



**City of Irvine Future Housing Sites
Virtual Meeting on March 16, 2021 from 3 – 4 p.m.
Q & A and Comments Received**

| Question or Comment | Answer or Response |
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| How can we ask question later? | By raising hand, inputting question or comment in the Q & A box, or by contacting Charles Kovac, Housing Administrator, at ckovac@cityofirvine.org and Melissa Chao, Senior Planner, at mchao@cityofirvine.org for assistance. |
| If ADUs built as affordable units, particularly low/very low, how will that affordability be protected? For what period of time? | <p>There is no requirement for affordability or period of affordability. Staff will follow any guidance on Accessory Dwelling Unit or ADU affordability provided by HCD.</p> <p>In terms of meeting the City’s RHNA allocation, HCD indicated that jurisdictions could only base their ADU projections on historical data. For Irvine, we average five (5) ADUs per year, so HCD guidance is to allow for a maximum of five times (5x) the historical amount per year. In other words, Irvine can get credit for approximately 25 ADUs per year.</p> |
| Does the Housing Element require CEQA review? | Yes, the Housing Element Update (HE) requires CEQA (environmental) review. The completion of the HE will follow with an assessment of the changes needed to the other General Plan elements/chapters (such as land use, circulation, and safety). Once the 6 th Cycle HE is adopted by the Council |

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| | <p>and submitted to HCD for certification review, staff will embark on the General Plan Update (GPU), and associated Zoning Ordinance Amendment, to the extent needed, to update the policies and regulatory framework to support the adopted HE. It is anticipated that an Environmental Impact Report (EIR), if required, will be completed with this subsequent GPU/ZOA effort with an estimate of three (3) years to complete.</p> |
| <p>UCI Faculty member, housing scholar, and renter, are renters also stakeholder? Or only property owners?</p> | <p>Everyone is considered a “stakeholder” in the HE process, including but not limited to homeowners, renters, persons of all ages, persons with disabilities, veterans, homeless and persons at risk, businesses, and property owners.</p> <p>This particular “future housing sites” meeting is targeted towards non-residential property owners in the Irvine Business Complex (Planning Area 36, IBC) and Spectrum for the purposes of identifying potential opportunity sites.</p> <p>The City will host several general community workshops and more focused subject matter meeting(s) starting in April and will publicize those through the project webpage, social media, press releases, and email notifications.</p> |
| <p>How many sites is the City hoping to identify? Is there a number of sites the state want each city to offer as potential development sites?</p> | <p>Irvine needs to identify enough sites to cover our RHNA allocation by income level plus a buffer for “no net loss” which is a new requirement for 2021. Each city has a different RHNA allocation from the Southern California Council of Governments (SCAG). Irvine’s RHNA allocation is the highest in Orange County, and the fifth highest in the SCAG region (i.e., after City of LA, unincorporated LA County, unincorporated Riverside County, and City of Long Beach). SCAG represents six counties, 191 cities and more than 19 million residents.</p> |
| <p>Will housing units under construction now but not ready for occupancy until 2022 be counted to the current cycle or the 6th cycle?</p> | <p>Any residential building permit issued on or after July 1, 2021 will count towards the 6th cycle RHNA allocation.</p> |

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| <p>It seems like the only way to identify sufficient sites to produce the required number of opportunities is to suggest or imply upzoning or rezoning. What is the City's response to this?</p> | <p>Even though the City is still working on compiling opportunity sites and developing the site inventory, it is likely that eventual rezoning may be required for areas such as the IBC to accommodate the RHNA allocation by income level.</p> |
| <p>Irvine Homeowners Associations are particularly opposed to ADUs, so that might be a mute point. Although according to recent state bills, the state should be able to overrule such practices</p> | <p>Assembly Bill 670 (2019) prohibits a HOA from prohibiting the construction or use of an ADU for a lot zoned for single-family use. However, a HOA can still impose "reasonable" standards regarding the design and development of ADUs, where feasible.</p> |
| <p>One of the constraints to more residential development in the IBC is the requirement to transfer DIV's from another site. Will the City be considering adding a provision to allocate additional intensity to a site as determined by the City and not through a DIV transfer from another site.</p> | <p>This would be evaluated as part of a subsequent GPU/ZOA process.</p> |
| <p>Have you given any thought of the time frame of adopting the subsequent GPAs and zoning amendments to implement the Housing Element?</p> | <p>We anticipate the subsequent GPU/ZOA/EIR will be completed in 2.5 to 3 years.</p> |
| <p>How do the housing caps in IBC and other area work with the HE update?</p> | <p>It is likely that the maximum unit caps and/or allowed densities may need to be revisited as part of a subsequent GPU/ZOA process.</p> |
| <p>I'm just a resident of Irvine, but I'd like to nominate the 100+ acres of County owned land at the Great Park. I think our City sued to block building 2,000+ units there. What if we used our leverage instead to increase units here and pressure OC to build more affordable units?</p> <p>Also, I have a proposal for a Boring Company Loop tunnel serving Irvine Station and Spectrum district. Las Vegas and Ontario Calif are moving forward with tunnels in their communities. My twitter handle is @alexportney or search #irvine #rhna if you want to check it out.</p> | <p>Comment noted.</p> <p>Any site that can accommodate residential uses will be considered.</p> |

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| <p>Your answer is really concerning. Coming from a city government (public sector supposed to serve public, not private interests)</p> | <p>Although not certain what this statement is in reference to, the City is not prioritizing private interests over public interests or vice versa. HThe City is specifically reaching out to property owners in this meeting for assistance in identifying their property as a potential opportunity sites.</p> |
| <p>If we own property that is commercially zoned but are considering the possibility of converting it to residential, what conversations and when should we have with the City about changes to zoning?</p> | <p>Now is the best time to have any conversations with City staff about potential opportunity sites for the site inventory so that staff and our HE consultant can plan accordingly.</p> |
| <p>What could happen if HCD doesn't certify the Housing Element the City submits?</p> | <p>Without a HCD-certified HE, Irvine will face substantial fines and penalties and be subject to a 4-year RHNA/HE cycle (instead of the customary 8-year cycle). Additionally, Irvine will be ineligible for critical state and federal grants.</p> <p>Lastly, without a certified HE, the State may disallow the issuance of building permits resulting in a potential loss of local land use control and a jurisdiction may be open to litigation based on a legally inadequate General Plan (where the HE is one required topical chapter).</p> |
| <p>With other 10K housing units at lower income, how will the City ensure affordable housing for this population is addressed on the sites that are proposed to increase capacity or intensity for developments? (Aside from inclusionary) We see many of these sites being developed as market rate now.</p> | <p>In 2012, the State ceased operating local redevelopment agencies, which served as an important component of the affordable housing development landscape. Staff recognizes that funding is a constraint as no City has enough revenues to fund affordable housing development completely.</p> <p>As part of the HE process, the City will consider a multi-pronged strategy to support/encourage affordable housing development such as: (1) converting existing units to affordable units; (2) extending expiring affordability covenants; (3) updating Irvine's inclusionary housing ordinance; (4) layering affordable housing funding from the State such as tax credits and grants; and (5) state density bonus laws.</p> |
| <p>Is there a cost involved in changing zoning from office to residential?</p> | <p>In general, there are costs associated with processing the necessary discretionary development applications (e.g. General Plan Amendment, Zone</p> |

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| | Change, EIR) to change zoning requirements from office to allowing residential uses. Typically, these costs are the responsibility of the property owner or applicant, but in this case the City will be laying the general ground work with a subsequent GPU/ZOA/EIR, to the extent necessary. However, the property owner (i.e., applicant) would still need to process the specific discretionary application(s) and appropriate CEQA documentation to develop the actual residential project. |
| Will this meeting be available as a recorded meeting? Is the slide deck available. | This meeting was not recorded to facilitate a free flow conversation. City staff will distribute the slide deck to all meeting attendees and post relevant information on the project webpage at www.cityofirvine.org/housingelementupdate . |
| Just wanted to clarify that the subsequent GPA/Zoning updates could also include individual requests for GPA/Zone Changes to approve residential. | Yes, the City would consider individual GPA/ZC applications for residential to be incorporated to the extent there is no conflict with the City-initiated GPA/ZOA/EIR. However, this would be determined as part of a subsequent GPU on a case-by-case basis and not the HE. |
| Can you give a quick overview of when you will publish the housing opportunities sites? | Staff anticipates finalizing the site inventory in Spring 2021. A public review of the draft HE (with site inventory) and CEQA documentation is anticipated to be available in Summer 2021. |
| Is the City open to considering sites/properties outside the IBC and near the Irvine train station? | Any site that can safely accommodate residential uses will be considered. As the HE process progresses, the City Council will ultimately decide on the final site inventory to be submitted to the State for certification. Please contact Charles Kovac, Housing Administrator, at ckovac@cityofirvine.org and Melissa Chao, Senior Planner, at mchao@cityofirvine.org to discuss opportunities for assistance. |
| What is the position of the City Council regarding the RHNA numbers? Eager? Enthusiastic? | Throughout the RHNA process (i.e., methodology and allocation), the City has voiced our concerns over the sizeable RHNA allocation and our ability to realistically accommodate the units. |

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| | As directed by the City Council on October 26, 2020, the City filed an appeal of its Draft RHNA allocation to reduce our allocation. SCAG rejected the City's appeal. The City received its final allocation of 23,610 units on March 4, 2021. |
| Since Irvine failed to meet its very low and low income RHNA allocations for the 5 th cycle HE, Irvine is subject to SB 35. Very low and low income is systemically left behind so we know the outcome. | Comment noted. |
| Very low and low income is generally taken care of by affordable housing developers. How does the City participate in the "capital stack?" | <p>Irvine encourages non-profit developers like Jamboree Housing. We recognize that affordable housing development often requires subsidies from the City.</p> <p>In 2011, the State's budget crisis greatly reduced available funding.</p> <p>To be viable, affordable housing developments need to tap into multiple strategies and layered funding sources such as State funding and grants, and by-right automatic density bonus.</p> |
| How to incentivize at lower affordability levels? Requires a variety of strategies. Think of land use as a subsidy or incentive. Apply more rigorous inclusionary requirements in industrial areas. Want to provide deeper affordability levels and comprehensive services to support the residents. | Comment noted. |
| How long to complete the rezone? | A rezoning effort could take 2.5 to 3 years and would occur after the adoption of the HE in October 2021. |
| What percentage of units are required to be low income? | The City's adopted inclusionary housing requirement is 15 percent. For example, if 100 units are developed then 15 units (or 15 percent) are required to be affordable where 5 units are very low income, 5 units are low income, and 5 units are moderate income. |