Cemetery.
234. More transportation options to mitigate rush hour traffic.
235. Stop development in Irvine. The value in this city is going down and will not stop. Keep Irvine where it is. It supports itself nicely and surrounded by all the things we need and programs already set by the city. Improve what we already have. Don't need more people. Need more police presence and less homes. Make Irvine an exclusive place to live and where prices are high. If you don't, we will become LA which is what we Irvine residents do not want. Do we need to spell it out?
236. Stop building apartments. Everything is swarmed, Irvine is unrecognizable from the city we moved to. It's awful. Also, apartments are so ugly. How could anyone let this happen.
237. My spouse is disabled and there is not an accessible curb area near our condo to get her walker/ wheelchair on a sidewalk.
238. Sidewalks. I live at the intersection of Jamboree and Michelson - all the streets running perpendicular to Michelson are missing sidewalks. Urban areas should be walkable. Too many apartments being built without infrastructure improvement (as aforementioned intersection). More adequate and convenient public transportation would help alleviate this problem. We need more gas stations. Poor planning is hurting our quality of life while it could be helping. I don't have a problem with development if there are adequate services (roads, sidewalks, gas stations, supermarkets, restaurants, entertainment) to add to the quality of life here. Don't see that happening.
239. Stop building more houses to control traffic.
240. Affordable childcare and early childhood education options.
241. Make it possible to buy a home. Build more single-family homes.
242. Affordable housing. Rents are so high that even working individuals have a hard time getting into or keeping stable housing. Too many barriers to stable housing. We need more apartments available at affordable rents.

243. Enforce city ordinances and regulations to clean up our neighborhood - trash cans out, dismantled and disabled cars in driveways, RVs parked for weeks and months on the streets, lawns and sidewalks over-grown with weeds.
244. Provide resources for middle and high school students, including camp programs during school breaks/Summer. Options are great for young children thanks to IPSF and City programs. There are very few options for our teens. Specifically, there are no all-day activity programs.
245. Do something about the cost of housing. While Irvine is traditionally an upper middle class and ever upper-class location, it's becoming much younger. There are many good schools nearby with little affordable housing for the students who have moved here. The young people of Irvine are the ones who are actively making Irvine a "trendy" place to live and explore. But when the cost of housing is so high that it often takes four or more young adults to live in one apartment, it becomes an issue. We want to stay here. We want to thrive here. But the classist forced gentrification makes it difficult for any young person to sustain a life out here. A life that fuels Irvine's businesses and job markets. You can't do anything about how little jobs pay (most require years of experience or a degree but only pay \$13 an hour) do something about how expensive it is.
246. Improve traffic flow on the 5 and 405 freeways, build a modern library at the Great Park, finish building out the Great Park shopping area.
247. More programs to help the Disabled community e.g. more curb cuts for wheelchairs, more disabled parking, more vigilance & fines for those who park illegally in (or into/too close to) disabled parking spaces even in public parking lots, more community gyms specifically for the disabled, improvements in Woollett Aquatics Center (warmer disabled showers, warmer water in the pool year-round, better access to the pool for lap swimming), programs or grants for home accessibility improvements (or discounts from local hardware stores, accessibility contractors e.g. for accessible showers), free shuttle bus rides for the disabled to/from doctors' appointments, etc.
248. Having more access (time slots) to swimming pools at Woollett Aquatics Center. Allowing access to the warmer pool during lap swim times since not everyone can take the temperature in the current lap pools especially in the winter. Programs to help people with disabilities to make modifications to their homes, this help could be financial, finding reliable reasonably priced contractors and so on.
249. My specific need is for the City of Irvine to make fee waiver paperwork emailable. Not to tell the senior or disabled person when they call that they must come into City Hall for it to be accessible and filled out. The staff should be happy to mail out the fee waiver forms if so requested.

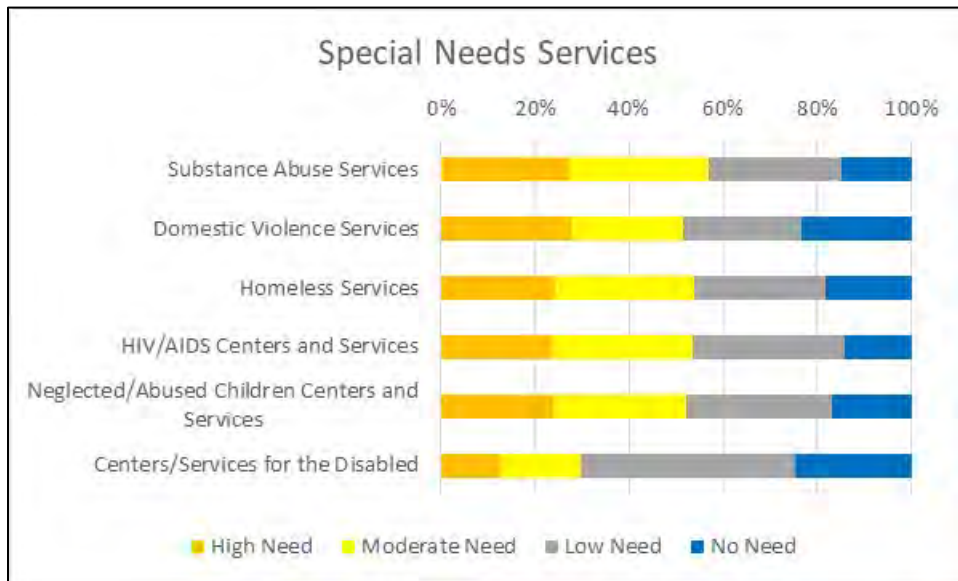
250. Grow the infrastructure to support the housing explosion. We should also be prepared to have beds for people experiencing homelessness, so they do not get to camp in Irvine.
251. Add a well-built skate park near the areas of Cypress Village, Woodbury, and Portola Springs that is in walking distances of landmarks like Woodbury Town Center. This would provide a safe place for the many skateboarders of Irvine. It would also provide a skate park that is easily accessible that doesn't require a twenty-minute drive or an hour and a half of walking to get to. The implementation of a skate park would also likely lower the amount of damage to public spaces from skateboarders.
252. Programs to help teens and young adults with disabilities find jobs or internships within their community (paying standard wages), perhaps through partnerships with the school district special education programs and local businesses. More varied programs with more frequent events (weekly, at least) for teens with disabilities (13-17), like recreational sports, art, social clubs. More affordable housing options for disabled adults (the options seem very limited right now to only a few apartment communities). Every neighborhood in Irvine should have affordable units set aside specifically for this population.
253. A new skatepark in Woodbury, or Cypress, or Great Park would be very beneficial to hundreds or even thousands of people in Irvine.
254. Building a public skatepark would help a lot of people as there is one skatepark in all of Irvine that is not the easiest to reach to if you live out of reach, a skatepark near the Cypress or Woodbury area would help a lot of people who don't have access to go to Harvard skatepark in a car and building a skatepark will also lower rates of rebuilding damaged areas from skaters and will reduce sound pollution from skaters
255. Affordable Senior housing (we don't have enough and very expensive). Senior transportation and senior centers.
256. A skatepark would benefit thousands of citizens in Irvine.
257. Slow growth and improve traffic congestion.
258. Wheelchair access and the amount of handicapped parking are an ongoing problem. Also, Irvine has a good program for the individuals that are high functioning with developmental disabilities. They don't really provide services for more severely disabled residents. Respite care is a huge need for the families of the disabled and seniors. Other government agencies provide funding but locating providers is very difficult. Some type of system that would help match families/individuals with caregivers is desperately needed. Irvine also needs a full-service hospital with an emergency room. Hoag Irvine is

- primarily an orthopedic hospital so emergency services have no medical facility to transport to within the city.
259. Tackle homelessness, crime.
 260. Skatepark.
 261. I grew up in Irvine and I understand that growth happens, but the ratio to housing/apartments to transportation is unbalanced, and it's frustrating. Irvine used to be a well-planned community and now I experience congested traffic everywhere, almost all the time, Places that used to take 5 minutes to drive now take 35 minutes. I hate to ask for more roads, but possibly stop or slow down apartment communities until transportation issues can be somewhat resolved. I hope Irvine doesn't become LA, but it seems as though it is. Lastly, I think Irvine is very corporate. I would love if we had more support for small businesses (shops, restaurants, cafes, etc.). Costa Mesa has been going in this direction. I suppose it is part of gentrification, but if we can have that without displacing people, that would be a real asset to Irvine. Thank you.
 262. A place for my teens. Teen center or teen room with computer lab, study space, teen fitness/cardio room, volunteer opportunities, games, etc. Traffic, traffic, traffic. Enforce the new smoking ban.
 263. City of Irvine needs more running events.
 264. Irvine needs to improve and increase affordable housing. It needs to focus on helping the homeless population with permanent housing as opposed to emergency shelter.
 265. More public use garbage cans on sidewalks.
 266. Encourage more public transportation and it's use. Allow a more aggressive permitting/ deployment of cellular facilities. For such a high-end and tech savvy community, Irvine's cell coverage is terrible within most residential areas!
 267. Permanent low rent housing.

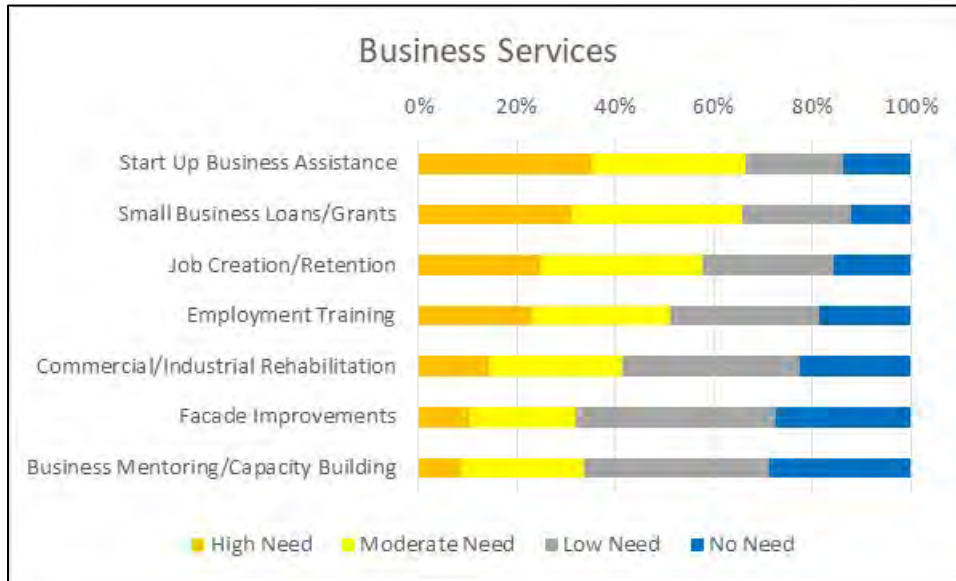
7. Please indicate the need for additional/improved housing types in Irvine.



8. Please indicate the need for improved/additional special needs programs and services in Irvine.



9. Please indicate the need for improved/additional business and jobs programs in Irvine.



10. Do you feel adequately prepared for a natural disaster (e.g., earthquake, wildfire, tsunami)?

[More Details](#)

● Yes 171
● No 184



11. Do you have broadband internet access at home?

[More Details](#)

● Yes 323
● No 32



12. If you do have broadband internet access at home, please provide an estimate of the amount of money you pay for this service each month.

[More Details](#)

● \$0-25	8
● \$26-50	38
● \$51-75	103
● \$76-100	97
● \$100+	90



End of Survey



APPENDIX C
GRANTEE UNIQUE APPENDICES

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IRVINE AFFORDABLE HOUSING DEVELOPMENTS

Project Name	Type	Total Units	Assisted Units/ Income Level	Unit Size	Funding Source(s)	Earliest Date of Conversion
Alegre Apartments	Family	106	38 extremely low and 66 very low income units	1, 2, 3 & 4 BR	City of Irvine CDBG & HOME, County of Orange, CA Finance Agency, CA Tax Credits	In Perpetuity
Anton Portola Apartments	Family	256	253 very low income units	1 & 2 BR	CA Tax Credits	2116
Avalon Irvine Phase I	Family	280	23 very low income units	1, 2 BR	Developer funded, Density Bonus	2037
Avalon Irvine Phase II	Family	179	12 very low and 7 moderate income units	0, 1, 2 BR	Developer funded, Density Bonus	2041
Avalon Irvine Phase III	Family	156	10 very low and 6 moderate income units	1, 2 BR	Developer funded, Density Bonus	2045
Axis 2300	Family	115	18 low income units	2 BR	Developer funded, Density Bonus	2040
Berkeley Court 1 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	15 very low, 15 low, and 28 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	1 very low and 12 low income units	2, 3 BR	City of Irvine CalHome, CDBG & ADDI	In Perpetuity

IRVINE AFFORDABLE HOUSING DEVELOPMENTS

Project Name	Type	Total Units	Assisted Units/ Income Level	Unit Size	Funding Source(s)	Earliest Date of Conversion
Columbus Grove Families Forward units	Family	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
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	45 extremely low, 14 very low and one moderate income units	1, 2, 3 BR	Irvine Community Land Trust, City HOME loan and grant, County of Orange HCS, 9% State Tax Credits	2062
Doria Apartments Phase II	Family	74	55 extremely low and 19 very low income units	1, 2, 3 BR	Irvine Community Land Trust, City HOME loan and grant, County of Orange HCS, 9% State Tax Credits	2064
Elements Phase I	Family	700	42 very low and 28 moderate income units	1, 2, 3 BR	Developer funded, Density Bonus	2049
Espaira	Family	84	83 very low and one moderate income unit	2, 3 BR	4% Tax Credit Financing, Density Bonus	In Perpetuity
Families Forward	Family	7	7 very low units	2, 3 BR	City CDBG/HOME loans	2021
Families Forward	Transitional	1	1 very low income unit	2 BR	City CDBG/HOME loans	2024

IRVINE AFFORDABLE HOUSING DEVELOPMENTS

Project Name	Type	Total Units	Assisted Units/ Income Level	Unit Size	Funding Source(s)	Earliest Date of Conversion
Fusion	Family	280	17 very low, 1 low, and 11 moderate income units	0, 1, 2 BR	Developer funded, Density Bonus	2048
Granite Court	Family	71	25 extremely low and 46 very low income units	1, 2, 3 BR	Tax exempt bonds, CA Multi-Family Housing Revenue Bond, CA Multi-Family Housing Loan Program, County of Orange HCS, City of Irvine, deferred developer fee	2108
Harvard Court	Family	112	11 very low income units	1, 2 BR	1998 CSCDA Series A Bond	2040
Harvard Manor	Family	161	100 very low income units	1, 2, 3, 4 BR	Section 8	2020
Inn at Woodbridge	Senior	120	20 extremely and 100 very low income units	1, 2 BR	Tax Credits, City of Irvine CDBG	2050
Irvine Community Land Trust scattered site units (8 rental units, 1 ownership unit)	Family	9	9 low income units	2, 3 BR	City In-Lieu fees, CDBG, HOME	In Perpetuity
Irvine Inn	Single-Room Occupancy	192	192 very low income units	SRO, 0 BR	County of Orange, Tax Credits	2055
Kelvin Court	Family	132	27 very low income units	Studio, 1, 2, 3 BR	Developer funded	2109

IRVINE AFFORDABLE HOUSING DEVELOPMENTS

Project Name	Type	Total Units	Assisted Units/ Income Level	Unit Size	Funding Source(s)	Earliest Date of Conversion
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
Luminaira	Family	82	81 very low income and 1 moderate units	2, 3 BR	4% Tax Credit Financing, Density Bonus	In Perpetuity
Luxaira	Senior (age 55+)	157	156 very low and 1 moderate income units	Studio, 1 2 BR	4% Tax Credit Financing, Density Bonus	In Perpetuity
Mariposa Villas	Disabled	40	40 very low income units	1, 2 BR	HUD Section 8 and 202	2033
Metropolis	Family	457	29 very low and 18 moderate units	0, 1, 2, 3 BR	Developer funded, Density Bonus	2046
Montecito Vista	Family	162	161 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 very 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	2023

IRVINE AFFORDABLE HOUSING DEVELOPMENTS

Project Name	Type	Total Units	Assisted Units/ Income Level	Unit Size	Funding Source(s)	Earliest Date of Conversion
Parc Derian	Family	80	9 extremely low and 70 very low income units	1, 2, 3 BR	City of Irvine HOME and AHLDLDA loan, Low Income Housing Tax Credits	2073
Rize Apartments	Family	363	26 very low, 1 low, 17 moderate	0, 1, 2 BR	Developer Funded	2048
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 very low and 50 low income units	1, 2, 3, 4 BR	1998 CSCDA Series A Bond, Tax Credits	2052
Solaira at Pavilion Park	Senior (age 55+)	221	137 very low, 84 moderate income units	1, 2 BR	Developer funded, Density Bonus	In Perpetuity
Stanford Court	Family	320	32 very low income units	1, 2 BR	1998 CSCDA Series A Bond	2040
The Alton	Family	344	17 moderate income units	1, 2 BR	Developer Funded	2046
The Arbor at Woodbury	Family	90	27 extremely low, 45 very low and 18 low income units	1, 2, 3 BR	City CDBG & HOME, County Housing Development, Tax Credits, the Irvine Company	2109

IRVINE AFFORDABLE HOUSING DEVELOPMENTS

Project Name	Type	Total Units	Assisted Units/ Income Level	Unit Size	Funding Source(s)	Earliest Date of Conversion
The Kelvin	Family	194	12 very low and 8 moderate income units	0, 1, 2, 3 BR	Developer funded, Density Bonus	2043
The Meadows Mobile Home Park	Senior	360	72 very low, 198 low and 90 moderate income units	2 BR	1998A & 1998B Mobile Home Park Revenue Bond City of Irvine Series	2028
The Parklands	Family	121	120 very low income units	1, 2, 3, 4 BR	Section 8	2023
The Residences on Jamboree	Family	381	22 very low, 1 low, and 15 moderate income units	0, 1, 2 & 3 BR	Developer Funded, Density Bonus	2046
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 Hermosa Apartments	Disabled	24	15 extremely low and 9 very low income units	1, 2 BR	City of Irvine CDBG & HOME, Multi-Family Housing state funds, PRAC/811	2061
Villa Siena – affordable units in Bldgs 1, 5, 6/7	Family	1,442	149 very low income units	0, 1, 2, 3 BR	1998 CSCDA Series PP Multi-Family Bond	2041, 2049 & 2047 respectively
Windrow Apartments	Family	96	96 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	2023

IRVINE 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	2024
Woodbridge Villas	Family	258	39 very low and 21 low income units	2, 3, 4 BR	Section 8, County CDBG, HUD	2022
Woodbridge Willows	Family	200	10 very 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 In-Lieu fees, OC Strategic Priority AH funds, OCDA Set Aside, County HOME funds, 9% LIHTC Tax Credits	2064
Totals		14,220	4,569			

Source: City of Irvine Final 2013-21 Housing Element updated 2015; income levels based on State HCD guidelines. Supplemented August 2018 by Neighborhood Services Division staff.

*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 May 12, 2020

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 \$570,000. 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 October 25, 2019 and March 26, 2020, the following 95 percent of median purchase price limits were determined:

Housing Type	Number of Sales	Median Price	95% of Median Price
Single Family	401	\$1,167,000	\$1,108,650
Condominium	577	\$690,000	\$655,500

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 2020-2021 Annual Action Plan in accord with 24 CFR 92.254(a)(2)(iii).

Attached: Single Family Sales Data
 Condominium Sales Data

CITY OF IRVINE - EXISTING SINGLE FAMILY RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
1	451-252-90	14 STONEPINE , 92604, CA	335,000	12/18/2019	3 / 3.00	1,647	2,110 / 0.05	1975
2	988-881-72	14 PERKINS CT , 92617, CA	340,500	12/6/2019	3 / 2.00	1,510	5,460 / 0.13	1986
3	988-391-42	17 HYPATIA CT , 92617, CA	426,000	3/2/2020	3 / 3.00	1,809	3,620 / 0.08	2012
4	453-073-03	21 GOLDENGLOW ST , 92612, CA	432,500	1/28/2020	4 / 3.00	1,892	2,960 / 0.07	1968
5	988-900-13	10 VIRGIL CT , 92617, CA	460,500	12/3/2019	4 / 3.00	2,092	4,750 / 0.11	1989
6	451-534-21	4 BLACKSTONE , 92604, CA	475,000	1/10/2020	2 / 2.00	1,110	1,000 / 0.02	1977
7	530-145-30	225 PINEVIEW , 92620, CA	475,000	3/13/2020	2 / 2.00	1,204	804 / 0.02	1977
8	530-252-44	35 WHISPERING PNE , 92620, CA	500,000	1/30/2020	3 / 3.00	2,200	4,051 / 0.09	1996
9	530-145-74	190 PINEVIEW , 92620, CA	525,000	12/9/2019	2 / 2.00	1,204	828 / 0.02	1977
10	466-042-28	116 ORCHARD , 92618, CA	557,000	1/16/2020	1 / 1.00	867	2,988 / 0.07	1977
11	530-076-07	2 WILKING DR , 92620, CA	620,000	12/17/2019	2 / 2.00	1,432	3,195 / 0.07	1978
12	529-311-07	14 AUGUSTA , 92620, CA	620,000	1/22/2020	2 / 2.00	948	3,500 / 0.08	1985
13	453-174-18	3 LEMON TREE , 92612, CA	625,000	11/15/2019	2 / 2.00	1,184	2,960 / 0.07	1975
14	529-251-15	30 FABRIANO , 92620, CA	635,000	1/14/2020	2 / 2.00	1,063	3,589 / 0.08	1984
15	530-341-08	162 TRELIS LN , 92620, CA	638,000	12/6/2019	2 / 3.00	1,194	2,328 / 0.05	1998
16	449-441-61	12 PANDORA , 92604, CA	649,000	12/27/2019	2 / 2.00	1,281	2,920 / 0.07	1976
17	580-542-15	107 RAKE , 92618, CA	655,000	2/3/2020	5 / 6.00	3,250	5,182 / 0.12	2016
18	530-342-41	54 PAISLEY PL , 92620, CA	659,000	11/26/2019	2 / 2.00	1,071	1,512 / 0.03	1998
19	530-662-19	27 THREE RIVERS , 92602, CA	660,000	11/18/2019	3 / 2.00	1,373	3,697 / 0.08	2000
20	453-164-46	5145 THORN TREE LN , 92612, CA	665,000	12/18/2019	2 / 2.00	1,349	2,938 / 0.07	1974
21	453-161-69	17231 CITRON , 92612, CA	665,000	1/27/2020	2 / 2.00	1,224	2,744 / 0.06	1974
22	529-257-01	6 FABRIANO , 92620, CA	668,000	12/9/2019	2 / 2.00	1,063	4,000 / 0.09	1985
23	449-042-56	3672 PROVINCETOWN AVE , 92606, CA	690,000	10/28/2019	4 / 3.00	2,402	7,000 / 0.16	1970
24	529-252-13	29 MILAZZO , 92620, CA	698,000	11/25/2019	2 / 3.00	1,385	2,400 / 0.06	1985
25	449-052-11	4976 SEAFORD CIR , 92604, CA	700,000	12/12/2019	2 / 1.00	975	6,650 / 0.15	1969

CITY OF IRVINE - EXISTING SINGLE FAMILY RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
26	530-541-07	16 ROBINS TREE LN , 92602, CA	710,000	3/13/2020	3 / 3.00	1,651	3,060 / 0.07	1999
27	449-151-18	4921 FLAGSTAR CIR , 92604, CA	710,000	3/24/2020	2 / 1.00	963	4,960 / 0.11	1971
28	452-272-59	11 WILDWHEAT , 92614, CA	718,000	3/13/2020	2 / 2.00	971	3,024 / 0.07	1980
29	449-162-05	3771 PROVINCETOWN AVE , 92606, CA	720,000	11/22/2019	5 / 3.00	1,929	5,000 / 0.11	1971
30	453-064-23	4291 SANDBURG WAY , 92612, CA	722,000	11/14/2019	3 / 2.00	1,494	3,232 / 0.07	1967
31	452-112-34	7 PEBBLEPATH , 92614, CA	725,000	10/30/2019	2 / 2.00	1,208	3,240 / 0.07	1980
32	451-252-62	8 DEODAR , 92604, CA	729,000	2/18/2020	3 / 3.00	1,642	2,110 / 0.05	1976
33	453-094-07	4676 SIERRA TREE LN , 92612, CA	737,000	2/10/2020	2 / 2.00	1,300	3,000 / 0.07	1969
34	529-054-03	21 AVELLINO , 92620, CA	738,000	3/19/2020	2 / 3.00	1,425	2,460 / 0.06	1983
35	449-151-02	4912 GAINSPORT CIR , 92604, CA	740,000	1/7/2020	4 / 2.00	1,200	5,225 / 0.12	1971
36	453-051-44	11 LANCEWOOD WAY , 92612, CA	740,000	11/7/2019	3 / 2.00	1,494	3,680 / 0.08	1966
37	449-451-37	2 BUCKEYE , 92604, CA	745,000	12/9/2019	3 / 3.00	1,941	3,060 / 0.07	1977
38	451-553-02	11 NUTWOOD , 92604, CA	750,000	11/4/2019	3 / 3.00	1,681	2,799 / 0.06	1978
39	453-162-12	5261 THORN TREE LN , 92612, CA	755,000	11/8/2019	2 / 2.00	1,224	3,451 / 0.08	1974
40	451-191-03	6 GOLD BLF , 92604, CA	757,000	11/21/2019	3 / 2.00	1,719	4,376 / 0.1	1975
41	529-301-32	54 BRIDGEPORT , 92620, CA	759,000	12/31/2019	3 / 3.00	1,273	3,500 / 0.08	1984
42	434-151-25	44 MARSALA , 92606, CA	765,000	1/15/2020	3 / 3.00	1,194	3,000 / 0.07	1994
43	529-172-15	5 PIKE , 92620, CA	769,000	11/27/2019	3 / 2.00	1,270	3,975 / 0.09	1979
44	529-301-44	30 STRATFORD , 92620, CA	770,000	2/20/2020	3 / 3.00	1,424	3,500 / 0.08	1984
45	452-073-13	1 SILKLEAF , 92614, CA	775,000	1/29/2020	2 / 2.00	971	3,948 / 0.09	1980
46	451-343-25	20 WOODLAND DR , 92604, CA	780,000	1/13/2020	3 / 3.00	1,851	2,406 / 0.06	1973
47	449-253-13	4632 KIMBERWICK CIR , 92604, CA	780,000	12/12/2019	3 / 2.00	1,116	5,080 / 0.12	1972
48	451-343-02	28 TANGLEWOOD DR , 92604, CA	782,500	11/12/2019	3 / 3.00	1,851	2,309 / 0.05	1976
49	451-342-31	31 TANGLEWOOD DR , 92604, CA	783,000	11/27/2019	3 / 3.00	1,655	2,252 / 0.05	1976
50	453-173-76	10 FEATHERWOOD , 92612, CA	785,000	10/31/2019	3 / 2.00	1,532	5,336 / 0.12	1975

CITY OF IRVINE - EXISTING SINGLE FAMILY RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
51	529-257-10	9 VARESA , 92620, CA	785,000	1/14/2020	2 / 3.00	1,385	2,880 / 0.07	1988
52	449-123-03	14922 LAURELGROVE CIR , 92604, CA	788,000	2/4/2020	3 / 2.00	1,116	5,000 / 0.11	1971
53	529-024-15	13791 TYPEE WAY , 92620, CA	789,000	3/4/2020	3 / 2.00	1,470	5,500 / 0.13	1970
54	451-343-19	32 WOODLAND DR , 92604, CA	790,000	2/25/2020	3 / 3.00	1,655	2,406 / 0.06	1976
55	451-191-46	20 SANDERLING , 92604, CA	790,000	12/20/2019	3 / 2.00	1,587	4,050 / 0.09	1975
56	447-041-48	3582 CLAREMONT ST , 92614, CA	795,000	11/15/2019	4 / 2.00	1,560	11,400 / 0.26	1969
57	453-093-20	27 ACACIA TREE LN , 92612, CA	798,000	11/13/2019	3 / 3.00	2,072	3,000 / 0.07	1969
58	451-342-08	18 WOODPINE DR , 92604, CA	800,000	1/27/2020	3 / 3.00	1,851	2,309 / 0.05	1976
59	449-281-06	4101 PLEASANT ST , 92604, CA	800,000	1/2/2020	4 / 3.00	1,762	5,466 / 0.13	1973
60	434-151-17	49 MARSALA , 92606, CA	800,000	3/9/2020	3 / 3.00	1,284	3,250 / 0.07	1994
61	453-064-41	13 MEADOWSWEET WAY , 92612, CA	800,000	1/9/2020	3 / 2.00	1,498	3,200 / 0.07	1967
62	451-342-45	12 PEBBLEWOOD , 92604, CA	805,000	3/18/2020	3 / 3.00	1,851	2,309 / 0.05	1976
63	453-093-19	25 ACACIA TREE LN , 92612, CA	805,000	2/27/2020	3 / 3.00	1,990	3,000 / 0.07	1969
64	529-151-07	47 LINDBERG , 92620, CA	805,000	1/7/2020	2 / 2.00	1,475	5,350 / 0.12	1977
65	451-493-08	6 ALDERBROOK , 92604, CA	810,000	11/19/2019	3 / 2.00	1,440	4,590 / 0.11	1976
66	451-191-50	28 SANDERLING , 92604, CA	815,000	10/25/2019	3 / 3.00	1,870	3,960 / 0.09	1974
67	453-043-54	28 PALMENTO WAY , 92612, CA	815,000	1/28/2020	3 / 3.00	1,749	3,200 / 0.07	1966
68	530-122-22	33 CASTILLO , 92620, CA	820,000	11/13/2019	3 / 3.00	1,896	3,420 / 0.08	1977
69	449-313-23	14256 MATISSE AVE , 92606, CA	825,000	1/17/2020	4 / 3.00	2,060	5,000 / 0.11	1974
70	447-071-23	3841 HENDRIX ST , 92614, CA	825,000	12/24/2019	4 / 3.00	1,807	5,000 / 0.11	1971
71	447-053-20	3932 CLAREMONT ST , 92614, CA	825,000	3/20/2020	4 / 3.00	2,094	5,530 / 0.13	1973
72	530-661-40	7 MILLBRAE , 92602, CA	830,000	1/22/2020	3 / 3.00	1,982	2,640 / 0.06	2001
73	551-021-08	7 CAMDEN , 92620, CA	830,000	10/28/2019	3 / 3.00	1,945	4,145 / 0.1	1979
74	449-134-05	4082 BELVEDERE ST , 92604, CA	835,000	12/13/2019	3 / 2.00	1,448	5,466 / 0.13	1971
75	447-301-03	9 LILIANO , 92614, CA	835,000	10/25/2019	3 / 3.00	1,605	3,300 / 0.08	1989

CITY OF IRVINE - EXISTING SINGLE FAMILY RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
76	453-094-20	4691 ROYCE RD , 92612, CA	840,000	11/19/2019	3 / 3.00	2,072	3,500 / 0.08	1969
77	453-052-57	17 WINTERSWEET WAY , 92612, CA	841,000	3/18/2020	3 / 3.00	1,749	3,200 / 0.07	1966
78	451-033-04	5192 ROYALE AVE , 92604, CA	850,000	10/31/2019	4 / 2.00	1,649	6,466 / 0.15	1880
79	529-161-34	4 COPPER HL , 92620, CA	852,000	12/18/2019	3 / 2.00	1,696	4,275 / 0.1	1978
80	449-112-10	4791 KAREN ANN LN , 92604, CA	855,000	1/10/2020	3 / 2.00	1,752	5,599 / 0.13	1971
81	447-072-02	17461 WAYNE AVE , 92614, CA	855,000	1/21/2020	4 / 3.00	1,807	5,270 / 0.12	1971
82	529-361-07	2 SHELBY , 92620, CA	855,000	11/25/2019	3 / 2.00	1,538	4,465 / 0.1	1986
83	451-203-13	51 GOLDEN STAR , 92604, CA	860,000	1/2/2020	3 / 2.00	1,688	6,300 / 0.14	1975
84	463-511-08	36 MORNING VW , 92603, CA	867,500	2/28/2020	2 / 2.00	1,729	5,000 / 0.11	1979
85	453-122-21	32 OAK TREE LN , 92612, CA	868,000	2/4/2020	3 / 3.00	1,774	3,000 / 0.07	1969
86	530-553-31	17 WINDARBOR LN , 92602, CA	872,000	3/11/2020	3 / 3.00	1,892	4,262 / 0.1	1999
87	530-341-13	144 TRELIS LN , 92620, CA	874,000	1/31/2020	3 / 3.00	1,711	3,179 / 0.07	1997
88	447-311-03	19 LILIANO , 92614, CA	875,000	12/13/2019	3 / 3.00	1,807	3,300 / 0.08	1989
89	449-162-42	3842 URIS CT , 92606, CA	876,000	12/6/2019	3 / 3.00	1,799	5,050 / 0.12	1971
90	529-125-13	5 CLAY , 92620, CA	878,000	2/7/2020	4 / 3.00	2,524	5,000 / 0.11	1978
91	529-035-27	13682 ONKAYHA CIR , 92620, CA	879,000	10/25/2019	4 / 3.00	2,550	6,019 / 0.14	1970
92	452-111-33	13 MELODYLANE , 92614, CA	880,000	3/9/2020	3 / 3.00	1,571	3,240 / 0.07	1980
93	447-291-37	3 ALMERIA , 92614, CA	880,000	12/26/2019	2 / 2.00	1,405	4,050 / 0.09	1986
94	530-021-08	16 CAMPANERO W , 92620, CA	880,000	3/13/2020	3 / 2.00	1,323	4,365 / 0.1	1977
95	530-482-21	20 BOWIE PL , 92602, CA	883,000	11/18/2019	3 / 3.00	1,994	3,105 / 0.07	1998
96	449-522-49	12 NEW HAMPSHIRE , 92606, CA	885,000	3/26/2020	4 / 3.00	2,239	5,805 / 0.13	1999
97	453-102-06	6 ASPEN TREE LN, 92612, CA	885,000	11/25/2019	3 / 2.00	1,714	6,000 / 0.14	1968
98	551-017-33	30 CAPE COD , 92620, CA	885,000	12/23/2019	3 / 3.00	2,205	4,725 / 0.11	1978
99	451-051-41	15172 CHALON CIR , 92604, CA	888,000	3/25/2020	4 / 2.00	1,649	6,300 / 0.14	1970
100	529-061-08	16 BUNKER HL , 92620, CA	889,000	11/21/2019	4 / 2.00	1,975	5,777 / 0.13	1978

CITY OF IRVINE - EXISTING SINGLE FAMILY RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
101	551-014-06	6 CARLYLE , 92620, CA	890,000	1/14/2020	3 / 3.00	1,945	5,080 / 0.12	1979
102	453-113-10	4521 PINYON TREE LN , 92612, CA	892,000	12/23/2019	3 / 3.00	2,089	6,000 / 0.14	1973
103	530-415-12	14 HALIFAX PL , 92602, CA	895,000	12/12/2019	3 / 3.00	1,994	3,174 / 0.07	1997
104	449-072-05	4801 LINDSTROM AVE , 92604, CA	896,000	11/6/2019	4 / 2.00	1,760	6,048 / 0.14	1970
105	451-291-02	22 DEERWOOD E , 92604, CA	899,000	1/10/2020	3 / 2.00	1,906	5,400 / 0.12	1976
106	451-361-15	38 BLUEJAY , 92604, CA	900,000	1/29/2020	3 / 2.00	1,545	7,425 / 0.17	1977
107	449-422-02	3552 SEGO ST , 92606, CA	900,000	11/15/2019	4 / 3.00	1,897	5,000 / 0.11	1973
108	529-151-13	35 LINDBERG , 92620, CA	900,000	12/6/2019	3 / 3.00	1,856	5,350 / 0.12	1977
109	447-301-07	1 LILIANO , 92614, CA	901,500	3/12/2020	3 / 3.00	2,044	3,300 / 0.08	1987
110	451-572-11	2 EASTMONT , 92604, CA	902,500	1/3/2020	3 / 2.00	1,538	4,800 / 0.11	1978
111	551-053-03	29 FIELD , 92620, CA	907,000	2/14/2020	4 / 3.00	2,078	6,850 / 0.16	1980
112	449-224-03	3572 REDWOOD ST , 92606, CA	910,000	3/18/2020	4 / 3.00	2,287	5,000 / 0.11	1972
113	530-021-41	21 CAMPANERO E , 92620, CA	912,000	2/13/2020	4 / 3.00	2,086	4,140 / 0.1	1977
114	551-025-05	14 DUANE , 92620, CA	920,000	2/28/2020	4 / 3.00	2,085	5,006 / 0.11	1979
115	449-092-53	5091 YEARLING AVE , 92604, CA	924,000	1/17/2020	4 / 3.00	1,946	5,000 / 0.11	1962
116	453-092-22	77 ACACIA TREE LN , 92612, CA	925,000	2/5/2020	3 / 3.00	1,774	3,300 / 0.08	1969
117	447-282-11	8 LAS CRUCES , 92614, CA	925,000	3/12/2020	3 / 3.00	1,887	4,050 / 0.09	1987
118	530-661-60	26 APPLE VLY , 92602, CA	929,000	11/8/2019	3 / 3.00	2,474	2,640 / 0.06	1999
119	449-201-26	4342 BRIDGEWAY ST , 92604, CA	930,000	2/10/2020	4 / 3.00	2,449	5,000 / 0.11	1972
120	447-323-09	12 CABRINI , 92614, CA	930,000	11/1/2019	3 / 3.00	2,044	3,300 / 0.08	1987
121	529-044-25	13621 ONKAYHA CIR , 92620, CA	930,000	12/26/2019	3 / 3.00	2,260	6,287 / 0.14	1971
122	447-291-08	85 FINISTERRA , 92614, CA	933,000	10/30/2019	3 / 3.00	1,887	4,050 / 0.09	1986
123	551-023-08	8 CARLTON , 92620, CA	935,000	1/9/2020	4 / 3.00	2,470	5,080 / 0.12	1976
124	451-512-27	15 THORNWOOD , 92604, CA	950,000	10/25/2019	4 / 3.00	2,406	4,320 / 0.1	1979
125	451-244-01	2 MARIPOSA , 92604, CA	950,000	12/9/2019	5 / 3.00	2,341	6,300 / 0.14	1976

CITY OF IRVINE - EXISTING SINGLE FAMILY RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
126	449-084-63	4461 WYNGATE CIR , 92604, CA	950,000	2/24/2020	6 / 3.00	2,640	5,051 / 0.12	1970
127	449-542-06	26 NEBRASKA , 92606, CA	950,000	3/25/2020	4 / 3.00	2,206	3,610 / 0.08	1999
128	551-025-04	13 CARLYLE , 92620, CA	950,000	2/21/2020	4 / 3.00	2,508	4,932 / 0.11	1979
129	449-411-08	14941 ATHEL AVE , 92606, CA	959,000	12/27/2019	4 / 3.00	2,025	5,000 / 0.11	1973
130	451-081-70	15305 SAVERNE CIR , 92604, CA	960,000	11/22/2019	4 / 3.00	1950	6,240 / 0.14	1972
131	551-222-02	34 WATERSPOUT , 92620, CA	960,000	1/8/2020	3 / 3.00	1,785	3,666 / 0.08	2005
132	530-078-12	25 CARLINA , 92620, CA	960,000	2/26/2020	4 / 3.00	1,979	6,050 / 0.14	1979
133	529-361-52	30 WAKEFIELD , 92620, CA	960,000	12/18/2019	4 / 3.00	2,132	4,465 / 0.1	1986
134	529-043-10	4142 BLACKFIN AVE , 92620, CA	960,000	2/18/2020	5 / 3.00	2,563	5,500 / 0.13	1971
135	452-301-11	19 SOARING HAWK , 92614, CA	967,000	2/25/2020	4 / 3.00	1,887	4,462 / 0.1	1984
136	449-421-25	3611 SEGO ST , 92606, CA	968,000	3/16/2020	4 / 3.00	2,621	5,000 / 0.11	1973
137	530-771-21	32 KIRKWOOD , 92602, CA	970,000	3/6/2020	3 / 3.00	1,932	3,347 / 0.08	2000
138	451-173-27	10 DEER SPG , 92604, CA	970,000	3/10/2020	4 / 2.00	2,125	6,000 / 0.14	1974
139	529-163-22	33 WESTPORT , 92620, CA	970,000	11/1/2019	3 / 3.00	2,366	5,300 / 0.12	1978
140	463-282-07	4972 PASEO DE VEGA , 92603, CA	971,000	11/21/2019	3 / 2.00	1,512	4,366 / 0.1	1973
141	551-061-37	1 MASLOW , 92620, CA	973000	12/11/2019	4 / 2.00	1898	5,610 / 0.13	1979
142	447-211-10	9 SALERNO , 92614, CA	975,000	1/31/2020	3 / 3.00	2,187	5,500 / 0.13	1986
143	741-091-18	15 POMEGRANATE , 92620, CA	979000	2/7/2020	4 / 3.00	2481	5,147 / 0.12	2002
144	453-062-27	11 BAYBERRY WAY , 92612, CA	980,000	2/21/2020	3 / 3.00	2,304	3,040 / 0.07	1967
145	551-131-02	48 SECRET GDN , 92620, CA	980000	2/19/2020	3 / 2.00	1780	4,312 / 0.1	2005
146	447-431-35	26 TOSCANY , 92614, CA	985,000	10/25/2019	3 / 3.00	2153	4,050 / 0.09	1988
147	530-783-07	39 HEATHERTON , 92602, CA	990,000	11/15/2019	4 / 3.00	2,106	3,551 / 0.08	2001
148	447-191-01	11 SALINA , 92614, CA	998,000	1/17/2020	3 / 3.00	1,868	4,500 / 0.1	1987
149	530-086-03	1 RINCON , 92620, CA	998000	11/1/2019	4 / 3.00	2794	6,732 / 0.15	1984
150	449-341-17	4351 SKYLARK ST , 92604, CA	999,000	12/11/2019	5 / 3.00	2,366	5,550 / 0.13	1974

CITY OF IRVINE - EXISTING SINGLE FAMILY RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
151	447-323-13	6 GALANTO , 92614, CA	999,000	2/3/2020	3 / 3.00	2,044	3,300 / 0.08	1989
152	530-171-02	3 RECINTO , 92620, CA	1000000	10/25/2019	4 / 2.00	1974	5,150 / 0.12	1980
153	529-192-02	19 BULL RUN , 92620, CA	1000000	1/28/2020	4 / 3.00	2635	5,400 / 0.12	1979
154	530-743-04	32 CALAIS , 92602, CA	1,007,500	10/31/2019	4 / 3.00	2,574	4,250 / 0.1	2001
155	447-071-70	17402 TEACHERS AVE , 92614, CA	1,010,000	3/9/2020	5 / 3.00	2,376	6,633 / 0.15	1971
156	551-016-07	67 CAPE COD , 92620, CA	1010000	11/20/2019	3 / 3.00	2205	4,500 / 0.1	1979
157	463-501-39	30 MORNING VW , 92603, CA	1,015,000	11/8/2019	2 / 2.00	1,998	5,000 / 0.11	1980
158	551-164-51	60 LOGAN , 92620, CA	1,020,000	11/5/2019	3 / 3.00	2,582	4,500 / 0.1	2005
159	530-181-11	7 URBINO , 92620, CA	1020000	10/30/2019	3 / 3.00	2562	5,250 / 0.12	1979
160	529-181-33	21 CARSON , 92620, CA	1020000	1/31/2020	3 / 3.00	2193	5,150 / 0.12	1978
161	529-062-09	3 HANCOCK , 92620, CA	1020000	11/8/2019	4 / 3.00	2391	4,900 / 0.11	1977
162	447-424-02	11 CAPOBELLA , 92614, CA	1,033,000	12/2/2019	4 / 3.00	2,477	4,080 / 0.09	1988
163	529-081-07	3 STONEWALL , 92620, CA	1035000	11/15/2019	4 / 3.00	2380	5,040 / 0.12	1977
164	434-251-07	16 CALAVERA , 92606, CA	1,040,000	2/6/2020	4 / 3.00	2,168	4,500 / 0.1	1997
165	452-131-10	19 DAYBREAK , 92614, CA	1,040,000	12/2/2019	3 / 2.00	1,936	5,100 / 0.12	1890
166	452-135-05	21 SUNRIVER , 92614, CA	1,048,500	12/30/2019	3 / 2.00	1,936	5,100 / 0.12	1979
167	529-191-37	23 BULL RUN , 92620, CA	1050000	1/8/2020	4 / 3.00	2635	5,400 / 0.12	1979
168	528-051-08	59 PACIFIC CRST , 92602, CA	1,060,000	2/7/2020	4 / 3.00	2,231	3,982 / 0.09	2003
169	551-028-06	43 BENNINGTON , 92620, CA	1,060,000	1/7/2020	4 / 3.00	2,470	5,115 / 0.12	1977
170	580-421-56	122 STIZZA , 92618, CA	1,065,000	1/22/2020	3 / 2.00	1,746	5,005 / 0.11	2014
171	530-031-18	16 NINOS , 92620, CA	1,065,000	3/26/2020	4 / 3.00	2,191	5,865 / 0.13	1981
172	529-114-81	17 HARRISBURG , 92620, CA	1,065,000	11/21/2019	4 / 3.00	3,029	5,003 / 0.11	1981
173	530-692-17	2 OLINDA , 92602, CA	1,072,500	10/28/2019	4 / 3.00	2,113	4,972 / 0.11	2000
174	551-062-12	24 CARVER , 92620, CA	1,075,000	3/9/2020	4 / 3.00	2,453	5,200 / 0.12	1980
175	529-163-03	6 ALLEGHENY , 92620, CA	1075000	1/17/2020	4 / 3.00	2646	5,750 / 0.13	1978

CITY OF IRVINE - EXISTING SINGLE FAMILY RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
176	463-012-14	5081 BEREAN LN , 92603, CA	1,080,000	1/9/2020	3 / 2.00	1,605	5,900 / 0.14	1968
177	434-231-26	10 S SANTA TERESITA , 92606, CA	1,080,000	11/27/2019	5 / 3.00	2,444	5,820 / 0.13	1995
178	530-133-47	26 ALEGRIA , 92620, CA	1,080,000	3/6/2020	4 / 3.00	2,400	5,400 / 0.12	1977
179	530-133-43	18 ALEGRIA , 92620, CA	1,080,000	2/26/2020	4 / 3.00	2,399	6,000 / 0.14	1977
180	528-081-10	6 STONEGATE , 92602, CA	1,083,000	1/14/2020	3 / 3.00	2,899	4,676 / 0.11	2002
181	530-112-08	3 SEVILLE , 92620, CA	1,099,000	12/3/2019	4 / 3.00	2,459	4,762 / 0.11	1979
182	529-102-02	20 GRANT , 92620, CA	1,099,000	12/19/2019	4 / 3.00	2,453	4,800 / 0.11	1979
183	530-321-45	34 SILVEROAK , 92620, CA	1,105,000	11/25/2019	3 / 3.00	2,134	4,590 / 0.11	1997
184	530-053-35	15 ENSUENO E , 92620, CA	1,105,000	11/7/2019	4 / 3.00	2,378	5,200 / 0.12	1978
185	530-692-33	29 DINUBA , 92602, CA	1,120,000	10/30/2019	4 / 3.00	2,201	3,308 / 0.08	2000
186	528-121-09	8 PACIFIC CRST , 92602, CA	1,120,000	3/26/2020	3 / 3.00	2,525	4,732 / 0.11	2001
187	466-331-25	28 HIGHFIELD GLN , 92618, CA	1,122,000	2/11/2020	3 / 3.00	2,363	6,697 / 0.15	2001
188	551-195-02	66 RISING SUN , 92620, CA	1,125,000	12/12/2019	4 / 3.00	2,339	4,056 / 0.09	2005
189	551-164-02	222 VINTAGE , 92620, CA	1,125,000	10/25/2019	3 / 3.00	2,582	5,552 / 0.13	2004
190	434-253-12	64 CALAVERA , 92606, CA	1,130,000	11/12/2019	4 / 3.00	2,292	4,472 / 0.1	1996
191	447-194-27	28 TRAPANI , 92614, CA	1,135,000	3/20/2020	4 / 3.00	2,168	4,500 / 0.1	1987
192	580-313-08	203 DESERT BLOOM , 92618, CA	1,136,000	12/26/2019	4 / 3.00	2,767	3,136 / 0.07	2013
193	447-211-58	3 BERNINI , 92614, CA	1,138,000	3/13/2020	4 / 3.00	2,601	5,000 / 0.11	1987
194	580-312-71	264 DESERT BLOOM , 92618, CA	1,138,000	2/21/2020	4 / 3.00	2,767	3,920 / 0.09	2012
195	530-075-02	12 ENSUENO E , 92620, CA	1,139,000	2/20/2020	4 / 3.00	2,447	5,670 / 0.13	1978
196	551-474-04	132 BEECHMONT , 92620, CA	1,140,000	1/24/2020	3 / 3.00	2,417	3,317 / 0.08	2012
197	528-131-22	12 LONGVALE , 92602, CA	1,150,000	1/27/2020	4 / 3.00	2,486	4,049 / 0.09	2006
198	502-531-15	39 MILLGROVE , 92602, CA	1,150,000	3/2/2020	5 / 3.00	2,691	4,550 / 0.1	2000
199	580-313-10	195 DESERT BLOOM , 92618, CA	1,155,000	2/14/2020	4 / 3.00	2,817	5,184 / 0.12	2013
200	530-831-13	1 HALLWOOD , 92602, CA	1,163,000	12/18/2019	3 / 3.00	2,335	6,529 / 0.15	2001

CITY OF IRVINE - EXISTING SINGLE FAMILY RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
201	530-232-23	98 SILVER FOX , 92620, CA	1,165,500	1/24/2020	5 / 4.00	2,597	5,520 / 0.13	1997
202	434-391-12	50 SNOWDROP TREE , 92606, CA	1,167,000	10/29/2019	4 / 3.00	2,719	4,276 / 0.1	2006
203	451-292-12	37 DEER CRK , 92604, CA	1,180,000	3/16/2020	4 / 3.00	2,592	9,310 / 0.21	1977
204	580-313-03	217 DESERT BLOOM , 92618, CA	1,180,000	3/13/2020	4 / 3.00	2,817	4,792 / 0.11	2013
205	529-063-77	4 TICONDEROGA , 92620, CA	1,180,000	3/17/2020	4 / 3.00	3,029	5,300 / 0.12	1980
206	449-501-19	23 MARYLAND , 92606, CA	1,187,000	10/30/2019	4 / 3.00	2,440	5,045 / 0.12	1997
207	452-141-05	4 COTTONCLOUD , 92614, CA	1,190,000	11/7/2019	4 / 3.00	2,466	5,500 / 0.13	1980
208	580-701-40	105 BRIAR ROSE , 92618, CA	1,190,000	2/24/2020	4 / 4.00	2,916	3,840 / 0.09	2017
209	447-223-42	1 BERGAMO , 92614, CA	1,195,000	1/6/2020	4 / 3.00	2,601	5,000 / 0.11	1986
210	591-251-24	119 WANDERER , 92618, CA	1,199,000	1/16/2020	4 / 5.00	2,985	3,627 / 0.08	2018
211	591-251-22	123 WANDERER , 92618, CA	1,199,000	11/27/2019	4 / 4.00	3,021	3,627 / 0.08	2018
212	530-712-32	22 PACIFIC GRV , 92602, CA	1,200,000	1/14/2020	3 / 3.00	2,662	5,079 / 0.12	1999
213	434-421-11	42 JUNE BERRY , 92606, CA	1,200,000	1/6/2020	4 / 4.00	2,878	4,646 / 0.11	2005
214	434-251-18	38 CALAVERA , 92606, CA	1,200,000	2/19/2020	5 / 3.00	2,365	4,400 / 0.1	1996
215	452-412-15	9 FOXBORO , 92614, CA	1,200,000	2/6/2020	4 / 3.00	2,369	5,000 / 0.11	1984
216	580-312-75	168 COYOTE BRUSH , 92618, CA	1,200,000	3/16/2020	4 / 3.00	2,767	4,617 / 0.11	2013
217	463-121-02	5432 SIERRA ROJA RD , 92603, CA	1,202,000	2/27/2020	4 / 2.00	1,798	6,048 / 0.14	1970
218	551-032-37	7 HUNTER , 92620, CA	1,215,000	10/28/2019	3 / 3.00	3,216	5,000 / 0.11	1979
219	434-252-20	6 VILLANOVA , 92606, CA	1,220,000	1/15/2020	4 / 3.00	2,365	4,750 / 0.11	1996
220	580-551-09	103 WHEELBARROW , 92618, CA	1,220,000	12/13/2019	3 / 3.00	1,880	5,574 / 0.13	2015
221	529-164-06	12 WESTPORT , 92620, CA	1,220,000	12/31/2019	4 / 3.00	2,646	5,350 / 0.12	1978
222	466-291-15	34 SUTTON , 92618, CA	1,228,000	2/26/2020	5 / 4.00	2,641	3,882 / 0.09	2000
223	580-381-24	219 DENIM , 92618, CA	1,230,000	2/7/2020	4 / 4.00	2,599	5,340 / 0.12	2014
224	447-223-09	3 FIERRO , 92614, CA	1,235,000	2/7/2020	4 / 3.00	2,601	5,000 / 0.11	1987
225	551-533-35	76 KIMBAL , 92620, CA	1,240,000	3/13/2020	4 / 4.00	2,523	4,050 / 0.09	2014

CITY OF IRVINE - EXISTING SINGLE FAMILY RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
226	463-017-10	5172 GRINNELL LN , 92603, CA	1,241,500	11/26/2019	4 / 3.00	2,018	6,350 / 0.15	1968
227	527-191-41	52 WILD HORSE , 92602, CA	1,248,000	11/22/2019	4 / 3.00	2,393	3,967 / 0.09	2015
228	528-101-40	14 KERNVILLE , 92602, CA	1,250,000	3/9/2020	3 / 2.00	2,424	6,125 / 0.14	2002
229	451-632-07	4 ROCKWREN , 92604, CA	1,250,000	3/17/2020	4 / 3.00	2,248	5,000 / 0.11	1979
230	451-604-15	78 SHADOWBROOK , 92604, CA	1,250,000	11/13/2019	5 / 3.00	2,628	3,463 / 0.08	2013
231	528-123-53	25 VILLAGER , 92602, CA	1,255,000	3/18/2020	5 / 4.00	3,055	4,205 / 0.1	2002
232	104-672-19	53 BERKSHIRE WOOD , 92620, CA	1,255,000	2/28/2020	3 / 3.00	2,403	3,441 / 0.08	2015
233	580-201-23	50 MEDFORD , 92620, CA	1,260,000	11/1/2019	3 / 3.00	2,640	4,008 / 0.09	2012
234	551-172-20	41 GABLES , 92620, CA	1,260,000	2/4/2020	4 / 4.00	2,708	4,785 / 0.11	2009
235	551-482-06	209 SHELBOURNE , 92620, CA	1,265,000	3/20/2020	4 / 3.00	2,483	3,317 / 0.08	2013
236	463-017-12	5202 GRINNELL LN , 92603, CA	1,275,000	3/16/2020	3 / 3.00	1,735	9,940 / 0.23	1968
237	551-173-15	22 CASSIDY , 92620, CA	1,275,000	12/18/2019	4 / 4.00	2,708	4,455 / 0.1	2010
238	434-292-43	18 PONTE , 92606, CA	1,280,000	2/24/2020	5 / 4.00	2,811	5,100 / 0.12	1996
239	463-193-01	19331 SIERRA BELLO RD , 92603, CA	1,285,000	12/12/2019	4 / 3.00	2,071	6,930 / 0.16	1971
240	551-164-50	62 LOGAN , 92620, CA	1,285,000	12/6/2019	5 / 5.00	2,929	5,700 / 0.13	2005
241	580-312-15	147 COYOTE BRUSH , 92618, CA	1,288,000	3/2/2020	4 / 4.00	3,179	4,879 / 0.11	2013
242	551-482-11	245 SHELBOURNE , 92620, CA	1,290,000	3/23/2020	4 / 3.00	2,526	3,742 / 0.09	2013
243	530-501-41	19 LYNNFIELD , 92620, CA	1,290,000	1/13/2020	3 / 3.00	2,755	7,839 / 0.18	1998
244	104-673-36	66 SYCAMORE BND , 92620, CA	1,290,000	11/18/2019	4 / 3.00	2,734	3,485 / 0.08	2013
245	527-352-01	71 FURLONG , 92602, CA	1,291,000	12/26/2019	4 / 4.00	2,731	4,779 / 0.11	2017
246	527-351-06	52 RIM CRST , 92602, CA	1,295,000	2/21/2020	4 / 4.00	2,719	3,713 / 0.09	2017
247	551-163-35	20 BUNGALOW , 92620, CA	1,295,000	11/13/2019	5 / 5.00	2929	6,393 / 0.15	2005
248	463-141-07	19492 SIERRA RATON RD , 92603, CA	1,300,000	11/6/2019	5 / 3.00	2,900	8,951 / 0.21	1971
249	580-381-03	221 COMPASS , 92618, CA	1,300,000	11/15/2019	4 / 4.00	2,756	5,100 / 0.12	2014
250	466-301-11	2 SUTTON , 92618, CA	1,300,000	11/18/2019	3 / 3.00	2,778	6,296 / 0.14	2000

CITY OF IRVINE - EXISTING SINGLE FAMILY RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
251	551-553-08	56 HEARST , 92620, CA	1,300,000	11/8/2019	4 / 5.00	3,458	3,960 / 0.09	2017
252	551-031-11	45 CHOATE , 92620, CA	1,300,000	3/19/2020	3 / 3.00	3,216	5,750 / 0.13	1978
253	530-152-07	10 VISPERA , 92620, CA	1,300,000	12/4/2019	5 / 3.00	3,131	5,400 / 0.12	1979
254	528-111-25	34 VILLAGER , 92602, CA	1,302,500	12/13/2019	5 / 3.00	3,456	5,060 / 0.12	2002
255	530-242-53	33 CEDARBROOK , 92620, CA	1,305,000	12/31/2019	4 / 3.00	2,643	5,168 / 0.12	1995
256	528-123-51	5 DELANO , 92602, CA	1,320,000	1/24/2020	5 / 4.00	3,560	4,086 / 0.09	2003
257	580-823-20	102 MEASURE , 92618, CA	1,330,000	1/31/2020	4 / 5.00	2,892	6,601 / 0.15	2018
258	551-572-54	116 MOSSWOOD , 92620, CA	1,330,000	12/16/2019	4 / 3.00	2,691	3,435 / 0.08	2015
259	551-131-19	27 SECRET GDN , 92620, CA	1,330,000	12/20/2019	4 / 3.00	3,223	4,574 / 0.11	2005
260	463-083-02	5392 CATOWBA LN , 92603, CA	1,340,000	11/27/2019	4 / 2.00	1,798	5,500 / 0.13	1969
261	551-164-39	49 GENTRY , 92620, CA	1,340,000	11/12/2019	5 / 5.00	2,929	4,995 / 0.11	2005
262	530-171-01	1 RECINTO , 92620, CA	1,340,000	3/3/2020	4 / 3.00	3,264	5,610 / 0.13	1980
263	463-015-19	5141 ALTOONA LN , 92603, CA	1,345,000	11/21/2019	4 / 3.00	2,015	6,000 / 0.14	1969
264	530-391-29	53 LEGACY WAY , 92602, CA	1,350,000	11/4/2019	5 / 3.00	3,748	7,426 / 0.17	1997
265	463-423-23	17 ELDERBERRY , 92603, CA	1,350,000	3/18/2020	3 / 3.00	2,546	7,015 / 0.16	1979
266	580-541-43	115 SIDEWAYS , 92618, CA	1,350,000	2/13/2020	4 / 4.00	3,158	4,825 / 0.11	2015
267	580-541-11	103 TANDEM , 92618, CA	1,350,000	2/26/2020	4 / 4.00	3,158	5,724 / 0.13	2016
268	580-381-20	222 DENIM , 92618, CA	1,350,000	1/23/2020	4 / 5.00	2,689	5,040 / 0.12	2014
269	528-111-23	30 VILLAGER , 92602, CA	1,357,000	2/3/2020	5 / 3.00	3,456	5,549 / 0.13	2002
270	530-731-38	26 MAYWOOD , 92602, CA	1,370,000	12/9/2019	4 / 3.00	2,719	5,408 / 0.12	2000
271	530-301-26	7 BLUE SPRUCE , 92620, CA	1,375,000	2/13/2020	4 / 3.00	2,433	6,120 / 0.14	1996
272	551-223-26	21 PAPERBARK , 92620, CA	1,380,000	11/1/2019	4 / 4.00	3,301	6,406 / 0.15	2009
273	551-372-35	10 CLOCKTOWER , 92620, CA	1,388,000	2/13/2020	4 / 3.00	2,658	5,505 / 0.13	2009
274	580-353-10	103 PRAIRIE ROSE , 92618, CA	1,395,000	10/28/2019	5 / 5.00	3,428	6,678 / 0.15	2014
275	551-223-23	24 PAPERBARK , 92620, CA	1,399,000	11/1/2019	4 / 4.00	3,301	4,996 / 0.11	2009

CITY OF IRVINE - EXISTING SINGLE FAMILY RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
276	530-721-20	5 LA CANADA , 92602, CA	1,400,000	3/24/2020	4 / 3.00	2,824	4,524 / 0.1	2000
277	527-201-31	55 STAGECOACH , 92602, CA	1,400,000	2/18/2020	4 / 3.00	2,709	4,088 / 0.09	2015
278	527-141-12	115 BRIDLE PATH , 92602, CA	1,400,000	12/19/2019	4 / 5.00	3,324	3,807 / 0.09	2014
279	463-341-01	2 SYCAMORE CRK , 92603, CA	1,400,000	1/10/2020	4 / 2.00	2,348	7,590 / 0.17	1976
280	580-403-09	101 SABIOSA , 92618, CA	1,400,000	11/27/2019	5 / 4.00	2,937	8,119 / 0.19	2014
281	580-034-61	23 LAND BIRD , 92618, CA	1,400,000	2/20/2020	4 / 4.00	3,322	5,881 / 0.14	2010
282	551-192-07	27 DUSTY ROSE , 92620, CA	1,400,000	11/25/2019	4 / 4.00	3,301	5,040 / 0.12	2006
283	580-354-03	112 PRAIRIE ROSE , 92618, CA	1,407,000	3/17/2020	4 / 5.00	3,594	6,000 / 0.14	2014
284	580-431-08	104 FIELDWOOD , 92618, CA	1,420,000	12/3/2019	4 / 5.00	2,972	6,240 / 0.14	2013
285	580-431-07	106 FIELDWOOD , 92618, CA	1,420,000	1/21/2020	5 / 6.00	3,286	6,240 / 0.14	2013
286	463-081-04	30 MOUNTAIN VW , 92603, CA	1,425,000	1/9/2020	4 / 3.00	2,602	7,198 / 0.17	1969
287	551-381-27	41 MAPLETON , 92620, CA	1,430,000	12/13/2019	4 / 3.00	3,073	4,850 / 0.11	2013
288	463-711-61	7 HOPE , 92612, CA	1,444,000	3/3/2020	6 / 3.00	3,192	6,000 / 0.14	1994
289	463-501-25	9 MORNING VW , 92603, CA	1,450,000	2/19/2020	2 / 3.00	2,099	5,000 / 0.11	1979
290	463-052-09	19001 RACINE DR , 92603, CA	1,450,000	11/15/2019	4 / 3.00	2,016	8,465 / 0.19	1969
291	588-262-24	51 TESORO , 92618, CA	1,450,000	11/15/2019	4 / 3.00	2,459	4,235 / 0.1	2012
292	551-773-01	100 SLATE GREY , 92620, CA	1,450,000	3/5/2020	4 / 5.00	3,216	3,952 / 0.09	2016
293	551-223-41	26 WINDING WAY , 92620, CA	1,455,000	10/29/2019	4 / 4.00	3,301	5,079 / 0.12	2007
294	580-353-12	107 PRAIRIE ROSE , 92618, CA	1,460,000	2/24/2020	5 / 5.00	3,428	6,678 / 0.15	2014
295	478-321-25	25 ARCADE , 92603, CA	1,465,000	2/10/2020	4 / 3.00	2,595	4,981 / 0.11	2002
296	463-711-18	22 FAITH , 92612, CA	1,468,000	2/21/2020	4 / 3.00	2,648	5,000 / 0.11	1997
297	530-301-65	22 WEDGEWOOD , 92620, CA	1,475,000	1/2/2020	3 / 3.00	2,773	5,231 / 0.12	1996
298	463-482-41	50 SUNLIGHT , 92603, CA	1,478,000	11/19/2019	4 / 3.00	3,195	6,325 / 0.15	1982
299	551-552-08	58 DUBLIN , 92620, CA	1,480,000	11/13/2019	4 / 5.00	3,063	4,176 / 0.1	2017
300	551-164-23	57 STOWE , 92620, CA	1,480,000	2/3/2020	5 / 4.00	3,630	5,525 / 0.13	2005

CITY OF IRVINE - EXISTING SINGLE FAMILY RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
301	580-431-23	126 YELLOW DAISY , 92618, CA	1,490,000	3/10/2020	4 / 4.00	3,170	6,533 / 0.15	2014
302	527-192-28	79 BOUNTIFUL , 92602, CA	1,500,000	11/15/2019	4 / 5.00	2,967	4,278 / 0.1	2014
303	551-162-64	23 TWIGGS , 92620, CA	1,500,000	3/13/2020	5 / 6.00	4,012	6,233 / 0.14	2005
304	580-432-14	139 CARDINAL , 92618, CA	1,508,000	11/21/2019	4 / 5.00	2,689	6,400 / 0.15	2014
305	453-155-39	202 BRIDLEWOOD , 92612, CA	1,510,000	1/29/2020	4 / 3.00	2,642	3,534 / 0.08	2013
306	551-215-26	27 LOOKOUT , 92620, CA	1,510,000	12/16/2019	5 / 6.00	3,549	5,250 / 0.12	2005
307	551-202-08	52 WINDING WAY , 92620, CA	1,510,000	2/27/2020	5 / 6.00	3,549	5,750 / 0.13	2005
308	463-482-61	48 SUNLIGHT , 92603, CA	1,515,000	2/19/2020	3 / 3.00	3,015	6,500 / 0.15	1982
309	551-543-03	74 WESTON , 92620, CA	1,520,000	3/25/2020	4 / 4.00	3,261	4,008 / 0.09	2015
310	551-556-40	61 DUBLIN , 92620, CA	1,525,000	2/6/2020	4 / 5.00	3,458	4,310 / 0.1	2017
311	530-311-32	34 CLEAR CRK , 92620, CA	1,525,000	1/24/2020	4 / 5.00	3,913	6,770 / 0.16	1997
312	463-332-05	4 SANDPEBBLE , 92603, CA	1,526,000	1/24/2020	5 / 3.00	2,769	7,800 / 0.18	1976
313	452-412-25	12 WOODFLOWER , 92614, CA	1,527,000	11/8/2019	4 / 3.00	3,288	5,000 / 0.11	1984
314	481-112-11	142 TREEHOUSE , 92603, CA	1,530,000	12/23/2019	4 / 4.00	3,048	4,150 / 0.1	2004
315	551-191-01	66 ECLIPSE , 92620, CA	1,530,000	1/2/2020	4 / 5.00	3,481	6,174 / 0.14	2005
316	463-072-09	19011 GLENMONT TER , 92603, CA	1,550,000	2/3/2020	3 / 3.00	2,384	8,400 / 0.19	1972
317	551-163-03	26 STOWE , 92620, CA	1,550,000	3/23/2020	4 / 5.00	3,549	6,840 / 0.16	2005
318	530-261-45	6 HILLSIDE LN , 92620, CA	1,550,000	11/22/2019	3 / 5.00	3,148	6,960 / 0.16	1996
319	463-451-26	1 PURPLE SAGE , 92603, CA	1,560,000	1/24/2020	4 / 4.00	3,530	8,000 / 0.18	1980
320	530-581-06	25 GARNET , 92620, CA	1,560,000	11/1/2019	4 / 3.00	3,288	13,088 / 0.3	1999
321	591-391-34	73 CARTWHEEL , 92618, CA	1,580,000	1/16/2020	4 / 5.00	3,715	5,250 / 0.12	2018
322	580-341-43	77 FENWAY , 92620, CA	1,580,000	12/13/2019	5 / 5.00	3,741	4,500 / 0.1	2015
323	551-162-09	29 ENCHANTED , 92620, CA	1,580,000	3/6/2020	4 / 5.00	3,805	6,469 / 0.15	2005
324	551-743-25	108 BAJA , 92620, CA	1,597,000	1/2/2020	4 / 3.00	2,228	3,496 / 0.08	2017
325	463-444-02	3 CANDLEBUSH , 92603, CA	1,598,000	11/8/2019	4 / 3.00	2,869	5,694 / 0.13	1980

CITY OF IRVINE - EXISTING SINGLE FAMILY RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
326	527-142-10	122 LONG FENCE , 92602, CA	1,600,000	2/21/2020	4 / 4.00	3,258	3,760 / 0.09	2015
327	580-643-31	112 PARAMOUNT , 92618, CA	1,625,000	12/16/2019	4 / 5.00	2,796	8,210 / 0.19	2016
328	530-581-57	11 AZALEA , 92620, CA	1,625,000	3/4/2020	5 / 4.00	3,596	5,829 / 0.13	1999
329	530-432-11	31 PLUMERIA , 92620, CA	1,625,000	2/7/2020	3 / 4.00	3,168	8,694 / 0.2	1998
330	530-311-24	41 CLEAR CRK , 92620, CA	1,638,000	1/13/2020	5 / 5.00	3,865	6,434 / 0.15	1997
331	551-331-63	48 CLOCKTOWER , 92620, CA	1,647,000	12/31/2019	5 / 5.00	4,081	5,700 / 0.13	2014
332	528-091-18	43 WHITFORD , 92602, CA	1,650,000	2/28/2020	4 / 3.00	3,703	7,419 / 0.17	2002
333	580-301-50	79 CUNNINGHAM , 92618, CA	1,660,000	12/16/2019	4 / 5.00	3,661	5,000 / 0.11	2012
334	451-671-05	11 WOODFALL , 92604, CA	1,690,000	12/5/2019	4 / 4.00	3,351	5,000 / 0.11	1979
335	553-023-11	127 PARAKEET , 92620, CA	1,698,000	3/25/2020	4 / 3.00	3,473	4,250 / 0.1	2018
336	580-391-03	152 PAVILION PARK , 92618, CA	1,705,000	12/23/2019	5 / 5.00	3,528	6,000 / 0.14	2013
337	580-301-52	83 CUNNINGHAM , 92618, CA	1,720,000	3/12/2020	5 / 5.00	3,961	5,122 / 0.12	2012
338	463-511-04	45 MORNING VW , 92603, CA	1,725,000	12/2/2019	3 / 3.00	2,785	5,000 / 0.11	1980
339	463-124-04	19542 SIERRA SOTO RD , 92603, CA	1,726,000	1/2/2020	4 / 4.00	2,773	6,270 / 0.14	1969
340	591-391-41	72 CARTWHEEL , 92618, CA	1,730,000	11/6/2019	5 / 6.00	4,346	4,550 / 0.1	2018
341	452-411-28	21 EMERALD , 92614, CA	1,760,000	2/28/2020	3 / 3.00	3,924	5,000 / 0.11	1984
342	580-331-46	55 FENWAY , 92620, CA	1,765,000	10/25/2019	4 / 5.00	4,116	4,500 / 0.1	2015
343	463-731-32	27 ASCENSION , 92612, CA	1,766,000	2/28/2020	5 / 3.00	3,192	7,548 / 0.17	1997
344	463-731-29	34 ASCENSION , 92612, CA	1,770,000	2/14/2020	5 / 3.00	3,192	5,750 / 0.13	1996
345	463-251-02	6291 SIERRA BRAVO RD , 92603, CA	1,800,000	12/19/2019	4 / 3.00	3,099	17,500 / 0.4	1972
346	451-351-17	2 ORIOLE , 92604, CA	1,800,000	1/7/2020	3 / 4.00	3,953	6,790 / 0.16	1981
347	580-621-20	124 NICKEL , 92618, CA	1,800,000	3/11/2020	4 / 5.00	3,269	7,633 / 0.18	2016
348	580-281-31	51 FORBES , 92618, CA	1,800,000	2/21/2020	5 / 5.00	3,947	4,675 / 0.11	2012
349	580-251-51	71 SHERWOOD , 92620, CA	1,800,000	2/28/2020	5 / 6.00	4,218	4,800 / 0.11	2018
350	588-271-44	63 LIVIA , 92618, CA	1,803,000	3/12/2020	4 / 4.00	3,236	4,841 / 0.11	2012

CITY OF IRVINE - EXISTING SINGLE FAMILY RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
351	530-261-63	17 BAYLEAF LN , 92620, CA	1,818,000	3/19/2020	3 / 5.00	3,148	8,625 / 0.2	1996
352	580-301-36	86 CUNNINGHAM , 92618, CA	1,839,000	3/9/2020	5 / 5.00	3,780	5,779 / 0.13	2013
353	527-292-06	11 BRANDING IRON , 92602, CA	1,850,000	2/25/2020	6 / 7.00	4,319	5,632 / 0.13	2016
354	530-331-01	1 NEW DAWN , 92620, CA	1,850,000	12/20/2019	4 / 5.00	4,187	9,278 / 0.21	1998
355	527-081-27	24 HAWKEYE , 92602, CA	1,880,000	12/13/2019	5 / 5.00	4,209	5,701 / 0.13	2016
356	463-361-30	13 SILVER CRES , 92603, CA	1,883,000	10/28/2019	7 / 4.00	3,466	7,980 / 0.18	1977
357	481-114-13	138 TAPESTRY , 92603, CA	1,900,000	12/23/2019	8 / 6.00	4,506	8,391 / 0.19	2004
358	553-023-12	125 PARAKEET , 92620, CA	1,900,000	3/6/2020	5 / 5.00	3,596	4,633 / 0.11	2018
359	530-331-32	65 NEW DAWN , 92620, CA	1,900,000	2/10/2020	4 / 5.00	4,456	9,496 / 0.22	1998
360	527-131-04	7 SUNSET CV , 92602, CA	1,910,000	3/6/2020	4 / 5.00	3,565	8,261 / 0.19	2015
361	527-081-24	17 HAWKEYE , 92602, CA	1,930,000	2/19/2020	4 / 5.00	4,209	6,300 / 0.14	2016
362	591-471-08	51 KITE , 92618, CA	1,930,000	1/28/2020	5 / 6.00	4,881	6,783 / 0.16	2018
363	591-471-03	126 INTERSTELLAR , 92618, CA	1,930,000	12/6/2019	5 / 6.00	5,187	7,224 / 0.17	2018
364	580-012-21	37 SMALL GRV , 92618, CA	1,940,000	12/2/2019	4 / 5.00	3,756	7,667 / 0.18	2008
365	580-562-11	100 GRASSBLADE , 92618, CA	1,950,000	12/31/2019	4 / 5.00	3,871	7,240 / 0.17	2016
366	527-101-48	6 SKY VIS , 92602, CA	2,000,000	1/31/2020	5 / 5.00	4,531	6,870 / 0.16	2015
367	463-021-34	18742 VIA VERONA , 92603, CA	2,022,727	3/6/2020	4 / 2.00	1,965	11,760 / 0.27	1968
368	591-422-35	56 CLAUDIUS CT , 92618, CA	2,050,000	2/27/2020	6 / 7.00	6,782	6,989 / 0.16	2018
369	580-271-24	85 PARSON BROWN , 92618, CA	2,050,000	11/15/2019	5 / 5.00	4,150	6,201 / 0.14	2013
370	527-121-05	139 SUNSET CV , 92602, CA	2,130,000	2/26/2020	4 / 5.00	3,609	5,966 / 0.14	2015
371	527-291-01	2 SUNSET CV , 92602, CA	2,150,000	11/15/2019	6 / 7.00	4,319	6,898 / 0.16	2015
372	527-281-13	121 HOMECOMING , 92602, CA	2,165,000	3/13/2020	4 / 5.00	4,887	6,325 / 0.15	2015
373	453-032-35	7 BASCOM ST , 92612, CA	2,200,000	1/31/2020	2 / 2.00	1,592	5,000 / 0.11	1966
374	478-321-27	20 ARCADE , 92603, CA	2,225,000	3/2/2020	5 / 5.00	3,184	6,336 / 0.15	2002
375	478-351-20	31 CEZANNE , 92603, CA	2,250,000	1/30/2020	3 / 3.00	3,214	8,787 / 0.2	2004

CITY OF IRVINE - EXISTING SINGLE FAMILY RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
376	527-271-28	109 ANDIRONS , 92602, CA	2,300,000	1/6/2020	4 / 5.00	4,887	6,325 / 0.15	2015
377	463-072-02	18931 GLENMONT TER , 92603, CA	2,315,000	12/30/2019	4 / 3.00	3,190	8,833 / 0.2	1970
378	591-481-04	114 INTERSTELLAR , 92618, CA	2,320,000	2/24/2020	5 / 6.00	4,948	5,700 / 0.13	2018
379	591-432-22	78 EIDER RUN , 92618, CA	2,325,000	3/4/2020	5 / 6.00	5,505	7,155 / 0.16	2018
380	527-271-17	107 CANDLEGLOW , 92602, CA	2,350,000	2/6/2020	5 / 6.00	4,843	6,900 / 0.16	2016
381	478-433-38	49 HIDDEN TRL , 92603, CA	2,385,000	12/6/2019	4 / 5.00	3,661	7,432 / 0.17	2004
382	463-132-02	19021 EDINGTON TER , 92603, CA	2,428,000	3/2/2020	4 / 3.00	2,738	8,580 / 0.2	1972
383	463-402-24	9 CEDAR RDG , 92603, CA	2,525,000	11/15/2019	5 / 4.00	3,645	11,520 / 0.26	1963
384	463-192-10	19402 SIERRA BELLO RD , 92603, CA	2,560,000	1/10/2020	3 / 2.00	1,649	6,441 / 0.15	1971
385	463-661-15	5 BLANCHARD , 92603, CA	2,665,000	3/19/2020	5 / 5.00	3,860	12,000 / 0.28	1994
386	481-094-16	43 BALCONY , 92603, CA	2,700,000	12/5/2019	5 / 5.00	4,761	7,231 / 0.17	2005
387	463-163-01	5612 HIGHGATE TER , 92603, CA	2,795,000	11/12/2019	5 / 5.00	4,009	20,000 / 0.46	1971
388	463-671-06	9 SEVENOAKS , 92603, CA	2,800,000	2/7/2020	3 / 4.00	4,699	37,500 / 0.86	1993
389	478-331-17	28 WOODS TRL , 92603, CA	2,885,000	3/6/2020	5 / 4.00	3,907	8,925 / 0.2	2006
390	478-361-27	20 HIGHPOINT , 92603, CA	2,930,000	3/18/2020	4 / 6.00	4,609	10,543 / 0.24	2005
391	586-081-40	114 HEATHER MIST , 92618, CA	3,030,000	1/17/2020	5 / 6.00	4,833	8,065 / 0.19	2016
392	478-371-29	45 CLOUDS PT , 92603, CA	3,100,000	3/26/2020	5 / 5.00	4,221	9,544 / 0.22	2003
393	464-061-12	25 WILDHAWK , 92603, CA	3,100,000	12/31/2019	3 / 4.00	4,355	11,282 / 0.26	2001
394	464-071-01	38 VERNAL SPG , 92603, CA	3,190,000	2/13/2020	4 / 5.00	4,960	13,547 / 0.31	2004
395	464-081-06	20 PRAIRIE GRASS , 92603, CA	3,300,000	1/30/2020	4 / 5.00	4,960	14,767 / 0.34	2003
396	586-081-51	115 PANORAMA , 92618, CA	3,500,000	3/2/2020	5 / 6.00	5,128	9,343 / 0.21	2016
397	586-101-05	111 CANYON RETREAT , 92618, CA	3,600,000	3/11/2020	5 / 6.00	4,930	9,936 / 0.23	2017
398	586-051-45	105 ORCHID TER , 92618, CA	3,790,000	2/25/2020	5 / 6.00	5,005	7,417 / 0.17	2016
399	586-081-48	109 PANORAMA , 92618, CA	3,988,000	2/14/2020	6 / 7.00	5,596	8,733 / 0.2	2016
400	586-091-17	126 SCENIC CRST , 92618, CA	4,030,000	10/30/2019	5 / 6.00	5,128	10,919 / 0.25	2018

CITY OF IRVINE - EXISTING SINGLE FAMILY RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Lot Size	Year Built
401	464-061-14	29 WILDHAWK , 92603, CA	4,200,000	2/13/2020	4 / 5.00	4,717	21,606 / 0.5	2002

CITY OF IRVINE - EXISTING CONDOMINIUM RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Year Built
1	935-340-82	26 TANGELO # 291, 92618, CA	51,000	10/31/2019	1 / 1.00	661	1977
2	939-180-21	24 EXETER # 21, 92612, CA	125,000	3/4/2020	1 / 1.00	768	1981
3	937-812-32	46 MARBELLA AISLE # 23, 92614, CA	126,000	3/6/2020	2 / 3.00	1,104	1987
4	988-883-31	131 SCHUBERT CT # 98, 92617, CA	191,000	2/21/2020	1 / 1.00	812	1987
5	937-810-81	67 ALICANTE AISLE # 70, 92614, CA	200,000	11/21/2019	2 / 3.00	1,104	1987
6	938-238-03	214 CRESCENT MOON , 92602, CA	205,000	11/15/2019	3 / 3.00	1,772	2016
7	937-610-37	56 CHARDONNAY # 37, 92614, CA	209,000	1/2/2020	1 / 2.00	1348	1980
8	935-340-23	164 LEMON GRV # 232, 92618, CA	299,500	12/13/2019	2 / 1.00	868	1977
9	935-530-91	187 STREAMWOOD , 92620, CA	320,000	12/19/2019	1 / 1.00	633	1977
10	935-530-17	113 STREAMWOOD , 92620, CA	341,000	12/31/2019	1 / 1.00	633	1977
11	930-736-28	7103 APRICOT DR # 7103, 92618, CA	345,000	1/27/2020	1 / 1.00	813	1979
12	935-340-96	81 TANGELO # 305, 92618, CA	350,000	3/24/2020	1 / 1.00	636	1977
13	930-735-37	4102 APRICOT DR # 4102, 92618, CA	359,000	2/28/2020	1 / 1.00	813	1978
14	937-470-14	77 SMOKESTONE # 14, 92614, CA	370,000	11/20/2019	1 / 1.00	731	1980
15	530-144-53	120 LAKEPINES , 92620, CA	382,500	1/3/2020	1 / 1.00	934	1978
16	934-104-44	2125 WATERMARKE PL , 92612, CA	383,000	1/10/2020	1 / 1.00	648	2003
17	934-102-97	3411 WATERMARKE PL , 92612, CA	385,000	10/25/2019	1 / 1.00	648	2003
18	932-400-16	86 OVAL RD # 4, 92604, CA	390,000	12/17/2019	2 / 1.00	862	1972
19	934-104-19	2311 WATERMARKE PL , 92612, CA	390,000	3/26/2020	1 / 1.00	648	2003
20	934-103-01	3415 WATERMARKE PL , 92612, CA	395,000	2/3/2020	1 / 1.00	648	2004
21	930-306-99	1327 SCHOLARSHIP , 92612, CA	396,000	2/10/2020	1 / 1.00	734	2006
22	938-600-49	124 ECHO RUN # 49, 92614, CA	399,000	2/19/2020	1 / 1.00	715	1980
23	930-581-12	23 GREENMOOR # 18, 92614, CA	399,000	1/3/2020	1 / 1.00	860	1984
24	930-306-50	1213 SCHOLARSHIP , 92612, CA	400,000	12/27/2019	1 / 1.00	734	2006
25	930-734-55	2110 APRICOT DR # 2110, 92618, CA	400,000	10/29/2019	2 / 2.00	1,108	1979

CITY OF IRVINE - EXISTING CONDOMINIUM RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Year Built
26	935-533-27	327 STREAMWOOD , 92620, CA	400,000	3/4/2020	2 / 1.00	809	1977
27	937-814-09	43 ALBERTI AISLE # 348, 92614, CA	403,000	3/18/2020	2 / 2.00	865	1987
28	930-306-58	1322 SCHOLARSHIP , 92612, CA	405,000	2/25/2020	1 / 1.00	734	2006
29	930-305-99	1114 SCHOLARSHIP , 92612, CA	405,000	1/21/2020	1 / 1.00	734	2006
30	937-133-79	2233 MARTIN # A210, 92612, CA	410,000	11/15/2019	1 / 1.00	952	1990
31	930-306-62	1330 SCHOLARSHIP , 92612, CA	410,000	3/10/2020	1 / 1.00	734	2006
32	934-631-82	3405 ORANGEWOOD , 92618, CA	410,000	12/3/2019	1 / 2.00	890	2000
33	937-133-59	2233 MARTIN APT 115, 92612, CA	415,000	1/8/2020	1 / 1.00	952	1990
34	934-880-85	424 ORANGE BLOSSOM # 204, 9261	415,000	1/9/2020	2 / 1.00	868	1977
35	937-135-58	2253 MARTIN APT 215, 92612, CA	417,000	2/19/2020	1 / 1.00	952	1993
36	937-135-76	2253 MARTIN APT 312, 92612, CA	419,000	12/5/2019	1 / 1.00	952	1993
37	930-304-76	2204 SCHOLARSHIP , 92612, CA	419,000	12/2/2019	1 / 1.00	734	2005
38	937-133-77	2233 MARTIN APT 208, 92612, CA	420,000	1/9/2020	1 / 1.00	952	1990
39	930-307-74	2240 SCHOLARSHIP , 92612, CA	420,000	1/22/2020	1 / 1.00	734	2006
40	934-104-03	2207 WATERMARKE PL , 92612, CA	422,000	3/23/2020	1 / 1.00	746	2003
41	934-103-88	2103 WATERMARKE PL , 92612, CA	422,500	10/31/2019	1 / 1.00	746	2003
42	937-811-52	106 ALICANTE AISLE # 141, 92614, C	425,000	3/4/2020	1 / 1.00	899	1987
43	937-811-79	47 ABRAZO AISLE # 168, 92614, CA	427,000	12/18/2019	1 / 1.00	728	1986
44	935-690-42	16 EASTMONT # 42, 92604, CA	430,000	3/25/2020	2 / 1.00	928	1978
45	937-133-65	2233 MARTIN APT 121, 92612, CA	430,000	2/24/2020	1 / 1.00	952	1992
46	937-470-84	109 GREENFIELD # 114, 92614, CA	430,000	11/19/2019	2 / 1.00	1,022	1982
47	935-350-75	167 TANGELO # 404, 92618, CA	430,000	11/7/2019	2 / 2.00	952	1978
48	930-735-43	4108 APRICOT DR # 4108, 92618, C	430,000	1/21/2020	2 / 2.00	1,108	1979
49	930-734-56	2111 APRICOT DR # 2111, 92618, C	432,000	11/13/2019	2 / 2.00	1,108	1979
50	938-490-24	154 CLEARBROOK # 24, 92614, CA	435,000	2/20/2020	2 / 2.00	917	1980

CITY OF IRVINE - EXISTING CONDOMINIUM RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Year Built
51	934-101-43	3251 WATERMARKE PL , 92612, CA	437,500	12/16/2019	1 / 1.00	868	2003
52	939-180-23	22 EXETER # 23, 92612, CA	440,000	3/5/2020	1 / 1.00	768	1981
53	938-490-03	120 CLEARBROOK # 3, 92614, CA	440,000	12/13/2019	2 / 2.00	917	1980
54	934-631-25	2602 CHERRYWOOD , 92618, CA	445,500	2/18/2020	1 / 2.00	890	1999
55	938-490-22	156 CLEARBROOK # 22, 92614, CA	450,000	1/31/2020	2 / 2.00	917	1980
56	934-632-24	3905 ORANGEWOOD , 92618, CA	450,000	2/3/2020	1 / 2.00	890	2000
57	930-096-18	330 DEERFIELD AVE # 58, 92606, C,	452,000	12/13/2019	2 / 1.00	890	1985
58	934-106-08	2449 WATERMARKE PL , 92612, CA	455,000	2/28/2020	1 / 1.00	835	2003
59	937-810-83	69 ALICANTE AISLE # 72, 92614, CA	455,000	11/5/2019	2 / 2.00	871	1989
60	934-631-49	3102 CHERRYWOOD , 92618, CA	455,000	11/5/2019	1 / 2.00	890	2000
61	935-170-61	3 ALBANY # 61, 92604, CA	459,000	1/29/2020	2 / 2.00	1,020	1977
62	936-020-30	51 HIGHLAND VW # 30, 92603, CA	467,500	2/21/2020	2 / 2.00	1,365	1978
63	930-237-59	1430 NOLITA , 92612, CA	468,000	2/24/2020	1 / 1.00	693	2018
64	930-307-34	1402 SCHOLARSHIP , 92612, CA	469,000	3/13/2020	1 / 1.00	895	2006
65	935-347-13	1208 ELMHURST , 92618, CA	475,000	3/16/2020	1 / 2.00	890	1999
66	935-160-48	4 LINCOLN # 48, 92604, CA	486,500	2/20/2020	2 / 3.00	1,069	1977
67	930-306-25	1252 SCHOLARSHIP , 92612, CA	489,000	11/12/2019	2 / 2.00	1,052	2006
68	937-470-69	94 GREENFIELD # 99, 92614, CA	492,000	12/10/2019	2 / 2.00	1,159	1984
69	932-022-73	259 HUNTINGTON , 92620, CA	497,000	2/20/2020	2 / 2.00	987	1986
70	932-490-58	123 OVAL RD # 2, 92604, CA	499,000	1/22/2020	3 / 2.00	1,091	1972
71	934-960-52	1 MILL CRK # 52, 92603, CA	500,000	2/13/2020	3 / 2.00	1,704	1977
72	935-700-57	8 ELDERGLEN # 57, 92604, CA	500,000	2/7/2020	2 / 2.00	1,037	1978
73	939-351-99	1905 LADRILLO AISLE # 96, 92606, C	500,000	12/19/2019	1 / 1.00	814	1995
74	938-100-36	645 SPRINGBROOK N # 21, 92614, C	500,000	1/17/2020	2 / 2.00	997	1985
75	934-743-32	39 CIENEGA , 92618, CA	500,000	12/27/2019	1 / 2.00	1,174	2006

CITY OF IRVINE - EXISTING CONDOMINIUM RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Year Built
76	932-477-74	41 SILVERADO , 92618, CA	502,000	12/16/2019	1 / 2.00	1,174	2007
77	930-304-13	2168 SCHOLARSHIP , 92612, CA	505,000	3/24/2020	2 / 2.00	1,038	2005
78	932-022-30	38 REMINGTON # 31, 92620, CA	505,000	12/2/2019	2 / 2.00	987	1986
79	930-305-08	2316 SCHOLARSHIP , 92612, CA	508,000	2/11/2020	2 / 2.00	1,038	2005
80	937-813-79	93 ALBERTI AISLE # 318, 92614, CA	508,000	11/8/2019	2 / 2.00	1,032	1987
81	938-601-76	630 SPRINGBROOK N # 6, 92614, CA	510,000	11/22/2019	2 / 2.00	949	1985
82	937-813-98	83 ALBERTI AISLE # 337, 92614, CA	510,000	11/7/2019	2 / 2.00	1,032	1987
83	937-473-53	73 WOODLEAF , 92614, CA	510,000	3/2/2020	3 / 2.00	1,284	1983
84	931-838-03	38 VINTAGE , 92620, CA	515,000	1/24/2020	1 / 2.00	1,174	2005
85	935-170-22	1 DOVER , 92604, CA	517,000	1/31/2020	3 / 2.00	1,121	1977
86	930-304-97	2321 SCHOLARSHIP , 92612, CA	520,000	11/20/2019	2 / 2.00	1,038	2005
87	932-477-05	143 SANCTUARY # 67, 92620, CA	520,000	3/13/2020	1 / 2.00	1,174	2004
88	935-980-46	88 EAGLE PT # 46, 92604, CA	521,000	11/8/2019	3 / 1.00	1,084	1978
89	939-352-38	1409 SOLVAY AISLE , 92606, CA	525,000	2/13/2020	2 / 2.00	847	1996
90	938-020-26	18 EAGLE RUN , 92614, CA	525,000	3/4/2020	2 / 2.00	1,098	1980
91	937-810-75	79 ALICANTE AISLE # 64, 92614, CA	525,000	11/5/2019	2 / 2.00	1,032	1987
92	930-581-52	117 GREENMOOR # 58, 92614, CA	527,000	2/21/2020	2 / 2.00	997	1984
93	938-842-98	83 FALLINGSTAR # 49, 92614, CA	530,000	2/21/2020	2 / 3.00	1,052	1984
94	930-307-62	2134 SCHOLARSHIP , 92612, CA	532,500	3/9/2020	2 / 2.00	1,052	2006
95	935-700-50	22 ELDERGLEN # 50, 92604, CA	535,000	2/21/2020	3 / 2.00	1,121	1978
96	930-304-91	2373 SCHOLARSHIP , 92612, CA	535,000	2/21/2020	2 / 2.00	1,038	2005
97	938-055-95	50 PATHWAY , 92618, CA	536,000	1/17/2020	1 / 2.00	1158	2007
98	938-540-26	29 THICKET # 26, 92614, CA	537,500	2/20/2020	2 / 2.00	1,098	1981
99	937-473-81	25 GREENFIELD , 92614, CA	540,000	12/18/2019	3 / 2.00	1,284	1982
100	935-980-24	44 EAGLE PT # 24, 92604, CA	545,000	2/6/2020	3 / 1.00	1,084	1978

CITY OF IRVINE - EXISTING CONDOMINIUM RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Year Built
101	934-440-81	7 BELLFLOWER # 15, 92604, CA	545,000	3/5/2020	2 / 3.00	1,068	1975
102	932-080-33	70 KAZAN ST # 33, 92604, CA	545,000	12/16/2019	2 / 2.00	1,048	1971
103	938-320-07	38 SPRINGACRE # 7, 92614, CA	545,000	12/5/2019	2 / 2.00	1,146	1980
104	932-412-48	124 CORALWOOD , 92618, CA	545,000	1/10/2020	1 / 2.00	1,007	2011
105	930-600-05	110 NEPTUNE , 92618, CA	545,000	10/31/2019	2 / 3.00	1,354	2017
106	930-096-34	438 DEERFIELD AVE # 74, 92606, C,	549,000	3/2/2020	2 / 2.00	1,134	1985
107	937-813-80	97 ALBERTI AISLE # 319, 92614, CA	549,000	1/22/2020	2 / 2.00	1,032	1988
108	935-535-82	104 TERRA BELLA , 92602, CA	550,000	12/26/2019	2 / 3.00	1,324	1999
109	935-960-51	65 FIRWOOD # 51, 92604, CA	550,000	12/11/2019	3 / 1.00	1,085	1978
110	933-821-41	4 GOLDENBUSH # 33, 92604, CA	550,000	11/26/2019	3 / 2.00	1,164	1974
111	933-822-86	428 SILK TREE , 92606, CA	550,000	2/13/2020	2 / 2.00	1,261	2007
112	937-135-56	2253 MARTIN # C-213, 92612, CA	550,000	12/31/2019	2 / 2.00	1,233	1993
113	930-600-70	115 PLATEAU , 92618, CA	551,500	12/30/2019	2 / 2.00	1,245	2017
114	938-602-01	39 GOLDENROD # 31, 92614, CA	554,000	11/19/2019	2 / 3.00	1,176	1985
115	930-248-90	91 WALDORF , 92612, CA	555,000	3/5/2020	1 / 2.00	1,426	2014
116	938-602-51	11 GOLDENROD # 81, 92614, CA	555,000	11/20/2019	2 / 2.00	949	1985
117	930-197-34	20 PARKER , 92618, CA	555,000	1/7/2020	3 / 3.00	1560	2003
118	935-980-27	50 EAGLE PT # 27, 92604, CA	556,000	3/20/2020	3 / 2.00	1,084	1978
119	933-820-16	32 WINTERGREEN # 14, 92604, CA	557,500	2/5/2020	2 / 3.00	1,068	1974
120	935-450-67	10 CHRISTAMON S # 34, 92620, CA	558,000	10/25/2019	3 / 3.00	1,416	1984
121	936-010-70	18 BRIARWOOD # 70, 92604, CA	560,000	10/31/2019	3 / 2.00	1,121	1978
122	939-352-43	1400 SOLVAY AISLE , 92606, CA	560,000	12/19/2019	2 / 2.00	847	1996
123	937-135-41	2253 MARTIN APT 119, 92612, CA	560,000	3/17/2020	2 / 2.00	1,261	1993
124	930-580-95	39 GREENMOOR # 1, 92614, CA	560,000	12/2/2019	2 / 2.00	1,171	1984
125	932-096-66	424 MONROE # 162, 92620, CA	560,000	3/26/2020	2 / 3.00	1,112	1986

CITY OF IRVINE - EXISTING CONDOMINIUM RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Year Built
126	931-838-40	47 SPANISH LACE , 92620, CA	560,000	3/6/2020	2 / 2.00	1,279	2005
127	937-810-37	52 MARBELLA AISLE # 26, 92614, C,	563,000	3/4/2020	2 / 2.00	1,083	1987
128	935-544-21	101 HALLMARK , 92620, CA	564,000	2/19/2020	2 / 2.00	1,106	2007
129	930-600-54	83 PLATEAU , 92618, CA	565,000	1/9/2020	2 / 3.00	1,354	2017
130	935-542-53	510 TIMBERWOOD , 92620, CA	565,000	11/13/2019	2 / 3.00	1,224	2001
131	930-600-11	219 NATIVE SPG , 92618, CA	569,000	1/22/2020	2 / 3.00	1245	2015
132	938-611-17	175 ROCKWOOD # 57, 92614, CA	570,000	10/30/2019	3 / 2.00	1,260	1984
133	937-470-54	79 GREENFIELD # 84, 92614, CA	570,000	3/10/2020	3 / 2.00	1,284	1980
134	934-755-52	23 BIJOU , 92618, CA	572,000	12/16/2019	2 / 3.00	1206	2011
135	930-601-16	130 RENEWAL , 92618, CA	572,000	11/19/2019	2 / 3.00	1,354	2017
136	930-600-57	89 PLATEAU , 92618, CA	572,000	2/24/2020	2 / 3.00	1,798	2017
137	934-107-76	3131 MICHELSON DR UNIT 802, 926	575,000	12/27/2019	2 / 2.00	1,330	2005
138	930-601-09	107 NEPTUNE , 92618, CA	575,000	11/21/2019	2 / 3.00	1,354	2017
139	939-352-27	1502 SOLVAY AISLE # 124, 92606, C	576,000	1/16/2020	2 / 2.00	1,009	1995
140	937-474-24	72 GREENFIELD # 69, 92614, CA	578,000	3/16/2020	3 / 2.00	1,284	1982
141	937-133-72	2233 MARTIN APT 203, 92612, CA	579,000	3/3/2020	2 / 2.00	1,204	1990
142	934-107-60	3131 MICHELSON DR UNIT 602, 926	579,000	3/2/2020	2 / 2.00	1,330	2005
143	935-457-84	11 NATURE , 92620, CA	579,000	1/13/2020	2 / 2.00	1,024	2006
144	934-106-34	3141 MICHELSON DR UNIT 405, 926	580,000	12/13/2019	2 / 2.00	1,249	2005
145	930-305-42	2413 SCHOLARSHIP , 92612, CA	580,000	1/23/2020	2 / 2.00	1,260	2005
146	937-812-61	180 ALICANTE AISLE # 200, 92614, C	580,000	11/7/2019	2 / 2.00	1,083	1987
147	930-601-52	60 RENEWAL , 92618, CA	580,000	3/11/2020	2 / 3.00	1,354	2017
148	930-601-31	100 RENEWAL , 92618, CA	580,000	2/28/2020	2 / 3.00	1,354	2017
149	930-601-08	109 NEPTUNE , 92618, CA	580,000	3/25/2020	2 / 3.00	1,354	2017
150	935-536-24	606 TERRA BELLA , 92602, CA	585,000	2/7/2020	2 / 3.00	1,080	1999

CITY OF IRVINE - EXISTING CONDOMINIUM RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Year Built
151	935-544-24	97 HALLMARK , 92620, CA	585,000	11/8/2019	2 / 2.00	1,106	2007
152	930-695-35	5035 SCHOLARSHIP , 92612, CA	586,000	1/24/2020	1 / 2.00	1,188	2005
153	935-536-37	803 TERRA BELLA , 92602, CA	588,000	11/14/2019	2 / 3.00	1,324	2000
154	935-347-20	1303 ELK GRV , 92618, CA	589,000	2/26/2020	2 / 3.00	1183	1999
155	932-412-61	154 CORALWOOD , 92618, CA	589,000	1/24/2020	2 / 2.00	1,179	2011
156	932-652-74	1 CABAZON # 17, 92602, CA	590,000	12/11/2019	2 / 2.00	1,383	2001
157	934-106-69	3141 MICHELSON DR UNIT 901, 926	590,000	2/26/2020	2 / 2.00	1249	2005
158	939-352-39	1408 SOLVAY AISLE , 92606, CA	591,000	3/10/2020	2 / 2.00	1,076	1996
159	934-104-95	2230 WATERMARKE PL , 92612, CA	591,500	2/19/2020	2 / 2.00	1137	2003
160	930-243-85	507 ROCKEFELLER , 92612, CA	593,000	2/19/2020	1 / 2.00	1,426	2013
161	938-371-09	61 BRADFORD , 92602, CA	595,000	2/20/2020	2 / 2.00	1,277	1999
162	939-354-60	502 MARINELLA AISLE # 99, 92606,	595,000	12/13/2019	2 / 2.00	1,022	1994
163	930-307-15	1442 SCHOLARSHIP , 92612, CA	595,000	1/16/2020	2 / 2.00	1,274	2006
164	934-632-16	3803 ORANGEWOOD , 92618, CA	595,000	2/14/2020	2 / 3.00	1,183	2000
165	939-184-62	166 STANFORD CT # 83, 92612, CA	598,000	11/15/2019	2 / 2.00	1,138	1984
166	932-653-63	3 LEUCADIA # 106, 92602, CA	600,000	11/5/2019	2 / 2.00	1,486	2001
167	932-098-51	11 EMORY # 85, 92602, CA	600,000	11/4/2019	2 / 3.00	1,192	2001
168	939-354-07	103 MARINELLA AISLE , 92606, CA	600,000	1/6/2020	2 / 2.00	1,243	1993
169	937-816-26	8 SALVIATI AISLE , 92606, CA	600,000	11/15/2019	2 / 2.00	1,377	1994
170	937-814-72	2 CIGLIANO AISLE , 92606, CA	600,000	1/15/2020	2 / 3.00	1,347	1990
171	939-183-49	46 GEORGETOWN # 35, 92612, CA	600,000	10/28/2019	2 / 2.00	924	1983
172	937-136-03	2253 MARTIN APT 420, 92612, CA	600,000	3/10/2020	2 / 2.00	1204	1993
173	934-300-07	13 PALOS # 56, 92612, CA	600,000	2/4/2020	1 / 2.00	1,386	1975
174	938-100-24	450 FALLINGSTAR # 9, 92614, CA	600,000	3/11/2020	2 / 3.00	1,052	1985
175	937-550-51	56 TIMBER RUN # 51, 92614, CA	600,000	11/6/2019	3 / 2.00	1,260	1980

CITY OF IRVINE - EXISTING CONDOMINIUM RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Year Built
176	931-330-33	74 GRANITE PATH , 92620, CA	600,000	11/20/2019	2 / 2.00	1,182	2016
177	938-720-38	40 GREENMOOR # 20, 92614, CA	602,500	1/17/2020	3 / 3.00	1,384	1984
178	939-355-26	1303 REGGIO AISLE , 92606, CA	605,000	1/13/2020	2 / 2.00	1,238	1996
179	938-540-68	14 THICKET # 68, 92614, CA	605,000	2/3/2020	3 / 2.00	1,260	1982
180	931-214-76	218 CORAL ROSE , 92603, CA	610,000	11/14/2019	2 / 3.00	1,280	2003
181	939-352-13	1704 SOLVAY AISLE # 110, 92606, C	610,000	2/18/2020	2 / 2.00	1,330	1996
182	930-600-48	55 PLATEAU , 92618, CA	610,000	12/11/2019	2 / 3.00	1,798	2016
183	931-321-39	121 TALLOWOOD , 92620, CA	610,000	12/3/2019	2 / 3.00	1,171	2016
184	931-314-29	118 ROSE ARCH , 92620, CA	610,000	11/8/2019	2 / 2.00	1,297	2014
185	934-106-70	3141 MICHELSON DR UNIT 902, 926	613,000	11/27/2019	2 / 2.00	1,375	2005
186	935-548-26	30 MISSION BELL , 92620, CA	615,000	12/26/2019	2 / 2.00	989	2010
187	931-330-36	92 GRANITE PATH , 92620, CA	615,000	1/16/2020	2 / 2.00	1,182	2016
188	930-600-41	71 PLATEAU , 92618, CA	616,000	12/17/2019	2 / 3.00	1,798	2016
189	934-743-75	149 SILVERADO , 92618, CA	618,000	12/12/2019	2 / 2.00	1,872	2011
190	932-653-34	35 LEUCADIA # 77, 92602, CA	619,000	11/1/2019	2 / 2.00	1,567	2001
191	939-187-00	55 STANFORD CT # 80, 92612, CA	620,000	2/18/2020	2 / 2.00	1,138	1985
192	938-610-72	11 FAIRSIDE # 12, 92614, CA	620,000	3/3/2020	3 / 2.00	1,114	1980
193	931-336-29	145 BRIARBERRY , 92618, CA	620,000	3/12/2020	2 / 3.00	1234	2018
194	930-013-33	134 BRIAR ROSE , 92618, CA	620,000	2/13/2020	2 / 2.00	1131	2017
195	934-300-68	11 FLORES # 27, 92612, CA	621,000	11/21/2019	2 / 2.00	1,441	1975
196	937-131-12	20 ALCOBA , 92614, CA	622,000	10/28/2019	2 / 2.00	923	1989
197	931-319-79	94 TALLOWOOD , 92620, CA	624,000	1/8/2020	2 / 3.00	1,171	2016
198	934-108-37	3131 MICHELSON DR UNIT 1602, 92	625,000	12/17/2019	2 / 2.00	1,330	2005
199	938-540-48	73 THICKET # 48, 92614, CA	625,000	1/2/2020	3 / 2.00	1,260	1981
200	930-203-79	184 CAPRICORN , 92618, CA	625,000	12/23/2019	2 / 3.00	1,716	2015

CITY OF IRVINE - EXISTING CONDOMINIUM RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Year Built
201	932-095-18	500 MONROE # 14, 92620, CA	625,000	3/11/2020	2 / 3.00	1,112	1985
202	936-271-54	213 DEWDROP , 92603, CA	626,000	11/8/2019	2 / 3.00	1,233	2004
203	931-320-71	100 EVENING SUN , 92620, CA	626,000	3/6/2020	2 / 2.00	1,182	2015
204	930-246-79	21 GRAMERCY UNIT 414, 92612, CA	627,500	2/28/2020	2 / 2.00	1,474	2007
205	935-830-26	86 NAVARRE # 98, 92612, CA	628,000	3/16/2020	2 / 3.00	1,498	1978
206	934-743-76	151 SILVERADO , 92618, CA	629,000	12/11/2019	2 / 2.00	1717	2011
207	931-316-21	139 ROSE ARCH , 92620, CA	629,000	1/13/2020	2 / 2.00	1,182	2013
208	933-822-45	1119 ABELIA , 92606, CA	630,000	1/31/2020	3 / 3.00	1,523	2006
209	939-186-70	115 STANFORD CT # 50, 92612, CA	630,000	3/24/2020	2 / 2.00	1,138	1985
210	938-540-25	27 THICKET # 25, 92614, CA	630,000	12/23/2019	3 / 2.00	1,114	1981
211	938-320-21	58 CLARET # 21, 92614, CA	630,000	3/4/2020	2 / 2.00	1,236	1980
212	931-320-60	80 EVENING SUN , 92620, CA	630,000	3/17/2020	2 / 2.00	1,182	2015
213	939-181-17	81 EXETER # 41, 92612, CA	632,000	3/4/2020	2 / 3.00	1,242	1981
214	938-372-98	74 CHULA VIS # 87, 92602, CA	635,000	10/30/2019	2 / 3.00	1,455	2002
215	934-700-44	12 CLOVER # 44, 92604, CA	635,000	1/22/2020	1 / 2.00	1073	1976
216	937-813-01	57 COSTERO AISLE # 240, 92614, C	635,000	11/26/2019	3 / 2.00	1,240	1988
217	930-187-18	162 ACAMAR , 92618, CA	635,000	12/18/2019	2 / 3.00	1,694	2016
218	932-412-52	134 CORALWOOD , 92618, CA	640,000	1/29/2020	2 / 3.00	1,439	2011
219	937-290-47	5 COLDSTREAM # 47, 92604, CA	641,000	3/25/2020	2 / 2.00	1,119	1980
220	933-822-83	422 SILK TREE # 47, 92606, CA	642,000	3/3/2020	3 / 3.00	1,523	2007
221	933-821-24	32 BUTTERFIELD # 16, 92604, CA	644,000	2/28/2020	3 / 3.00	1,464	1974
222	938-100-09	17 WILDBROOK , 92614, CA	645,000	3/19/2020	2 / 2.00	1,491	1980
223	938-375-37	142 LONG GRASS , 92618, CA	645,000	3/6/2020	2 / 2.00	1,440	2007
224	933-930-24	10 VERDE # 24, 92612, CA	647,000	11/5/2019	2 / 2.00	1,454	1974
225	935-355-01	7 ALEVERA ST # 106, 92618, CA	648,000	1/10/2020	2 / 3.00	1,215	2002

CITY OF IRVINE - EXISTING CONDOMINIUM RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Year Built
226	933-821-33	31 BUTTERFIELD # 25, 92604, CA	649,000	1/21/2020	3 / 2.00	1,164	1974
227	936-270-73	237 DEWDROP , 92603, CA	650,000	12/23/2019	2 / 2.00	1,335	2003
228	930-246-51	21 GRAMERCY UNIT 308, 92612, CA	650,000	3/26/2020	1 / 2.00	1,583	2007
229	930-242-46	615 ROCKEFELLER , 92612, CA	650,000	10/30/2019	2 / 3.00	1,801	2007
230	938-721-85	17 SUMMERFIELD # 67, 92614, CA	650,000	10/31/2019	3 / 2.00	1,144	1985
231	935-457-59	109 COSTA BRAVA , 92620, CA	650,000	10/28/2019	2 / 3.00	1,175	2006
232	935-171-07	217 KENSINGTON PARK , 92606, CA	655,000	11/18/2019	2 / 3.00	1,264	2000
233	934-440-80	5 BELLFLOWER # 14, 92604, CA	658,000	1/31/2020	3 / 3.00	1,464	1975
234	930-240-26	102 TRIBECA , 92612, CA	658,500	3/16/2020	1 / 2.00	1,066	2018
235	931-215-87	215 CORAL ROSE , 92603, CA	659,000	10/29/2019	2 / 3.00	1,280	2004
236	934-431-58	101 TRAILING VINE , 92602, CA	660,000	2/7/2020	3 / 3.00	1,491	2005
237	936-271-91	52 VERMILLION , 92603, CA	660,000	11/19/2019	2 / 2.00	1,335	2004
238	931-215-98	148 CORAL ROSE , 92603, CA	660,000	3/10/2020	2 / 3.00	1,234	2004
239	935-040-38	27 PARK VIS # 38, 92604, CA	660,000	12/13/2019	2 / 2.00	1,234	1977
240	933-822-10	319 SILK TREE , 92606, CA	660,000	12/3/2019	3 / 4.00	1,669	2006
241	930-242-64	49 SOHO , 92612, CA	660,000	11/15/2019	2 / 2.00	1,576	2013
242	934-743-70	180 FULL MOON , 92618, CA	660,000	12/30/2019	3 / 3.00	1,666	2011
243	935-354-66	28 SONATA ST , 92618, CA	662,000	12/17/2019	2 / 3.00	1,215	2002
244	938-720-85	158 GREENMOOR # 67, 92614, CA	662,500	3/11/2020	3 / 3.00	1,406	1984
245	935-421-22	85 MAYFAIR , 92620, CA	664,000	2/3/2020	2 / 2.00	1,290	2012
246	931-654-13	12 STARSHINE # 13, 92603, CA	665,000	11/22/2019	2 / 3.00	1,412	1980
247	939-187-69	47 VASSAR AISLE # 9, 92612, CA	665,000	11/22/2019	2 / 2.00	1,605	1988
248	939-045-47	57 OLIVEHURST , 92602, CA	668,000	12/10/2019	2 / 2.00	1,860	2001
249	935-537-91	7 BURLINGAME , 92602, CA	668,000	2/24/2020	2 / 3.00	1,364	1999
250	930-211-25	290 HARRINGAY , 92618, CA	668,000	11/14/2019	2 / 3.00	1,756	2017

CITY OF IRVINE - EXISTING CONDOMINIUM RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Year Built
251	935-544-73	52 CITY STROLL # 106, 92620, CA	668,000	3/9/2020	2 / 2.00	1,352	2011
252	932-098-76	10 CRESTLINE # 110, 92602, CA	670,000	2/25/2020	3 / 3.00	1,549	2001
253	931-216-00	144 CORAL ROSE , 92603, CA	670,000	11/8/2019	2 / 3.00	1,533	2003
254	935-354-48	65 ALEVERA ST , 92618, CA	670,000	12/23/2019	2 / 3.00	1215	2002
255	938-841-74	477 SPRINGBROOK N # 97, 92614, C	671,000	11/7/2019	3 / 3.00	1,384	1984
256	939-354-19	202 MARINELLA AISLE , 92606, CA	672,000	11/7/2019	2 / 2.00	1,022	1994
257	932-028-21	50 SAPPHIRE # 109, 92602, CA	675,000	3/6/2020	3 / 3.00	1,482	2001
258	932-026-90	67 AVONDALE # 36, 92602, CA	675,000	2/26/2020	2 / 3.00	1,211	2001
259	938-844-19	26 RAINBOW LK # 9, 92614, CA	675,000	2/21/2020	3 / 3.00	2,028	1985
260	934-747-39	84 HEDGE BLOOM , 92618, CA	675,000	12/19/2019	3 / 3.00	1,493	2010
261	930-600-16	209 NATIVE SPG , 92618, CA	675,000	3/10/2020	2 / 3.00	1,798	2015
262	935-536-60	1202 TERRA BELLA , 92602, CA	678,000	1/16/2020	3 / 3.00	1,607	2000
263	932-027-59	111 SAPPHIRE # 32, 92602, CA	680,000	1/27/2020	3 / 3.00	1,490	2001
264	931-424-84	14 MOONLIGHT # 29, 92603, CA	680,000	2/4/2020	2 / 3.00	1,412	1983
265	936-540-35	67 E YALE LOOP # 35, 92604, CA	680,000	2/5/2020	3 / 3.00	1,889	1978
266	934-290-23	49 MONTANAS ESTE # 23, 92612, C.	680,000	1/2/2020	2 / 3.00	1,531	1975
267	933-930-04	7 MONTANAS NORTE # 4, 92612, C/	680,000	1/31/2020	2 / 3.00	1,547	1974
268	937-131-56	98 AGOSTINO , 92614, CA	680,000	1/27/2020	2 / 3.00	1,300	1989
269	935-354-75	31 SONATA ST , 92618, CA	680,000	3/20/2020	2 / 3.00	1,215	2002
270	934-743-69	182 FULL MOON , 92618, CA	680,000	12/4/2019	3 / 3.00	1,667	2011
271	930-207-45	509 TRAILBLAZE , 92618, CA	680,000	1/13/2020	2 / 3.00	1,706	2017
272	930-204-10	202 CAPRICORN , 92618, CA	680,000	1/10/2020	2 / 2.00	1,398	2014
273	930-203-72	50 CAPRICORN , 92618, CA	680,000	11/22/2019	4 / 4.00	1,876	2014
274	930-203-27	60 ORIGIN , 92618, CA	680,000	11/22/2019	3 / 3.00	1,821	2014
275	930-203-11	152 CAPRICORN , 92618, CA	680,000	11/22/2019	4 / 4.00	1,876	2014

CITY OF IRVINE - EXISTING CONDOMINIUM RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Year Built
276	931-314-32	112 ROSE ARCH , 92620, CA	680,000	12/23/2019	2 / 3.00	1,573	2014
277	935-457-64	119 COSTA BRAVA , 92620, CA	681,000	11/13/2019	2 / 3.00	1,170	2006
278	934-106-97	3141 MICHELSON DR UNIT 1205, 92	684,000	2/25/2020	2 / 2.00	1249	2005
279	930-187-15	156 ACAMAR , 92618, CA	687,500	11/4/2019	2 / 3.00	1,694	2016
280	934-102-39	3372 WATERMARKE PL , 92612, CA	688,000	3/20/2020	2 / 3.00	1,523	2003
281	934-101-91	3354 WATERMARKE PL , 92612, CA	688,000	10/30/2019	2 / 3.00	1,523	2003
282	935-356-53	75 DUET , 92603, CA	690,000	12/12/2019	2 / 2.00	1,696	2004
283	935-940-85	14 ASHBROOK # 85, 92604, CA	690,000	10/31/2019	3 / 3.00	1,399	1978
284	935-940-57	62 ASHBROOK # 57, 92604, CA	690,000	3/18/2020	3 / 3.00	1,399	1978
285	935-940-30	20 CRESTHAVEN # 30, 92604, CA	690,000	12/6/2019	3 / 3.00	1,383	1978
286	930-240-52	154 TRIBECA , 92612, CA	690,000	3/10/2020	2 / 2.00	1,483	2018
287	938-500-19	28 MARIGOLD # 19, 92614, CA	690,000	12/31/2019	3 / 3.00	1,422	1983
288	932-477-03	40 LAMPLIGHTER # 33, 92620, CA	690,000	3/18/2020	2 / 2.00	1,570	2004
289	932-477-00	142 VINTAGE # 30, 92620, CA	690,000	2/25/2020	2 / 3.00	1,614	2004
290	930-203-44	106 CAPRICORN , 92618, CA	692,000	1/9/2020	4 / 4.00	1,876	2014
291	930-164-40	16 RAINBOW RDG # 40, 92603, CA	694,000	2/27/2020	2 / 2.00	1,523	1979
292	938-372-52	78 MODESTO # 44, 92602, CA	695,000	12/16/2019	3 / 3.00	1,601	2001
293	938-844-77	354 E YALE LOOP # 18, 92614, CA	695,000	10/31/2019	2 / 2.00	1,332	1986
294	935-464-26	261 MAYFAIR , 92620, CA	698,000	3/12/2020	2 / 2.00	1,378	2012
295	934-759-30	186 BORREGO , 92618, CA	699,500	12/30/2019	2 / 3.00	1,731	2013
296	938-110-46	3 SUMMER BREEZE , 92603, CA	700,000	1/3/2020	2 / 3.00	1,610	1981
297	939-181-23	6 OXFORD # 3, 92612, CA	700,000	2/14/2020	2 / 3.00	1,447	1981
298	930-600-37	223 NATIVE SPG , 92618, CA	700,000	12/10/2019	3 / 3.00	2,038	2015
299	930-208-02	804 TRAILBLAZE , 92618, CA	700,000	3/16/2020	2 / 3.00	1,706	2017
300	931-319-14	70 BRONZE LEAF , 92620, CA	700,000	1/27/2020	3 / 4.00	1,541	2015

CITY OF IRVINE - EXISTING CONDOMINIUM RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Year Built
301	938-500-22	27 ECHO RUN # 22, 92614, CA	703,000	11/18/2019	3 / 3.00	1,578	1984
302	934-758-58	110 FIREFLY , 92618, CA	703,000	2/3/2020	3 / 4.00	1,451	2015
303	931-335-30	332 FLORAL VW , 92618, CA	705,000	2/21/2020	3 / 4.00	1,489	2017
304	930-600-75	125 PLATEAU , 92618, CA	705,000	12/2/2019	3 / 3.00	2,038	2016
305	930-186-25	155 MONGOOSE , 92618, CA	705,000	12/18/2019	3 / 2.00	1,738	2016
306	936-340-75	27 NIGHTSHADE , 92603, CA	706,000	12/11/2019	3 / 3.00	1,741	2003
307	935-266-71	2296 SYNERGY , 92614, CA	707,000	1/17/2020	2 / 3.00	1,381	2019
308	933-930-26	14 VERDE # 26, 92612, CA	710,000	3/12/2020	2 / 2.00	1,454	1974
309	930-243-75	527 ROCKEFELLER , 92612, CA	710,000	12/20/2019	2 / 3.00	1,919	2013
310	937-132-65	84 ALMADOR # 211, 92614, CA	710,000	1/8/2020	3 / 3.00	1,285	1987
311	934-759-55	228 BORREGO , 92618, CA	710,000	1/6/2020	3 / 3.00	1,652	2014
312	935-544-65	98 NATURE , 92620, CA	710,000	2/14/2020	2 / 2.00	1,545	2011
313	935-464-45	202 OVERBROOK , 92620, CA	710,000	3/16/2020	2 / 2.00	1,378	2012
314	933-336-26	124 CANVAS , 92620, CA	710,000	1/8/2020	2 / 2.00	1,539	2017
315	935-352-91	6 BOTANICAL , 92618, CA	712,000	11/22/2019	3 / 3.00	1,600	2000
316	930-172-31	135 FIXIE , 92618, CA	712,000	2/13/2020	3 / 3.00	1,734	2017
317	934-300-73	26 ARBOLES # 32, 92612, CA	712,500	2/14/2020	2 / 3.00	1,531	1975
318	938-237-34	175 WORKING RNCH , 92602, CA	715,000	12/30/2019	2 / 2.00	1,458	2016
319	932-722-25	231 TALL OAK , 92603, CA	715,000	12/18/2019	3 / 4.00	1,775	2003
320	934-300-18	4 PALOS # 67, 92612, CA	715,000	10/31/2019	3 / 3.00	1,761	1975
321	937-131-00	36 ALCOBA , 92614, CA	715,000	12/16/2019	3 / 3.00	1,604	1989
322	930-240-45	140 TRIBECA , 92612, CA	718,000	1/17/2020	2 / 2.00	1,483	2018
323	930-248-79	113 WALDORF , 92612, CA	719,000	3/18/2020	2 / 3.00	1,921	2014
324	935-070-26	12 LAKEVIEW # 80, 92604, CA	720,000	1/31/2020	2 / 2.00	1,614	1977
325	937-816-89	7 MEDICI AISLE , 92606, CA	720,000	11/12/2019	3 / 3.00	1,575	1998

CITY OF IRVINE - EXISTING CONDOMINIUM RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Year Built
326	937-815-49	5 ARESE AISLE , 92606, CA	720,000	1/24/2020	3 / 3.00	2,339	1990
327	937-132-05	182 ALMADOR , 92614, CA	720,000	3/10/2020	3 / 3.00	1,285	1989
328	930-582-90	37 AMBERLEAF # 123, 92614, CA	720,000	12/13/2019	3 / 3.00	1,373	1986
329	935-534-76	421 RIDGEWAY , 92620, CA	720,000	12/4/2019	3 / 3.00	1,606	1999
330	935-465-42	233 KEMPTON , 92620, CA	720,000	11/6/2019	2 / 2.00	1,378	2013
331	935-425-53	55 THORNHURST , 92620, CA	720,000	2/18/2020	2 / 3.00	1,538	2013
332	937-131-39	124 AGOSTINO , 92614, CA	722,000	1/10/2020	3 / 3.00	1,604	1989
333	932-723-63	17 TALL OAK , 92603, CA	725,000	11/26/2019	3 / 4.00	1,775	2004
334	937-133-36	39 ALMADOR # 282, 92614, CA	725,000	11/7/2019	2 / 3.00	1,300	1987
335	938-375-35	138 LONG GRASS , 92618, CA	725,000	11/26/2019	3 / 4.00	2,107	2007
336	935-354-15	42 ALEVERA ST , 92618, CA	725,000	12/12/2019	3 / 3.00	1,330	2002
337	934-741-90	112 TOWNSEND , 92620, CA	725,000	2/25/2020	3 / 3.00	1,961	2005
338	931-314-83	168 ROSE ARCH , 92620, CA	725,000	2/19/2020	2 / 3.00	1,573	2015
339	934-741-43	128 CHANTILLY , 92620, CA	729,000	10/29/2019	3 / 3.00	1,719	2005
340	932-723-12	111 TALL OAK , 92603, CA	730,000	2/18/2020	3 / 4.00	1,775	2004
341	935-260-31	61 PINWOOD # 31, 92604, CA	730,000	1/10/2020	2 / 3.00	1,670	1977
342	937-816-04	5 IMPERIAL AISLE , 92606, CA	730,000	12/12/2019	3 / 3.00	2,339	1993
343	939-185-29	293 STANFORD CT # 50, 92612, CA	730,000	2/24/2020	3 / 3.00	1,354	1985
344	930-187-13	130 ACAMAR , 92618, CA	730,000	12/4/2019	3 / 4.00	1,939	2016
345	931-924-85	90 VINTAGE , 92620, CA	730,000	12/5/2019	2 / 3.00	1,808	2005
346	930-186-01	151 ACAMAR , 92618, CA	731,000	3/17/2020	3 / 2.00	1,738	2016
347	935-260-16	31 PINWOOD # 16, 92604, CA	735,000	12/10/2019	2 / 3.00	1,670	1977
348	935-423-43	73 OVERBROOK , 92620, CA	737,500	1/14/2020	2 / 3.00	1,533	2013
349	935-423-41	101 OVERBROOK , 92620, CA	737,500	1/14/2020	3 / 3.00	1,777	2013
350	935-423-21	19 OVERBROOK , 92620, CA	737,500	1/14/2020	2 / 3.00	1,533	2013

CITY OF IRVINE - EXISTING CONDOMINIUM RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Year Built
351	931-215-97	150 CORAL ROSE , 92603, CA	739,000	1/29/2020	3 / 3.00	1,416	2004
352	931-216-65	75 GINGERWOOD , 92603, CA	740,000	1/23/2020	2 / 2.00	1,643	2003
353	930-248-83	105 WALDORF , 92612, CA	740,000	3/9/2020	2 / 3.00	1,919	2014
354	932-029-74	98 TOWNSEND , 92620, CA	740,000	11/6/2019	2 / 3.00	1,808	2004
355	931-924-41	61 CONCIERTO , 92620, CA	740,000	11/26/2019	2 / 3.00	1,808	2005
356	931-319-77	90 TALLOWOOD , 92620, CA	740,000	2/27/2020	3 / 3.00	1,410	2015
357	930-249-05	77 WALDORF , 92612, CA	741,000	1/10/2020	2 / 3.00	1,988	2014
358	930-185-98	156 PARAMOUNT , 92618, CA	742,000	2/28/2020	3 / 2.00	1,738	2016
359	934-670-04	163 W YALE LOOP # 4, 92604, CA	743,000	3/17/2020	2 / 2.00	1,471	1976
360	930-242-85	35 SOHO , 92612, CA	745,000	12/9/2019	3 / 3.00	1,733	2013
361	932-475-96	50 SALTON # 49, 92602, CA	748,000	12/11/2019	3 / 3.00	1,694	2001
362	937-560-55	46 HAVENWOOD # 55, 92614, CA	749,000	1/29/2020	3 / 3.00	1,578	1980
363	936-340-24	30 SEASONS , 92603, CA	750,000	3/19/2020	3 / 3.00	1,668	2002
364	931-320-16	72 JADE FLOWER , 92620, CA	750,000	12/26/2019	3 / 3.00	1,619	2015
365	938-372-81	58 MODESTO # 56, 92602, CA	752,000	1/2/2020	3 / 3.00	1,904	2002
366	937-130-85	10 ALMADOR , 92614, CA	752,000	2/28/2020	3 / 3.00	1,604	1989
367	934-100-33	14 SOLANA # 33, 92612, CA	753,500	2/21/2020	2 / 2.00	1,466	1975
368	936-340-15	87 VERMILLION , 92603, CA	755,000	12/12/2019	3 / 3.00	1,741	2002
369	938-552-73	26 SPINNAKER , 92614, CA	755,000	11/12/2019	2 / 2.00	1,054	1983
370	937-015-09	93 CIENEGA # 1, 92618, CA	755,000	2/3/2020	3 / 3.00	1763	2009
371	937-015-07	89 CIENEGA , 92618, CA	755,000	12/6/2019	3 / 3.00	1763	2009
372	935-352-24	66 DANBURY LN , 92618, CA	755,000	10/29/2019	3 / 3.00	1,353	1998
373	934-748-12	104 PEONY , 92618, CA	755,000	12/6/2019	3 / 3.00	1,804	2010
374	930-210-02	174 OUTWEST , 92618, CA	755,000	12/27/2019	3 / 3.00	1,529	2016
375	938-237-62	128 CRESCENT MOON , 92602, CA	760,000	3/26/2020	2 / 2.00	1,458	2016

CITY OF IRVINE - EXISTING CONDOMINIUM RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Year Built
376	935-357-08	420 QUAIL RDG , 92603, CA	760,000	1/6/2020	3 / 3.00	1,959	2004
377	931-217-05	33 GINGERWOOD , 92603, CA	760,000	12/9/2019	2 / 2.00	1,643	2004
378	936-540-10	96 WILDWOOD # 10, 92604, CA	760,000	2/27/2020	3 / 3.00	2,080	1978
379	934-950-02	144 W YALE LOOP , 92604, CA	760,000	11/15/2019	3 / 3.00	1,889	1977
380	930-175-39	150 FOLLYHATCH , 92618, CA	761,500	1/10/2020	3 / 3.00	2375	2016
381	935-171-72	124 SAINT JAMES # 66, 92606, CA	765,000	1/31/2020	3 / 3.00	1,970	2001
382	935-010-20	60 W YALE LOOP # 20, 92604, CA	768,000	11/1/2019	2 / 2.00	1,471	1979
383	930-187-20	146 ACAMAR , 92618, CA	768,000	11/6/2019	3 / 4.00	2,075	2016
384	934-107-88	3131 MICHELSON DR UNIT 906, 92618, CA	770,000	1/7/2020	2 / 2.00	1330	2005
385	930-203-32	50 ORIGIN , 92618, CA	770,000	2/13/2020	4 / 4.00	2,076	2014
386	930-170-20	291 FOLLYHATCH , 92618, CA	773,000	2/19/2020	2 / 3.00	1,899	2016
387	938-371-24	71 ARDMORE , 92602, CA	775,000	1/31/2020	3 / 3.00	1,640	2000
388	935-537-23	43 VISALIA , 92602, CA	775,000	3/4/2020	3 / 3.00	1,727	2000
389	936-340-56	81 STEPPING STONE , 92603, CA	775,000	3/24/2020	3 / 3.00	1,741	2003
390	930-241-31	402 ROCKEFELLER UNIT 210, 92618, CA	775,000	10/31/2019	2 / 3.00	1,789	2007
391	930-203-01	51 ORIGIN , 92618, CA	775,000	12/18/2019	4 / 4.00	2,076	2015
392	935-650-50	26 WETSTONE # 50, 92604, CA	778,500	12/23/2019	3 / 2.00	1,401	1978
393	932-476-44	27 BOLINAS # 97, 92602, CA	779,000	3/10/2020	3 / 3.00	1,674	2002
394	934-960-30	4 SILVER CRK # 30, 92603, CA	780,000	11/22/2019	3 / 2.00	1,576	1977
395	930-203-97	230 CAPRICORN , 92618, CA	780,000	2/20/2020	4 / 4.00	1,873	2014
396	930-182-17	261 RADIAL , 92618, CA	780,000	1/7/2020	3 / 3.00	1,810	2015
397	934-743-06	57 KEEPSAKE , 92618, CA	782,000	11/25/2019	3 / 3.00	1,921	2011
398	938-320-59	9 CLARET # 59, 92614, CA	788,000	2/18/2020	2 / 3.00	1,594	1980
399	930-204-00	222 CAPRICORN , 92618, CA	789,000	3/4/2020	4 / 4.00	1,873	2014
400	939-184-21	84 STANFORD CT # 42, 92612, CA	790,000	1/28/2020	2 / 3.00	1,354	1984

CITY OF IRVINE - EXISTING CONDOMINIUM RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Year Built
401	935-354-16	40 ALEVERA ST # 21, 92618, CA	790,000	2/18/2020	3 / 3.00	1,532	2002
402	931-330-20	54 GRANITE PATH , 92620, CA	790,000	3/2/2020	3 / 3.00	1611	2015
403	931-318-48	76 PAINTED TRELIS , 92620, CA	790,000	11/18/2019	3 / 3.00	1626	2015
404	937-290-34	4 GREENBRIAR # 34, 92604, CA	795,000	3/6/2020	3 / 2.00	1,533	1980
405	930-095-32	3 EDGESTONE # 122, 92606, CA	795,000	1/2/2020	3 / 3.00	1,652	1984
406	935-354-34	78 ALEVERA ST , 92618, CA	795,000	11/27/2019	2 / 3.00	1,215	2002
407	932-654-50	50 SHADOWPLAY , 92620, CA	795,000	12/12/2019	3 / 3.00	2,121	2004
408	931-925-23	59 FLAMENCO , 92620, CA	795,000	2/13/2020	3 / 3.00	2,004	2005
409	931-320-07	90 JADE FLOWER , 92620, CA	795,000	1/23/2020	3 / 4.00	1,888	2014
410	934-431-08	34 NIGHT BLOOM , 92602, CA	800,000	3/17/2020	3 / 3.00	1,600	2005
411	935-355-43	72 DUET , 92603, CA	800,000	10/28/2019	3 / 3.00	1,534	2004
412	936-910-24	142 E YALE LOOP # 24, 92604, CA	800,000	10/31/2019	3 / 3.00	2,080	1979
413	932-653-97	48 BAMBOO , 92620, CA	800,000	12/30/2019	3 / 3.00	1,332	2004
414	931-316-14	514 SCENTED VIOLET , 92620, CA	804,000	2/25/2020	3 / 3.00	1,611	2013
415	935-464-24	213 MAYFAIR , 92620, CA	805,000	1/29/2020	3 / 3.00	1,518	2012
416	935-352-49	40 DANBURY LN , 92618, CA	807,000	10/30/2019	3 / 3.00	1,473	1999
417	930-013-17	110 NATURE WALK , 92618, CA	810,000	1/23/2020	3 / 4.00	1,813	2017
418	935-464-19	223 MAYFAIR , 92620, CA	810,000	2/25/2020	3 / 3.00	1,518	2012
419	935-425-68	75 THORNHURST , 92620, CA	810,000	12/16/2019	3 / 3.00	1,518	2013
420	938-843-56	453 E YALE LOOP # 34, 92614, CA	811,000	11/6/2019	4 / 3.00	2,371	1984
421	935-354-05	26 ALEVERA ST , 92618, CA	812,000	11/22/2019	4 / 3.00	1,532	2002
422	936-341-29	109 STEPPING STONE , 92603, CA	815,000	3/3/2020	4 / 3.00	1,869	2004
423	934-106-74	3141 MICHELSON DR UNIT 906, 926	815,000	1/28/2020	2 / 2.00	1,375	2005
424	935-351-16	198 CHERRYBROOK LN , 92618, CA	815,000	2/11/2020	3 / 3.00	1473	1998
425	930-199-63	57 KESTREL , 92618, CA	815,000	3/4/2020	3 / 3.00	1,584	2015

CITY OF IRVINE - EXISTING CONDOMINIUM RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Year Built
426	935-464-96	221 OVERBROOK , 92620, CA	815,000	12/26/2019	3 / 3.00	1,518	2012
427	932-028-67	5 DEARBORN # 63, 92602, CA	817,000	1/17/2020	3 / 3.00	1,992	2001
428	938-238-10	200 CRESCENT MOON , 92602, CA	820,000	3/18/2020	3 / 3.00	1,581	2016
429	935-456-31	10 AVALON # 9, 92602, CA	820,000	12/9/2019	3 / 3.00	1,891	2002
430	932-601-92	60 WINDCHIME , 92603, CA	820,000	2/25/2020	3 / 3.00	1,534	2003
431	936-560-20	109 E YALE LOOP # 20, 92604, CA	820,000	1/21/2020	3 / 3.00	1,889	1979
432	936-560-14	96 E YALE LOOP # 14, 92604, CA	820,000	1/21/2020	3 / 3.00	1,889	1979
433	936-560-02	78 E YALE LOOP # 2, 92604, CA	820,000	1/21/2020	3 / 3.00	1,889	1979
434	930-180-47	31 CANOE , 92618, CA	820,000	10/28/2019	4 / 3.00	2,458	2013
435	935-545-46	40 CITY STROLL , 92620, CA	820,000	12/3/2019	2 / 3.00	1,842	2010
436	935-464-35	212 OVERBROOK , 92620, CA	820,000	12/31/2019	3 / 3.00	1,518	2012
437	935-353-20	23 PERIWINKLE , 92618, CA	825,000	1/14/2020	3 / 3.00	1,667	2000
438	939-228-46	753 BEACON , 92618, CA	829,000	2/25/2020	4 / 4.00	2,481	2018
439	932-655-22	181 SANCTUARY , 92620, CA	829,500	1/14/2020	4 / 3.00	2,065	2004
440	930-695-54	5056 SCHOLARSHIP , 92612, CA	830,000	3/11/2020	2 / 3.00	1,463	2005
441	930-695-37	5048 SCHOLARSHIP , 92612, CA	830,000	1/31/2020	2 / 2.00	1,701	2005
442	937-480-31	45 RUSHINGWIND # 31, 92614, CA	830,000	3/16/2020	2 / 2.00	1,452	1980
443	935-351-46	168 CHERRYBROOK LN , 92618, CA	830,000	11/21/2019	3 / 3.00	1,473	1998
444	932-654-54	58 SHADOWPLAY , 92620, CA	830,000	12/5/2019	3 / 3.00	2,121	2004
445	938-601-61	2 CEDARLAKE # 8, 92614, CA	832,000	12/4/2019	2 / 2.00	1,484	1986
446	935-080-10	10 MOSS GLN # 10, 92603, CA	835,000	1/30/2020	2 / 3.00	2,033	1977
447	933-583-02	66 FRINGE TREE , 92606, CA	835,000	11/8/2019	3 / 3.00	2,596	2006
448	932-029-60	59 CHANTILLY # 48, 92620, CA	835,000	1/9/2020	3 / 4.00	2,143	2004
449	931-837-65	75 SANCTUARY , 92620, CA	838,000	1/17/2020	3 / 3.00	1,691	2005
450	934-670-96	6 SEADRIFT # 81, 92604, CA	840,000	12/3/2019	2 / 3.00	1,986	1985

CITY OF IRVINE - EXISTING CONDOMINIUM RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Year Built
451	935-424-07	102 GEMSTONE , 92620, CA	840,000	1/7/2020	3 / 3.00	1,654	2013
452	931-318-32	83 PAINTED TRELLIS , 92620, CA	840,000	12/31/2019	3 / 4.00	1,632	2015
453	935-423-66	135 OVERBROOK , 92620, CA	842,500	12/3/2019	3 / 3.00	1,777	2013
454	935-424-27	103 OASIS , 92620, CA	844,000	2/28/2020	3 / 3.00	1,654	2013
455	935-371-17	45 EAGLECREEK , 92618, CA	849,000	2/21/2020	3 / 3.00	1,585	1999
456	932-176-63	143 VIOLET BLOOM , 92618, CA	850,000	3/11/2020	3 / 3.00	1,971	2014
457	930-191-12	230 BRIGHT POPPY , 92618, CA	850,000	10/31/2019	3 / 3.00	1,734	2016
458	932-602-07	55 WINDCHIME , 92603, CA	855,000	10/30/2019	3 / 3.00	1,534	2002
459	930-648-03	231 FRAME , 92618, CA	858,000	2/10/2020	3 / 3.00	2892	2018
460	938-844-71	366 E YALE LOOP # 12, 92614, CA	867,500	3/11/2020	3 / 3.00	2,139	1986
461	935-353-43	3 PERIWINKLE , 92618, CA	868,500	11/19/2019	3 / 3.00	1,667	2001
462	939-228-18	761 BEACON , 92618, CA	870,000	3/4/2020	4 / 4.00	2,383	2017
463	930-465-08	90 CANYONCREST , 92603, CA	875,000	10/25/2019	3 / 3.00	1,333	2003
464	934-850-05	91 W YALE LOOP # 5, 92604, CA	875,000	12/9/2019	4 / 3.00	2,155	1977
465	938-601-08	85 FAIRLAKE # 71, 92614, CA	875,000	12/23/2019	3 / 3.00	2,028	1984
466	935-543-17	147 ARDEN # 74, 92620, CA	875,000	2/24/2020	3 / 3.00	1,677	2001
467	932-415-73	26 DEERGRASS , 92618, CA	876,000	1/15/2020	4 / 3.00	1,899	2011
468	935-630-34	8 RUSTLING WIND # 4, 92612, CA	878,000	11/20/2019	3 / 2.00	2,649	1978
469	939-189-22	22 MENLO AISLE # 162, 92612, CA	880,000	10/31/2019	3 / 3.00	1,983	1987
470	935-630-15	31 MISTY MDWS # 15, 92612, CA	880,000	12/9/2019	2 / 2.00	1,799	1978
471	931-320-33	72 TULIP # 6, 92620, CA	880,000	2/20/2020	3 / 4.00	1,888	2015
472	932-723-54	10 TALL OAK , 92603, CA	882,000	1/2/2020	3 / 3.00	1,869	2004
473	932-176-34	145 FIELDWOOD , 92618, CA	883,000	12/17/2019	3 / 3.00	2,062	2014
474	932-426-05	26 PENDANT , 92620, CA	885,000	11/20/2019	3 / 3.00	1,685	2012
475	932-723-68	205 TALL OAK , 92603, CA	888,000	1/7/2020	3 / 3.00	1,869	2004

CITY OF IRVINE - EXISTING CONDOMINIUM RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Year Built
476	938-377-27	32 BRIDGE TRL , 92618, CA	888,000	2/20/2020	4 / 3.00	2,189	2011
477	935-370-61	8 DAHLIA # 3, 92618, CA	888,000	1/10/2020	3 / 3.00	1,750	1999
478	936-530-21	12 WILLOWGROVE , 92604, CA	890,000	12/9/2019	3 / 3.00	1,813	1978
479	938-770-19	5 ELDERWOOD # 19, 92614, CA	894,000	3/16/2020	2 / 2.00	1,452	1981
480	938-238-33	234 CRESCENT MOON , 92602, CA	895,000	12/5/2019	3 / 3.00	1,914	2016
481	932-425-99	52 PENDANT , 92620, CA	895,000	12/17/2019	3 / 3.00	1,685	2011
482	937-015-06	87 CIENEGA , 92618, CA	896,000	3/13/2020	4 / 4.00	2505	2009
483	937-012-55	59 AUTUMN , 92602, CA	898,000	11/15/2019	4 / 4.00	2,347	2001
484	937-012-30	41 ROBINSON DR , 92602, CA	898,000	1/28/2020	2 / 3.00	2,363	2001
485	938-228-10	127 STALLION , 92602, CA	900,000	12/12/2019	3 / 3.00	1,908	2014
486	932-176-75	118 PROSPECT , 92618, CA	900,000	3/10/2020	3 / 3.00	1,971	2014
487	931-839-29	27 HABITAT , 92618, CA	900,000	3/17/2020	3 / 3.00	2,071	2008
488	930-278-54	25 HATHAWAY , 92620, CA	900,000	12/31/2019	4 / 3.00	2,345	2004
489	935-543-38	122 ARDEN # 63, 92620, CA	902,000	12/30/2019	3 / 3.00	1,861	2001
490	932-654-28	39 SECRET GDN , 92620, CA	905,000	12/11/2019	4 / 4.00	2,416	2004
491	935-543-54	79 SHADYWOOD # 26, 92620, CA	907,500	12/5/2019	4 / 3.00	2,105	2002
492	938-237-49	152 CRESCENT MOON , 92602, CA	908,000	11/6/2019	3 / 3.00	1,695	2016
493	939-188-10	97 LEHIGH AISLE # 50, 92612, CA	910,000	12/4/2019	3 / 3.00	1,983	1987
494	934-745-95	25 CALYPSO , 92618, CA	910,000	3/19/2020	3 / 3.00	1,956	2010
495	931-839-23	25 TREE CLOVER , 92618, CA	910,000	1/3/2020	3 / 3.00	2,071	2005
496	930-016-16	119 QUIET GRV , 92618, CA	910,000	3/4/2020	3 / 4.00	1624	2017
497	934-744-71	229 MANTLE , 92618, CA	915,000	1/23/2020	3 / 3.00	2,064	2010
498	933-431-65	201 REGAL , 92620, CA	915,000	3/13/2020	3 / 4.00	2134	2010
499	933-582-84	46 HONEY LOCUST , 92606, CA	920,000	3/20/2020	3 / 3.00	2,376	2006
500	934-761-01	163 FIREFLY , 92618, CA	920,000	1/24/2020	4 / 3.00	2,190	2013

CITY OF IRVINE - EXISTING CONDOMINIUM RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Year Built
501	932-176-36	141 FIELDWOOD , 92618, CA	920,000	3/13/2020	5 / 3.00	2,434	2014
502	931-322-46	87 WATERLEAF , 92620, CA	920,000	12/4/2019	3 / 3.00	2,052	2016
503	934-670-76	10 SEADRIFT # 61, 92604, CA	925,000	12/12/2019	3 / 3.00	2,097	1985
504	934-107-28	3141 MICHELSON DR UNIT 1607, 92	925,000	2/11/2020	2 / 2.00	1,443	2005
505	931-839-15	30 TREE CLOVER , 92618, CA	925,000	3/20/2020	3 / 3.00	2,071	2005
506	932-656-25	21 HERRINGBONE , 92620, CA	925,000	11/1/2019	3 / 3.00	2,222	2007
507	932-722-22	309 TALL OAK , 92603, CA	930,000	12/31/2019	3 / 3.00	1,930	2003
508	938-843-38	478 E YALE LOOP # 15, 92614, CA	930,000	2/14/2020	4 / 3.00	2,326	1984
509	932-425-32	31 NORWICH , 92620, CA	930,000	3/3/2020	3 / 3.00	1,729	2011
510	931-325-29	57 GARDENSTONE PATH , 92620, C	930,000	10/25/2019	3 / 3.00	1,948	2014
511	930-278-26	42 BOMBAY , 92620, CA	930,000	1/21/2020	4 / 4.00	2,456	2004
512	934-745-17	49 SPLENDOR , 92618, CA	935,000	3/4/2020	4 / 3.00	1,904	2010
513	931-325-10	50 SCENTED VIOLET , 92620, CA	935,000	11/21/2019	3 / 3.00	1,948	2014
514	930-631-30	47 GRAY DOVE , 92618, CA	938,000	12/10/2019	3 / 3.00	2,410	2010
515	935-472-33	90 DEVONSHIRE , 92620, CA	938,000	2/27/2020	3 / 3.00	1861	2013
516	930-190-05	58 VISIONARY , 92618, CA	940,000	2/13/2020	3 / 3.00	2,005	2014
517	932-392-48	61 SEDGEWICK , 92620, CA	948,000	3/16/2020	3 / 3.00	1739	2012
518	935-260-43	85 PINWOOD # 43, 92604, CA	950,000	2/14/2020	3 / 3.00	2,035	1977
519	935-630-42	24 RUSTLING WIND # 12, 92612, CA	950,000	2/5/2020	3 / 2.00	2,544	1978
520	930-243-20	728 ROCKEFELLER , 92612, CA	950,000	2/19/2020	3 / 3.00	2,253	2008
521	932-654-06	55 SECRET GDN , 92620, CA	950,000	3/23/2020	4 / 4.00	2,416	2004
522	930-190-73	194 BRIGHT POPPY , 92618, CA	955,000	12/24/2019	3 / 3.00	2,010	2016
523	934-744-89	306 BRONZE , 92618, CA	965,000	2/26/2020	3 / 3.00	2,313	2010
524	933-272-69	12 CORIANDER , 92603, CA	970,000	3/20/2020	3 / 3.00	2,101	2003
525	931-325-22	80 SCENTED VIOLET , 92620, CA	970,000	11/22/2019	3 / 3.00	1,948	2014

CITY OF IRVINE - EXISTING CONDOMINIUM RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Year Built
526	930-278-18	48 BLOSSOM , 92620, CA	975,000	11/20/2019	4 / 4.00	2,456	2004
527	931-324-49	56 CACTUS FLOWER , 92620, CA	983,000	2/13/2020	3 / 3.00	2,016	2013
528	932-176-44	140 COMPASS , 92618, CA	985,000	11/18/2019	4 / 3.00	2,434	2014
529	935-631-07	11 VALLEY VW # 46, 92612, CA	986,000	2/18/2020	3 / 3.00	2,344	1978
530	935-371-06	50 FERN PNE , 92618, CA	990,000	2/20/2020	3 / 3.00	2,004	1999
531	932-322-33	219 BANCROFT , 92620, CA	993,000	11/8/2019	3 / 3.00	1,918	2013
532	931-683-82	71 CANOPY , 92603, CA	995,000	2/6/2020	3 / 3.00	2,073	2003
533	930-190-27	72 VISIONARY , 92618, CA	995,000	1/17/2020	4 / 3.00	2,019	2014
534	934-244-18	116 VERMILLION , 92603, CA	1,000,000	11/14/2019	4 / 4.00	2,501	2002
535	935-260-56	26 PINWOOD # 56, 92604, CA	1,000,000	3/10/2020	3 / 3.00	2,109	1977
536	932-176-50	152 COMPASS , 92618, CA	1,007,500	11/7/2019	4 / 3.00	2,434	2014
537	934-013-92	105 BIANCO , 92618, CA	1,010,000	12/17/2019	3 / 3.00	1,868	2013
538	934-013-58	91 BIANCO , 92618, CA	1,010,000	10/28/2019	3 / 3.00	1,775	2013
539	930-630-59	20 RIDGE VLY , 92618, CA	1,015,000	1/9/2020	4 / 5.00	2,655	2006
540	934-746-29	341 BRONZE , 92618, CA	1,025,000	2/26/2020	3 / 3.00	2,315	2009
541	934-744-73	225 MANTLE , 92618, CA	1,030,000	2/27/2020	4 / 3.00	2,481	2010
542	933-272-80	17 CORIANDER , 92603, CA	1,035,000	1/22/2020	3 / 3.00	2,101	2003
543	938-552-93	22 SOUTHWIND # 57, 92614, CA	1,040,000	10/31/2019	3 / 3.00	2,614	1983
544	934-761-56	141 YELLOW PNE , 92618, CA	1,040,000	3/11/2020	4 / 3.00	2,413	2014
545	938-552-00	36 WATERWAY # 46, 92614, CA	1,045,000	12/20/2019	3 / 3.00	2,614	1983
546	934-101-72	3160 WATERMARKE PL , 92612, CA	1,046,000	3/9/2020	4 / 3.00	2,333	2003
547	939-224-22	113 STELLAR , 92618, CA	1,050,000	12/6/2019	4 / 5.00	3,095	2017
548	932-382-35	101 WINDHAM , 92620, CA	1,050,000	1/24/2020	4 / 3.00	1918	2014
549	930-696-98	3106 SCHOLARSHIP , 92612, CA	1,053,000	11/15/2019	2 / 3.00	1,781	2007
550	932-381-75	206 TRAYMORE , 92620, CA	1,055,000	2/21/2020	4 / 3.00	2,037	2013

CITY OF IRVINE - EXISTING CONDOMINIUM RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Year Built
551	933-431-14	31 TWIN GABLES , 92620, CA	1,060,000	2/18/2020	4 / 4.00	2429	2006
552	933-582-94	53 JUNE BERRY , 92606, CA	1,065,000	12/23/2019	4 / 3.00	2,559	2007
553	935-543-33	111 SHADYWOOD # 10, 92620, CA	1,065,000	12/19/2019	4 / 3.00	2,315	2001
554	932-656-01	11 HERRINGBONE , 92620, CA	1,070,000	3/26/2020	4 / 4.00	2,624	2006
555	931-324-40	84 CHERRY TREE , 92620, CA	1,075,000	2/25/2020	3 / 3.00	2,179	2013
556	930-278-13	62 BOMBAY , 92620, CA	1,099,000	3/13/2020	4 / 3.00	2,727	2004
557	934-107-26	3141 MICHELSON DR UNIT 1605, 92	1,110,000	2/5/2020	2 / 3.00	1,993	2005
558	934-761-78	117 YELLOW PINE , 92618, CA	1,110,000	12/5/2019	3 / 4.00	2,413	2014
559	935-363-37	98 ASHDALE , 92620, CA	1,125,000	11/20/2019	4 / 4.00	2,278	2014
560	931-683-95	43 CANOPY , 92603, CA	1,150,000	11/6/2019	4 / 3.00	2,129	2003
561	930-181-78	115 BUMBLEBEE , 92618, CA	1,150,000	2/6/2020	4 / 3.00	2,525	2014
562	935-363-18	71 ASHDALE , 92620, CA	1,170,000	3/18/2020	4 / 4.00	2287	2014
563	930-464-55	10 ARBORSIDE , 92603, CA	1,175,000	12/5/2019	3 / 3.00	1,628	2003
564	934-012-56	31 GENOA , 92618, CA	1,175,000	12/23/2019	3 / 3.00	1,868	2012
565	933-272-85	27 CORIANDER , 92603, CA	1,187,500	1/13/2020	4 / 3.00	2,356	2003
566	930-247-11	242 ROCKEFELLER , 92612, CA	1,200,000	2/14/2020	3 / 3.00	2,290	2013
567	934-022-73	28 LUPARI , 92618, CA	1,200,000	1/10/2020	4 / 3.00	2,075	2012
568	930-278-82	72 WONDERLAND , 92620, CA	1,200,000	12/30/2019	4 / 3.00	2727	2003
569	931-326-22	119 GUINNESS , 92620, CA	1,220,000	1/3/2020	4 / 3.00	2,217	2017
570	934-022-30	33 CIPRESSO , 92618, CA	1,225,000	11/15/2019	4 / 3.00	2,075	2012
571	938-236-15	61 FARMHAND , 92602, CA	1,260,000	11/7/2019	4 / 4.00	2,570	2016
572	935-671-18	7 LA QUINTA # 9, 92612, CA	1,275,000	3/6/2020	3 / 3.00	2,357	1986
573	938-553-09	6 LONGSHORE # 73, 92614, CA	1,350,000	3/16/2020	4 / 3.00	2,760	1986
574	939-421-78	2 SIRIUS # 63, 92603, CA	1,500,000	1/6/2020	3 / 3.00	2,522	1986
575	930-696-13	5124 SCHOLARSHIP , 92612, CA	1,548,000	3/3/2020	2 / 3.00	2,052	2005

CITY OF IRVINE - EXISTING CONDOMINIUM RESIDENTIAL SALES

	APN	Address	Sales Price	Sale Date	Bed/Bath	Sq. Ft.	Year Built
576	930-697-21	3147 SCHOLARSHIP , 92612, CA	1,734,000	3/5/2020	3 / 4.00	2,385	2007
577	930-694-97	8103 SCHOLARSHIP , 92612, CA	1,980,000	3/12/2020	2 / 3.00	2,378	2005

Written Standards for Providing ESG Assistance

Note: The City of Irvine requires use of the written Standards for Providing ESG Assistance developed by the County of Orange and the ESG Orange County Collaborative included on the following pages.

Emergency Solutions Grant (ESG) Written Standards

Reference 24 CFR 576.400 and 91.220

The County of Orange, through the Orange County Community Services (OCCS), is responsible for coordinating and implementing the ESG Orange County Collaborative. The Emergency Solution Grant (ESG) regulations, the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act, and the Continuum of Care (CoC) Program Interim Rules state that the CoC, in consultation with recipients of ESG program funds within the geographic area, must:

- 1) Establish and consistently follow written standards for providing CoC assistance;
- 2) Establish performance targets appropriate for population and program type; and
- 3) Monitor recipient and sub-recipient performance.

Pursuant to the Code of Federal Regulations 24 CFR part 578, OCCS in coordination with the ESG jurisdictions and the CoC has developed the following written standards. These standards will apply to all projects and activities that receive County ESG funding. These are intended as basic minimum standards to which subrecipients can make additions and/or enforce more stringent standards applicable to their own projects. In addition, all projects must comply with the funding process under which the project was originally awarded and the HEARTH Act. All programs that receive ESG funding are required to abide by these written standards.

Overview of HEARTH Act

- Approved on May 20, 2009 and amended the McKinney Vento Homeless Assistance Act.
- Amendments allow for increased flexibility in who may be served and what activities may be carried out.
- Consolidates three separate homeless assistance programs administered by the United States Department of Housing and Urban Development (HUD) under the McKinney Vento Homeless Assistance Act into a single grant program and creates the ESG Program and the Rural Housing Stability Assistance Program (RHSP).
- Change of focus from homeless shelter to homelessness prevention.

ESG and CoC Coordination & Collaboration

In Collaboration with other ESG service providers, these written standards have been developed by ESG grantees within Orange County, including OCCS, the City of Anaheim, City of Garden Grove, City of Santa Ana and CoC. This collaboration allows for input on the standards and implementation process developed by organizations that directly provide homeless and housing services, Rapid Re-housing (R/R), and Homelessness Prevention (HP). The ESG Written Standards have been adopted/approved by the CoC Board, Commission to End Homelessness Board, and City ESG recipients. These written standards will be reviewed and revised at least annually, or as needed, to continue to build upon and refine this document.

Housing First Model

HUD encourages all ESG grantees and subrecipients, as well as the CoC, to implement a “housing first” approach when providing assistance. The housing first approach prioritizes rapid placement and stabilization in permanent housing; it does not have service participation requirements or preconditions (such as sobriety or a minimum income threshold).

Transitional housing and supportive services only projects may also be considered to utilize the housing first approach, if they operate with low-barriers, work to quickly move people into permanent housing, do not require participation in supportive services, and not require any preconditions for moving into transitional housing.

Universal Assessment

All individuals will be first be assessed using a Pre-Screening Tool, The Pre-Screening Tool serves as a triage tool to determine if the individual or family may be diverted, need prevention assistance, or need be to further assessed to determine what is the best housing intervention for them, if the individual is determined to need further assessed a comprehensive, universal assessment tool called the Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT) version 2 for Individuals and Families is utilized. This tool guarantees that an individual or family’s level of need and eligibility determination are made in an informed, reasonable, and objective manner.

Homeless Management Information System

All subrecipients are required to participate in the Homeless Management information System (HMIS) per the ESG and CoC Interim Rule (24 CFR 576 and 578). HMIS provides an opportunity to document homelessness and helps to ensure coordination between service providers while avoiding duplication of services and client data.

Reporting – Coordinated Entry System

- The HEARTH Act makes HMIS participation a statutory requirement for ESG recipients and sub-recipients. The subrecipients work with the Continuum of Care to ensure the screening, assessment, and referral of program participants are consistent with the written standards.
- The subrecipient will ensure that data on all persons served and all activities assisted under ESG are entered into a community-wide HMIS in the area in which those persons and activities are located.
- Victim service providers cannot, and Legal Services Organizations may choose to not participate in HMIS. Providers that do not participate in HMIS must use a comparable database that produces unduplicated, aggregate reports instead.
- Eligible Cost include, but not limited to the following:
 - Hardware, Equipment and Software Costs
 - Staffing: Paying salaries for operating HMIS
 - Training and Overhead – Technical support, leasing space, and utilities for space used by HMIS staff

Comparable Database for Victim Services

If the sub-recipient is a victim services or a legal services provider that use a comparable database, it may use ESG funds to establish and operate a comparable database that collects client level data over time and generates unduplicated aggregate reports based on the data. Information entered into a comparable database must be provided to the HMIS Lead, upon request.

Data Sharing Requirement

Data sharing is a multi-directional sharing relationship between multiple organizations. In order to systematically share data, the participating agencies must jointly establish a data sharing network formalized by the execution of guidelines, with the understanding they agree to future updates to the guidelines made by the HMIS Lead.

ESG Agreements

The ESG recipient enters into an agreement with ESG subrecipients. In general, these subrecipient agreements define:

- Key program components or activities (Including benchmarks for success);
- Level of ESG funding;
- Anticipated source and amount of matching funds (24 CFR 576.201) contributed by the subrecipient;
- Applicable laws and regulations; and
- Documentation or reporting requirements.

Expenditure Limits

Funds used for street outreach and emergency shelter activities will be limited to the greater of 60 percent of the jurisdiction's total current fiscal year (FY) grant for ESG; or the amount of FY 2010 ESG grant funds that were committed to street outreach and emergency shelter.

Matching Funds Requirements

- The subrecipient must make matching contributions to supplement the recipient's ESG program in an amount that equals the amount of ESG funds provided by HUD.
- Matching contributions may be obtained from any eligible source, including any federal source other than the ESG program, as well as state, local, and private sources. Additional requirements apply to matching contributions from a Federal source of funds.
- Matching contributions must be provided after the date that HUD signs the grant agreement.

Uniform Administrative Requirements

The use of ESG funding is subject to the applicable requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. The purpose of 2 CFR Part 200 is to streamline the Federal Government's guidance on administrative requirements to more effectively focus Federal resources on improving performance and outcomes, while ensuring the financial integrity of the Federal programs in partnership with non-federal stakeholders (e.g., grantees and sub-recipients), 2 CFR Part 200 supersedes, consolidates, and streamlines requirements from eight (8) OMB Circulars: A-21, A-87, A-89, A-102, A-110, A-122, A-133, and A-50. Subrecipients are required to maintain an acceptable general accounting system. A Subrecipient's general accounting system must include:

- Independent Single Audit (OMB 2 CFR Part 200.514) All ESG sub-recipients that expend more than \$750,000 of Federal funds (include all Federal sources) in a single year must have a single audit conducted. Copies of the Single Audit must be sent to the County as well as HUD.
- All records must be maintained for a minimum of four (4) years.

Financial Management

Grantees and subrecipients in the ESG program must ensure compliance with regulations and requirements pertaining to the following key areas of financial management outlined in Financial Management Systems (24CFR 85.20 and 24CFR 84.20-28) for the following areas:

- Usage of funds
- Internal controls
- Cash management
- Procurement Property
- Audits
- Required funding match
- Budget controls
- Accounting controls
- Asset controls

Documentation of Homelessness

ESG sub-recipients are required to maintain adequate documentation of homelessness status to determine eligibility of persons served by the ESG program.

- A copy of this documentation must be maintained by the subrecipient in the client's or participant's file. Documentation includes 3-day notice to pay or quit, public agency written verification of homelessness, or self-certification of homelessness are examples of required proof to require and maintain in client file.

Qualifications of Homelessness

A person is considered homeless only when he/she resides in one of the following places:

- In places not meant for human habitation such as a car, park, sidewalk, an abandon building, or on the street;
- In an emergency shelter;
- In transitional or supportive housing for homeless persons who originally came from the streets or emergency shelter; or
- In any of the above but is spending a short time (up to 30 consecutive days) in a hospital or other institution.

Monitoring and Site Visits

Monitoring can take a number of forms and can include review of progress reports, telephone consultation, and performance on-site assessments. The three basic goals for oversight and monitoring of the progress and performance of ESG grantees/recipients include:

- Ensure that ESG funds are used effectively to assist homeless individuals and families and that the basic ESG program goals are met;
- Ensure compliance with ESG regulations and program requirements in the usage of funds and in carrying out program activities; and
- Ensure and develop the management capacity of grantees or recipients.

Participation of Homeless Persons in Policymaking and Operations

Pursuant to 24 CFR 576.405, recipients of ESG funds must provide for the participation of not less than one homeless or formerly homeless persons in a policy-making function within the subrecipient's organization. If the recipient is unable to meet this requirement, they must instead develop and implement a plan to consult with homeless or formerly homeless persons in a policy-making function regarding any facilities, services, or other assistance that received funding under ESG. All subrecipients of ESG funds are required to involve or encourage involvement of participants in the operation or an ESG funded program or facility.

Termination of Assistance 24 CFR 576-402

Assistance provided through ESG-funded activities to program participants that violate program requirements may be terminated. Written procedures must describe the specific program requirements and the termination, grievance, or appeal processes, this should include the procedures for a participant to request a hearing regarding the termination of their assistance. The federal regulation at 24 CFR 576.402 describes the termination provisions:

- a) If a program participant violates program requirements, the recipient or subrecipient may terminate the assistance in accordance with a formal process established by the recipient or subrecipient that recognizes the rights of individuals affected. The recipient or subrecipient must exercise judgment and examine all extenuating circumstances in determining when violations warrant termination so that a program participant's assistance is terminated only in the most severe cases.
- b) Program participants receiving rental assistance or housing relocation and stabilization services. To terminate rental assistance or housing relocation and stabilization services to a program participant, the required formal process, at a minimum, must consist of:
 - 1) Written notice to the program participant containing a clear statement of the reason(s) for termination;
 - 2) A review of the decision, in which the program participant is given the opportunity to present written or oral objections before a person other

- than the person (or a subordinate of that person) who made or approved the termination decision; and
- 3) Prompt written notice of the final decision to the program participant.

- c) Ability to provide further assistance. Termination under this section does not bar the recipient or subrecipient from providing further assistance at a later date to the same family or individual.

Reimbursement Responsibilities

Subrecipients will be responsible to submit reimbursement request, on a monthly basis, for eligible and reasonable expenditures. The following may be included in the reimbursement request. Specific items may vary from jurisdiction to jurisdiction and will be detailed in contracts:

- Request cover page and summary page
- Cancelled checks, bank statements, electronic payment receipts, etc.
- Invoice, bill, contract, lease, etc. (late charges are not eligible)
- HMIS reporting

Final reimbursement request must be submitted no later than the date specified in the ESG subrecipient agreement.

Five ESG Program Components

The table below compares the two types of eligible ESG clients and which of the five ESG funding components each client group may receive:

Component	Those who are Homeless	Those who are at risk of Homelessness
1. Street Outreach	X	
2. Emergency Shelter	X	
3. Homelessness Prevention		X
4. Rapid Re-housing	X	
5. Homeless management Information System (HMIS)	X	X

Standards for Programs Components

1. Street Outreach

Eligible Participants: “Unsheltered” Individuals and families, meaning those who qualify under paragraph (1) (i) of the definition of “homeless.”

Eligible Activities: Essential services to eligible participants provided on the street or in parks, abandoned buildings, bus station, campgrounds, and in other such settings where unsheltered persons are staying. Staff salaries related to carrying out street outreach activities is also eligible.

Eligible Cost:

Standards for targeting and providing essential services related to Street Outreach include:

- Engagement
Activities to locate, identify, and build relationships with unsheltered homeless people for the purpose of providing immediate support, intervention, and connections with homeless assistance programs and/or mainstream social services and housing programs.
- Case Management
Assessing housing needs and arranging/coordinating/monitoring the delivery of individualized services.
- Emergency Health Services
Outpatient treatment for urgent medical conditions provided by licensed medical professionals in community-based settings (e.g., streets, parks, and campgrounds) to eligible participants unwilling or unable to access emergency shelter or health care facility.
- Emergency Mental Health Services
Outpatient treatment for urgent mental health conditions provided by licensed professionals in community-based settings (e.g., streets, parks, and campgrounds).
- Transportation
Travel by outreach workers, social workers, medical professionals or other service providers during the provision of eligible street outreach services.
- Services to Special Populations
Address the special needs of homeless youth, victims of domestic violence and related crimes/threats, and/or people living with HIV/AIDS who are literally homeless.

2. Emergency Shelter

Eligible Participants:

Eligible Participants are individuals and families who are homeless.

Eligible Activities:

ESG funds may be used to provide essential services to persons in emergency shelters, major renovation of an emergency shelter, or conversion of a building into an emergency shelter, and shelter operating costs, Staff costs related to carrying out emergency shelter activities is also eligible.

Eligible Costs:

Overview of eligible costs include:

A. Essential Services

Eligible costs to provide essential services to individuals and families who are in an emergency shelter are as follows:

- Case Management
- Life Skills Training
- Child Care
- Education Services
- Employment Assistance and Job Training
- Outpatient Health Services
- Legal Services
- Mental Health Services
- Substance Abuse Treatment Services
- Transportation
- Services for Special Populations

Note: Emergency Shelter agencies must include in their policies and procedures the process of admission, diversion, referral and discharge including standards regarding length of stay and safeguards to meet the safety and shelter needs of special populations and individuals, and Families who have the highest barriers to housing and are likely to be homeless the longest.

B. Renovation and Conversion

Eligible costs include labor, materials, tools, and other costs for renovations. When ESG funds are used for renovations, other than major rehabilitation

or conversion, the minimum period of use to be maintained as a shelter for homeless individuals and families is three (3) years. If the rehabilitation costs of an emergency shelter exceeds 75 percent of the value of the building before rehabilitation (major rehabilitation) or if the costs to convert a building into an emergency shelter exceeds 75 percent of the value of the building after the conversion, then the minimum period of use in ten (10) years, including soft costs, or conversion of a building to be used as an emergency shelter. The maximum funding allowed is **\$5,000**.

C. Shelter Operations

Eligible costs are the costs of maintenance necessary for the operation of an emergency shelter, in the case when no appropriate emergency shelter is available for a homeless family or individual, a hotel or motel voucher will also be considered eligible cost. Additional eligible shelter operation costs include the following:

- Maintenance (including minor and/or routine repairs)
- Food
- Insurance
- Rent
- Furnishings
- Security
- Supplies necessary for the operation of the emergency shelter
- Fuel
- Utilities
- Equipment

3. Homelessness Prevention

Eligible Participants:

The purpose of Homelessness Prevention is to prevent persons from becoming homeless in a shelter or an unsheltered situation. Funding may also be used to help such persons regain stability in their current housing or other permanent housing. Eligibility for services applies to individuals and families who are at imminent risk, or at risk, of homelessness, meaning those who qualify under paragraph (2) and (3) of the homeless definition or those who qualify as at risk of homelessness. Individuals and families must have an income at, or below, 30% of median family income for the area (AMI).

Eligible Activities:

Eligible activities include the following:

- Housing Relocation and Stabilization Services
- Short- and Medium-Term Rental Assistance

4. Rapid Rehousing

Eligible Participants:

The purpose of Rapid Re-housing is to serve participants who meet the criteria under paragraph (1) of the “homeless” definition in 24 CFR Part 576.2 or who meet the criteria under paragraph (4) of the “homeless” definition and live in an emergency shelter or other place described in paragraph (1) of the “homeless” definition.

Subrecipients must maintain standards to help homeless persons living on the streets or in an emergency shelter transition as quickly as possible into permanent housing, and then, to help such persons achieve stability in that housing.

Eligible participants are individuals and families that are literally homeless currently living in an emergency shelter or place not meant for human habitation.

Eligible Activities:

Eligible activities include the following services:

- Housing Relocation and Stabilization Services
- Short and Medium-Term Rental Assistance

Housing Relocation and Stabilization Services

The following guidelines apply to both Rapid-Rehousing and Homelessness prevention.

FINANCIAL ASSISTANCE	SUPPORTIVE SERVICES
Moving costs	Housing search & placement
Rent application fees	Housing stability Case Management
Last month's rent	Mediation
Utility payments-up to 24 months of payments per program participant (including up to 6 months arrears per service)	Credit repair
Security deposit-equal to no more than 2 month's rent	Legal Services
Standard utility deposits	

Short-and Medium-Term Rental Assistance: Rapid Re-housing/Homelessness Prevention

TYPES OF RENTAL ASSISTANCE	LENGTH OF ASSISTANCE
Short Term Rental Assistance	Up to 3 months
Medium Term Rental Assistance	4 to 24 months
Payment of Rental Arrears	One-time payment for up to 6 months of arrears including late fees

Lease Requirements 24 CFR 576.107 (5)

In compliance with HUD requirements, EDA clarifies that to be in permanent housing, the program participant must be the tenant on a lease for a term of at least one year that is renewable and can only be terminated for cause. The lease must be renewable for terms that are a minimum of one month long. HUD has determined that requiring a lease for a term of at least one year that is renewable and terminable only for cause can assist program participants in obtaining stability in housing, even when the rental assistance is temporary.

Performance Standards

Based on standards and goals of the local Continuum of Care, the Orange County ESG Collaborative is proposing the following performance standards for the Emergency Solutions Grant:

Performance Measures for Homelessness Prevention

- a. A reduction in the number of homeless individuals and families seeking emergency shelter services.
- b. Expected Outcome: At least 35% of participants assisted will remain in permanent housing six (6) months after the last assistance was provided under ESG.

Performance Measures for Homeless Rapid Re-Housing

- a. A reduction in the reoccurrence of homelessness for individuals and families who exit the shelter system.
- b. Expected Outcome: At least 35% of participants assisted will remain in permanent housing six (6) months after the last assistance provided under ESG.

Evaluation of Eligibility

Standard Policies and Procedures for evaluating individuals' and families' eligibility for assistance under Emergency Solutions Grant (ESG)

Building on Established Homeless Prevention or Rapid-Re-housing (HPRP) Policies and Procedures

The policies and procedures were originally established based on the provisions of HPRP assistance. The policies and procedures have been modified based upon the checklist of required elements set forth in 24 CFR 576.400 (e)(1) and (e)(3), (91.220 (l)(4)(vi)) and in collaboration with CoC standards will be adopted.

Centralized Pre-Screening and Assessment Available at Multiple Locations

The County of Orange Continuum of Care (CoC) through their Coordinated Entry System (CES) establishes the list of prioritized individuals and available units. Participating agencies are responsible for engaging homeless individuals and families through the use of outreach/in-reach and a standardized vulnerability assessment and intake process that provides referrals to the CES. CES places priority on those who are at highest risk with the most appropriate intervention rather than a “first come, first served” approach.

Individuals and families applying for ESG assistance must complete the Pre-Screening Tool as described in the Universal Assessment section. The Pre-Screening Tool may be completed via phone, online, or at established locations, including emergency shelter locations. Dependent on the results of the Pre-Screening Tool and VI-SPDAT, individuals and families will be scheduled an appointment with a case manager for to do an initial consultation and begin eligibility determination.

Basic Eligibility Requirements

- Initial Consultation & Eligibility Determination: The applicant(s) must receive at least an initial consultation and eligibility assessment with a case manager or other authorized representative who can determine eligibility and appropriate type of assistance.
- ESG clients must meet one of the following definitions of homelessness:
 1. Literally homeless
 2. At imminent risk of homelessness
 3. Homeless under Federal Statutes
 4. Fleeing/attempting to flee domestic violence
- Income: The household’s total annual income must be below 30 percent of the median family income for the area (AMI)
- Housing Status: Case files must document the current housing status of the household at application. Housing status will be verified through third party verification whenever possible. Self-certification of housing status will be considered on a case by case basis.
- Orange County Residency: All households receiving HPRP assistance under ESG must be residents of Orange County at time of application.
- Unidentifiable financial resources and/or support networks. In order to receive ESG rental financial assistance, applicants must also demonstrate the following:
 1. No appropriate subsequent housing options have been identified;

2. The household lacks the financial resources to obtain immediate housing or remain in its existing housing; and
3. The household lacks support networks needed to obtain immediate housing or remain in its existing housing.

Policies and Procedures for Program Coordination

Policies and Procedures for coordination among emergency shelter providers, essential service providers, homelessness prevention and rapid re-housing assistance providers, other homeless assistance providers, and mainstream service housing providers.

The ESG program requires coordination among participating agencies. All ESG subrecipients in Orange County are experienced homeless providers with a demonstrated track record in fiscal management and the provision of housing and supportive services targeted to homeless households. Additionally, the project administration agreement with ESG subrecipients will require coordination among agencies receiving ESG funds to administer Emergency Shelter, essential services, Homelessness Prevention, Rapid Re-housing services, and related assistance, and access to mainstream services and housing providers for clients.

Participation in the Continuum of Care

ESG funded agencies have easy access to membership in the Continuum of Care. The Continuum of Care has member organizations including homeless service providers, veteran service representatives, churches, and government organizations. The Continuum of Care meets on a regular basis and shares information about services among participating agencies. For meeting information you may access the CoC Master Calendar at <http://ocpartnership.net/content/mastercalendar.html>.

Required Client Information and Referrals

To further facilitate collaboration and information sharing, ESG funded agencies will be required to provide the following information and referrals to ESG program participants:

- 2-1-1 hotline for social services
- Social security benefits
- Cal-Works and other income security programs provided by the Orange County Social Service Agency (SSA)

- Cal-Fresh, federally known as Supplemental Nutritional Assistance Program (SNAP)
- Low Income Energy Assistance Programs
- Affordable housing information
- Employment assistance and job training programs
- Health care and mental health services
- Services for victims of domestic violence
- Veteran Services
- Specialized services such as legal services and credit counseling

Policies and Procedures for Determining Assistance and Prioritization

Policies and Procedures for determining and prioritizing which eligible families and individuals will receive Homelessness Prevention assistance and which eligible families and individuals that will receive Rapid Re-housing assistance.

Once it is determined that the household meets the basic eligibility guidelines noted above, the household will be assessed for the appropriate form(s), level, and duration of financial assistance. The results of this assessment will be formalized in a Housing/Financial Assistance Plan that is signed by both the applicant and the case manager.

Assistance through Homelessness Prevention

Homelessness Prevention assistance will be targeted to households who are at risk of losing their present housing and becoming homeless. While there are many people who are housed and have a great need for rental assistance, not everyone will become homeless without assistance. A risk assessment will be used to assess the household's level of crisis and prioritize those who are at greatest risk of becoming homeless. The assessment tool will include vulnerability criteria including but not limited to; income, housing history, food security, childcare, health care, life skills, and other special needs. Due to the limited amount of funding, assistance will be provided on a first come, first served basis, if the applicant meets the eligibility and risk assessment criteria.*

Assistance through Re-housing

Homeless Rapid Re-housing assistance is intended for individuals or families who meet the homeless definition described in Section 103, 42 USC 11302 of the McKinney Vento Act, as amended by the HEARTH Act. While there are many homeless individuals and families in Orange County at any given night, the Rapid Re-housing assistance will be prioritized for households who are residing in emergency shelters and on the streets. Due to the limited amount of funding, assistance will be provided on a first come, first served basis, if the applicant meets the eligibility and risk assessment criteria.*

****Rapid Re-housing should prioritize people with more challenges, including those with no income, poor employment prospects, troubled rental histories, and criminal records. Providers should link participants with community resources that will help them achieve longer-term stability and well-being.***

Determining Share of Rent and Utility Costs

Standards for determining the share of rent and utilities costs that each program participant must pay, if any, while receiving Homelessness Prevention or Rapid Re-housing assistance.

Limitations on Assistance – Homelessness Prevention

Orange County's ESG rental assistance is intended to stabilize individuals and families who have recently endured difficult financial circumstances that have led them into homelessness or who are at imminent risk of becoming homeless. For Homelessness Prevention assistance, the rental assistance consists of short-term rental assistance (3 months); extended under certain circumstances to medium term rental assistance (for an additional 3 months). Client must be reassessed after every 90 days and case management on a monthly basis is required.

Not every individual or family in need of rental assistance is a candidate for ESG Homelessness Prevention or Rapid Re-housing assistance. ESG rental assistance is not a substitute for Section 8 rental assistance or a permanent rental subsidy, but rather a tool to help stabilize families or individuals who are at imminent risk of becoming homeless and lack any other resources to help them stabilize their

housing situation. Rental assistance cannot be provided to a program participant who is already receiving rental assistance or living in a housing unit receiving rental assistance or operating assistance through other Federal, State, or local sources (CFR 576.106).

As a general rule, an individual or household should pay approximately 30% of their income towards rent. This requirement may be waived on a case-by-case basis for extreme circumstances. The ESG assistance will consist of the remaining portion of the rent.

Program participants are required to be reassessed at regular monthly intervals to monitor progress and levels of self-sufficiency. If a program participant requires assistance beyond the three month mark, the ESG rental subsidy will be reduced and the client will be required to pay a larger portion of the rent, Homelessness Prevention assistance will be based on number in household, fair market rent rate, and income.

Limitations on Assistance – Rapid Re-housing

Under Rapid Re-housing assistance, a client's share of rent should be based on the client's ability to pay during their path to housing stabilization. Clients receiving Rapid Re-housing assistance must be re-assessed, at a minimum every 90 days, and reviewed during monthly case management. The assistance should not exceed the Fair Market Rent amount based on client household, except for the first month of assistance if client requires assistance with other re-housing expenses such as rent deposits or utility deposits. Security deposit should not exceed two times the rent.

Standards for determining the share of rent and utilities costs that each program participant must pay, if any, will be based on the following guidelines:

- 100% of the cost of rent in rental assistance may be provided to program participants. However to maximize the number of household that can be served with Rapid Re-housing resources, it is expected that the level of need will be based on the goal of providing only what is necessary for each household to be stably housed for the long term.
- Rental assistance cannot be provided for a unit unless the rent for that unit is at or below the Fair Market Rent limit, established by HUD;

- The rent charged for a unit must be reasonable in relation to rents currently being charged for comparable units in the private unassisted market and must not be in excess of rents currently being charged by the owner for comparable unassisted units.

Note: Grant funds may be used for rental assistance for homeless individuals and families. Rental assistance cannot be provided to a program participant who is already receiving rental assistance, or living in a housing unit receiving rental assistance or operating assistance through other Federal, State, or local sources (CFR 576.106).

For additional guidance on Rapid Re-housing program limitations refer to the Rapid Re-housing Written Standards (Appendix A).

Limitations on Assistance – All Clients

Due to the limited amount of funds available, the ESG assistance will not exceed Fair Market Rent per client per month in combined ESG assistance, including rent and utility payments.* Generally, clients should be responsible for paying their own utility costs while receiving ESG rental assistance, unless they are experiencing acute financial hardship or are at risk of losing their housing due to utility shut off. Clients seeking help with utilities only may be eligible for ESG assistance if it can be documented that they will lose their housing and become literally homeless if utility assistance is not provided; however, the household still must meet other ESG eligibility requirements.

Determining Length and Ongoing Need for Rental Assistance

Standards for determining how long a particular participant will be provided with rental assistance and whether the amount of that assistance will be adjusted over time.

ESG assistance consists of short term (up to 3 months), medium term (up to 6 months), and maximum term (up to 1 year) rental assistance to allow individuals or families who have recently encountered a financial crisis that has led them into homelessness or at imminent risk of homelessness, to gain housing stabilization. Since the program consists of temporary assistance aiming at rapid stabilization of households, clients are required to contribute a portion of their income towards rent.

Clients with no potential to earn income may not be suitable candidates for this type of assistance, unless other subsidies can be accessed after the ESG assistance expires.

Clients assisted under ESG Homelessness Prevention Assistance are eligible to receive the rental assistance for up to 3 months if they meet income eligibility of less than 30% of median family income for the area (AMI) during the 3 month period and comply with the case management requirements of the program. At the end of the third month, clients must be re-assessed to determine if the client's rental assistance needs, to be extended for an additional 3 month period, if the ESG rental assistance is extended for an additional three (3) months, the ESG assistance will be reduced and/or adjusted over the remaining time.

Clients assisted under ESG Rapid re-housing Assistance are eligible to receive rental and utility assistance for up to one-year if they meet income eligibility during the one-year period. Rapid Re-housing clients must receive monthly case management, be evaluated at regular intervals, and be reassessed every 90-days during the ESG assistance period. The ESG rental assistance should be reduced gradually and the client's portion of rent increased during the months of assistance.

Determining Need for Housing Stabilization and Relocation Services

Standards for determining the type, amount, and duration of housing stabilization and for relocation services to provide a program participant, including the limits, if any, on Homelessness Prevention or Rapid Re-housing assistance that each program participant may receive, such as the maximum amount of assistance; maximum number of months the program participation receives assistance; or the maximum number of times the program participant may receive assistance.

Transitional Housing and Rapid Re-housing

While transitional housing technically eligible, HUD cautions recipients against using ESG Rapid Re-housing funds as a way of regularly exiting a person from transitional housing to permanent housing. It is recommended that Rapid Re-housing be used as a model for helping people move from the streets or shelter to permanent housing, not for people exiting transitional housing. Additionally, transitional housing providers should have programs designed to successfully exit people and should not use Rapid Re-housing, another form of temporary assistance, as a regular part their program design. HUD recommends this be done on a case-by-case basis, so that it is

not common practice, but is provided only when necessary to prevent the program participant from going back to the streets or emergency shelter.

Please also note that program participants would need to be assessed for and determined to be eligible for ESG Rapid Re-housing assistance, in accordance with the ESG eligibility and documentation requirements. (Homeless definition in 24 CFR 576.2) This includes a requirement that the assistance be necessary to help the program participant move as quickly as possible into permanent housing and achieve stability in housing. Note that such a household would have to be exited from the transitional housing program in HMIS and entered into the ESG program in HMIS.

Consultation Process

The ESG subrecipients will continuously consult with the Continuum of Care to discuss the County's ESG allocation in ways that:

- Coordinate across regional entitlement jurisdictions by developing and utilizing standardized eligibility and assessment tools;
- Support federal and local goals for priority populations;
- Allow for variations in the program design that responds to the needs and resources of the jurisdiction
- Comply with eligibility and verification requirements (HMIS, housing status, homeless definitions, etc.)

The ESG program requires coordination among participating agencies. All ESG subrecipients in Orange County are experienced homeless providers with a demonstrated track record in fiscal management and the provision of housing and supportive services targeted to homeless households.

The County of Orange also consulted with the Continuum of Care on the ten year Plan to end Homelessness to ensure the alignment of proposed ESG activities as they relate to the goals and strategies outlined in the plan. This joint effort has worked successfully in the past.

ESG Homeless Definitions

Refer to reference information located at the following:

https://www.hudexchange.info/resources/documents/HEARTH_HomelessDefinition_FinalRule.pdf

APPENDIX A

Written Standards for Rapid Rehousing

A. Background information

In regards to rapid re-housing, § 578.7 Responsibilities of the Continuum of Care (CoC) (a) (9) of the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act Interim Rule notes that:

“In consultation with recipients of Emergency Solutions Grants (ESG) program funds within the geographic area, establish and consistently follow written standards for providing Continuum of Care assistance. At a minimum, these written standards must include:

- Policies and procedures for evaluating individuals’ and families’ eligibility for assistance under this part;
- Policies and procedures for determining and prioritizing which eligible individuals and families will receive rapid rehousing assistance; and
- Standards for determining what percentage or amount of rent each program participant must pay while receiving rapid rehousing assistance.”

Rapid re-housing is considered permanent housing. The United States Department of Housing and Urban Development (HUD) regulatory definition of “permanent housing” states:

“The term “permanent housing” means community-based housing without a designated length of stay, and includes both permanent supportive housing and rapid re-housing.”

HUD also states:

“Additionally, in the regulatory definition of “permanent housing,” HUD clarifies that to be permanent housing, the program participant must be the tenant on a lease for a term of at least one year that is renewable and is terminable only for cause. The lease must be renewable for terms that are a minimum of one month long. HUD has determined that requiring a lease of a term of at least one year that is renewable and terminable only for cause, assists program

participants in obtaining stability in housing, even when the rental assistance is temporary. These requirements are consistent with Section 8 requirements.”

Rapid re-housing assistance may include:

- Rental assistance;
- Case management;
- Supportive services; and
- Security deposit

B. Eligible Clients

Individuals and families defined as Homeless under the following categories are eligible for rapid re-housing assistance:

Category 1 – Literally Homeless

An individual or family who lacks a fixed, regular, and adequate nighttime residence, which includes a primary nighttime residence of:

- Place not designed for or ordinarily used as a regular sleeping accommodation (including a car, park, abandoned building, bus/train station, airport, or camping ground)
- A supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by Federal, State, or local government programs); or

In addition, an individual is considered homeless if he or she is being discharged from an institution where he or she has been a resident for 90 days or less and the person resided in a shelter (but not transitional housing) or place not meant for human habitation immediately prior to entering that institution.

Category 4 – Fleeing Domestic Violence

Any individual or family who:

- Is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate

to violence against the individual or a family member that has either taken place within the individual's or Family's primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence;

- Has no other residence; and
- Lacks the resources or support networks to obtain other permanent housing.

For more information on HUD's other homeless categories, eligible for other CoC funds, visit:

www.onecpd.info/resources/documents/HEARTH_HomelessDefinition_FinalRule.pdf

Eligible clients must also meet eligibility criteria as defined in the Notice of Funding Availability (NOFA) under which the rapid re-housing program was funded.

C. Prioritizing Rapid Rehousing

Recently, HUD provided guidance for rapid re-housing in terms of prioritizing subpopulations. HUD noted in a SNAPS in Focus: Rapid Re-Housing as a Model and Best Practice, August 6, 2014, that:

“Rapid re-housing can be effective for many populations, such as families with children, youth aging out of foster care, domestic violence survivors, single adults, and veterans, but should be targeted to those households that would not be able to get out of homelessness without the assistance. It is particularly a key strategy for achieving the Opening Doors goal of ending family, youth, and child homelessness by 2020.

Rapid re-housing should prioritize people with more challenges, including those with no income, poor employment prospects, troubled rental histories, and criminal records. Providers should link participants with community resources that will help them achieve longer-term stability and well-being.”

Recently, HUD also noted on the Rapid Re-housing Brief that:

“Rapid re-housing is an effective intervention for many different types of households experiencing homelessness, including those with no income, with disabilities, and with poor rental history. The majority of households experiencing homelessness are good candidates for rapid re-housing. The only

exceptions are households that can exit homelessness with little or no assistance, those who experience chronic homelessness and who need permanent supportive housing, and households who are seeking a therapeutic, residential environment, including those recovering from addiction.”

Thus, the Orange County CoC will prioritize the following subpopulations that would not be able to get out of homelessness without the assistance:

- Families with children;
- Youth aging out of foster care;
- Domestic violence survivors;
- Single adults;
- Veterans; and
- Chronically homeless individuals and families.

Each individual and family will be entered into the Orange County Coordinated Entry System (CES) which will help identify:

- Eligibility of each individual or family seeking assistance based on the individual’s or family’s current living situation; and
- The amount and type of assistance needed for the individual or family to (re)gain stability in permanent housing.

D. Written Standards

Written Standard #1: Lease Agreement

- **The program participant must be the tenant on a lease for a term of at least one year that is renewable and is terminable only for cause. The lease must be renewable for terms that are a minimum of one month long.**

On page 12 of the Preamble of the HEARTH Act Interim Rule, it states that:

“HUD clarifies that to be permanent housing, “the program participant must be the tenant on a lease for a term of at least one year that is renewable and is terminable only for cause. The lease must be renewable for terms that are a minimum of one month long. HUD has determined that requiring a lease for a term of at least one year that is renewable and terminable only for cause, assists

program participants in obtaining stability in housing, even when the rental assistance is temporary. These requirements are consistent with Section 8 requirements.”

Written Standard #2: Rental Assistance and Duration of Assistance

- **Program participants may receive short-term (up to 3 months) and/or medium-term (for 3 to 24 months) tenant-based rental assistance. However, it is expected that program participants will only receive the level of assistance necessary to be stably housed for the long-term.**

§ 578.37 Program components and uses of assistance (a)(1) (ii) states that:

“Continuum of Care funds may provide supportive services, as set forth in § 578.53, and/or short-term (up to 3 months) and/or medium-term (for 3 to 24 months) tenant-based rental assistance, as set forth in § 578.51(c), as necessary to help a homeless individual or family, with or without disabilities, move as quickly as possible into permanent housing and achieve stability in that housing.”

Program providers will target program participants to receive short-term rent assistance but upon need will transition to medium-term assistance.

Written Standards #3: Amount of Rental Assistance

- **Standards for determining the share of rent and utilities costs that each program participant must pay, if any, will be based on the following guidelines:**
 - The maximum amount of rent that a participant will pay can be up to 100% of the rental amount;
 - In general, the goal will be that participants pay generally no more than 50% of their income in rent at program completion; however, in certain circumstances, on case-by-case basis, there may be participants whose rental share may exceed 50% of the rent based on their financial circumstances and current rental market.
 - 100% of the cost of rent in rental assistance may be provided to program participants. However, to maximize the number of households that can be served with rapid re-housing resources, it is expected that the level

- of need will be based on the goal of providing only what is necessary for each household to be stably housed for the long term;
- o The maximum number of times that a program participant may receive rental assistance is:
 - Propose: Participants may be eligible for rapid re-housing assistance for multiple episodes of literal homelessness based on their need. To ensure the efficient use of resources, recipients may establish a maximum amount or number of times that a program participant may receive rapid re-housing assistance.
 - o Rental assistance cannot be provided for a unit unless the rent for that unit is at or below the Fair Market Rent Limit, established by HUD; and
 - o The rent charged for a unit must be reasonable in relation to rents currently being charged for comparable units in the private unassisted market and must not be in excess of rents currently being charged by the owner for comparable unassisted units.

§ 578.37 Program components and uses of assistance (a) (1) (ii) (F) states that a CoC

“May set a maximum amount or percentage of rental assistance that a program participant may receive a maximum number of months that a program participant may receive rental assistance, and/or a maximum number of times that a program participant may receive rental assistance. The recipient or sub-recipient may also require program participants to share in the costs of rent.

For the purposes of calculating rent for rapid rehousing, the rent shall equal the sum of the total monthly rent for the unit and, if the tenant pays separately for utilities, the monthly allowance for utilities (excluding telephone) established by the public housing authority for the area in which the housing is located.”

Written Standards #5: Security Deposits Including Last Month’s Rent

- **Program participants may receive funds for security deposits in an amount not to exceed 2 months of rent.**

§ 578.51 Rental assistance (a) (2) states that:

“Grant funds may be used for security deposits in an amount not to exceed 2 months of rent. An advance payment of the last month’s rent may be provided

to the landlord, in addition to the security deposit and payment of first month's rent."

Written Standard #6: Receiving Rental Assistance through Other Sources

- **Rental assistance cannot be provided to a program participant who is already receiving rental assistance or living in a housing unit receiving rental assistance or operating assistance through other Federal, State, or local sources.**

§ 578.51 Rental assistance (a) Use states that:

"Grant funds may be used for rental assistance for homeless individuals and families. Rental assistance cannot be provided to a program participant who is already receiving rental assistance, or living in a housing unit receiving rental assistance or operating assistance through other federal, State, or local sources."

If the individual or family is already living in a housing unit receiving rental assistance, then the individual or family are not eligible for Rapid Rehousing as they do not meet Category 1 or Category 4 of Homelessness as defined by HUD.

Written Standard #7: Case Management

- **Program participants must meet with a case manager not less than once per month to assist the program participant in ensuring long-term housing stability.**

§ 578.37 Program components and uses of assistance (a) (1) (ii) (F) states the following requirements:

"Require the program participant to meet with a case manager not less than once per month to assist the program participant in ensuring long-term housing stability. The project is exempt from this requirement if the Violence Against Women Act of 1994 (42 U.S.C. 13925 et seq.) or the Family Violence Prevention and Services Act (42 U.S.C. 10401 et seq.) prohibits the recipient carrying out the project from making its housing conditional on the participant's acceptance of services."

Part of § 578.53 includes the following:

- Providing ongoing risk assessment and safety planning with victims of domestic violence, dating violence, sexual assault, and stalking;
- Using the centralized or coordinated assessment system;
- Counseling;
- Developing, securing, and coordinating services;
- Obtaining Federal, State, and local benefits;
- Monitoring and evaluating program participant progress;
- Providing information and referrals to other providers;
- Developing an individualized housing and service plan, including planning a path to permanent housing stability; and
- Conducting required annual assessment of service needs (re-evaluation).

Written Standard #8: Supportive Services

- **Program participants may receive supportive services as set forth in § 578.53**

§ 578.37 Program components and uses of assistance (a) (1) (ii) States that:

“Continuum of Care funds may provide supportive services, as set forth in § 578.53, and/or short term (up to 3 months) and/or medium-term (for 3 to 24 months) tenant-based rental assistance, as set forth in § 578.51 (c), as necessary to help as homeless individual or family, with or without disabilities, move as quickly as possible into permanent housing and achieve stability in that housing.”

Written Standard #9: Duration of Supportive Services

- **Program participants may receive supportive services for no longer than 6 months after rental assistance stops, unless supportive services are provided through another funding source.**

§ 578.37 Program components and uses of assistance (a) (1) (ii) (F) states that the CoC, “May provide supportive services for no longer than 6 months after rental assistance stops.”

Written Standard #10: Re-evaluation

- **Program participants must be re-evaluated, not less than once annually, in order to determine whether program participants lack sufficient resources and support networks necessary to retain housing without Continuum of Care assistance and the types and amounts of assistance that the program participant needs to retain housing.**

§ 578.37 Program Components and uses of assistance (a) (1) (ii) (E) states that the Continuum of Care

“Must re-evaluate, not less than once annually, that the program participant lacks sufficient resources and support networks necessary to retain housing without Continuum of Care assistance and the types and amounts of assistance that the program participant needs to retain housing. The recipient or sub-recipient may require each program participant receiving assistance to notify the recipient or sub-recipient of changes in the program participant’s income or other circumstances (e.g., changes in household composition) that affect the program participant’s need for assistance. When notified of a relevant change, the recipient or sub-recipients must reevaluate the program participant’s eligibility and the amount and types of assistance that the program participant needs.”

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APPENDIX D
GRANTEE SF-424s AND
ACTION PLAN CERTIFICATIONS

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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):

* 3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

CA61750

5b. Federal Award Identifier:

B-20-MC-06-0557

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Irvine

* b. Employer/Taxpayer Identification Number (EIN/TIN):

95-2759391

* c. Organizational DUNS:

0725113630000

d. Address:

* Street1:

1 Civic Center Plaza

Street2:

* City:

Irvine

County/Parish:

* State:

CA: California

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

92606-5207

e. Organizational Unit:

Department Name:

Community Development

Division Name:

Neighborhood Services

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Charles

Middle Name:

* Last Name:

Kovac

Suffix:

Title:

Housing Administrator

Organizational Affiliation:

* Telephone Number:

(949) 724-7452

Fax Number:

* Email:

ckovac@cityofirvine.org

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:**

2020-2021 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="2,133,520.00"/>
* b. Applicant	<input type="text" value=""/>
* c. State	<input type="text" value=""/>
* d. Local	<input type="text" value=""/>
* e. Other	<input type="text" value=""/>
* f. Program Income	<input type="text" value=""/>
* g. TOTAL	<input type="text" value="2,133,520.00"/>

*** 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:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.


PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant:, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE <input type="text" value="City Manager"/>
APPLICANT ORGANIZATION <input type="text" value="City of Irvine"/>	DATE SUBMITTED <input type="text" value="6/4/2020"/>

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):

* 3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

CA61750

5b. Federal Award Identifier:

E-20-MC-06-0557

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Irvine

* b. Employer/Taxpayer Identification Number (EIN/TIN):

95-2759391

* c. Organizational DUNS:

0725113630000

d. Address:

* Street1:

1 Civic Center Plaza

Street2:

* City:

Irvine

County/Parish:

* State:

CA: California

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

92606-5207

e. Organizational Unit:

Department Name:

Community Development

Division Name:

Neighborhood Services

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Charles

Middle Name:

* Last Name:

Kovac

Suffix:

Title:

Housing Administrator

Organizational Affiliation:

* Telephone Number:

(949) 724-7452

Fax Number:

* Email:

ckovac@cityofirvine.org

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:

14.231

CFDA Title:

Emergency Solutions 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:**

2020-2021 Action Plan projects using Emergency Solutions Grant Entitlement funds pursuant to Subtitle B of Title IV of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11371-11378) 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="161,837.00"/>
* 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="161,837.00"/>

*** 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

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Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative:  * Date Signed:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

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As the duly authorized representative of the applicant:, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
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19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
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SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	City Manager
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Irvine	6/4/2020

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):

* 3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

CA61750

5b. Federal Award Identifier:

M-20-MC-06-0557

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Irvine

* b. Employer/Taxpayer Identification Number (EIN/TIN):

95-2759391

* c. Organizational DUNS:

0725113630000

d. Address:

* Street1:

1 Civic Center Plaza

Street2:

* City:

Irvine

County/Parish:

* State:

CA: California

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

92606-5207

e. Organizational Unit:

Department Name:

Community Development

Division Name:

Neighborhood Services

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Charles

Middle Name:

* Last Name:

Kovac

Suffix:

Title:

Housing Administrator

Organizational Affiliation:

* Telephone Number:

(949) 724-7452

Fax Number:

* Email:

ckovac@cityofirvine.org

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 / 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:**

2020-2021 Action Plan projects using HOME Investment Partnerships (HOME) funds pursuant to Title II of the National Affordable Housing Act of 1990, 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="903,112.00"/>
* 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="903,112.00"/>

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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

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Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.


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NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant:, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29) U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	City Manager
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Irvine	6/4/2020

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.

Uniform Relocation Act and 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, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant 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 Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.



Signature of Authorized Official

6/4/2020

Date

City Manager

Title

Specific Community Development Block Grant 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 plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan 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 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 CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having 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 (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2018, 2019, 2020 [a period specified by the grantee 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.

In addition, 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 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 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 of Authorized Official

5/4/2020
Date

City Manager

Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having 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 to meet such needs.



Signature of Authorized Official

6/4/2020
Date

City Manager

Title

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for these individuals.

Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.



Signature of Authorized Official



Date

City Manager

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:


Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

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.

Subsidy layering -- 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 of Authorized Official



Date

City Manager

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

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.