



  
**HOUSING ELEMENT**  
CITY OF IRVINE 2021 UPDATE

**The Community Workshop  
will begin shortly.**







  
**HOUSING ELEMENT**  
CITY OF IRVINE 2021 UPDATE

**Community Workshop**

April 22, 2021





# Agenda

- Welcome & Introductions
- Housing Element Background – State Requirements
- Community Profile – Irvine Today
- Regional Housing Needs Assessment (RHNA)
- Site Inventory
- Next Steps
- Q & A



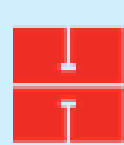
## Housing Element Update



# Welcome & Introductions

## City Staff

- Kerwin Lau  
*Planning Services Manager*
- Marika Poynter  
*Principal Planner*



Harris & Associates.

- Hitta Mosesman
- Jordan Perez



## Housing Element Update



# How to Participate – Share Your Ideas

## ▪ During the presentation:

- Audience will be muted
- If you have a question, type it into Q & A

## ▪ After the presentation:

- Questions in Q & A answered first
- After Q & A questions answered, click the Raised Hand
- Raised Hand comments limited to three minutes per person per round
- Please be mindful of background noise

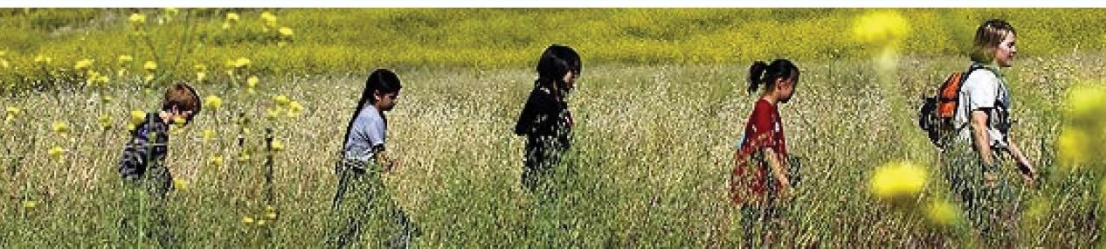
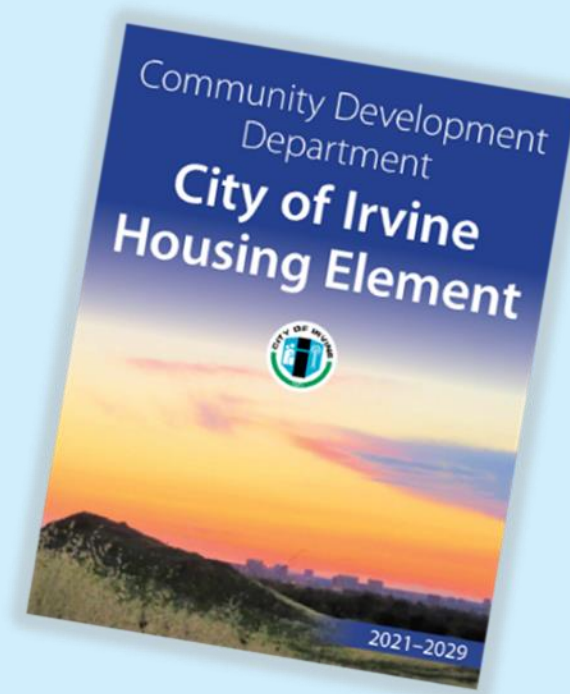


## Housing Element Update



# What is a Housing Element?

- State-mandated policy document/part of the City's General Plan
  - Primary planning document to address City's housing needs
  - State law requirement for all cities & counties
  - Housing needs of residents of all income levels
  - State Department of Housing and Community Development (HCD) reviews and certifies



## Housing Element Update





# Housing Element Does Not

- Require the City to build housing units
- Provide funding
- Authorize construction
  - Projects still need to go through the development review process

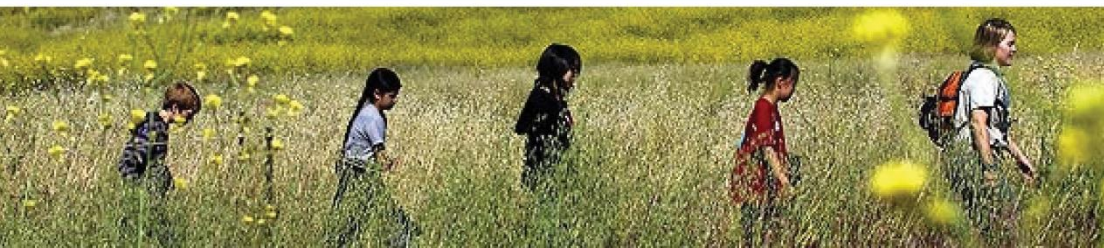


## Housing Element Update



# Why is the Housing Element Being Updated?

- State law requires an update every eight years
- Incorporates State housing law requirements
- Shows how City will facilitate housing demand/growth
- Allows eligibility for State funding for housing
- Involves community in housing planning process to develop effective housing policies and programs



**Housing Element Update**





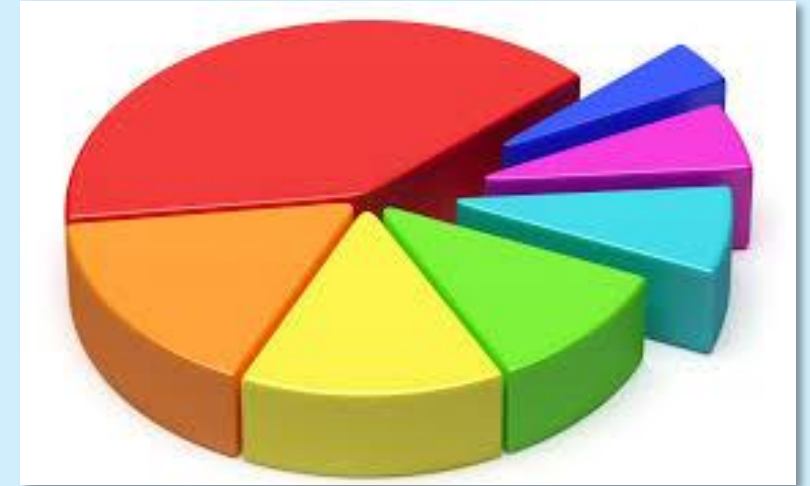
# Housing Element Components

- Community characteristics:
  - population, income, and employment
- Existing & projected housing needs by category
  - challenges and opportunities
- Goals & objectives/policies & programs to address housing needs
- List of land for future housing at different income levels – site inventory

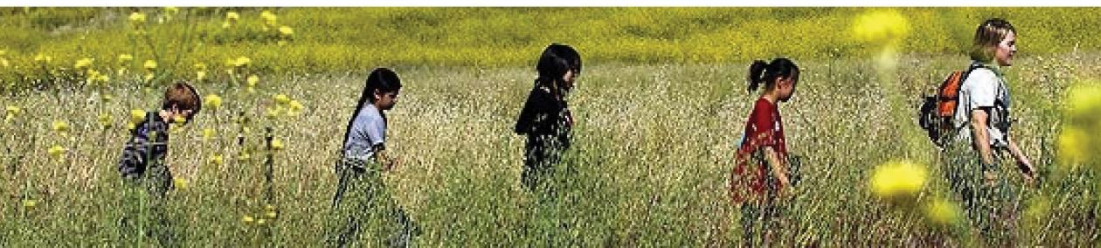


# Demographics

- **Population:** 281,707 (2020)
  - 3.4% annual growth rate (2000-2020)
- **Housing Tenure:** **47% Owner & 53% Renter**
- **Median Sales Price:** existing homes (2018): \$918,000
  - 197% increase (2000 – 2018)
- 50% of renter households spend 30% or more of gross income on housing



Sources: SCAG pre-certified local housing data, August 2020



## Housing Element Update

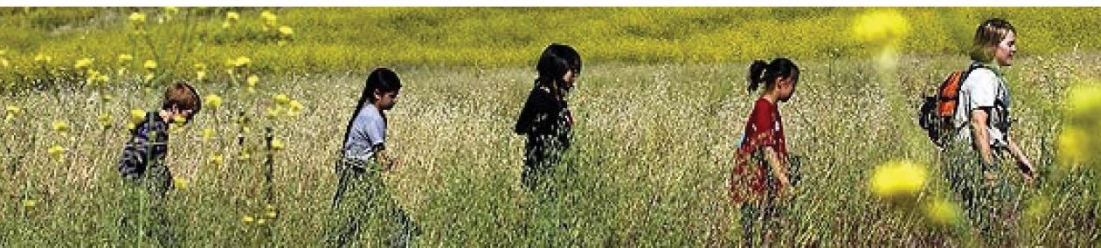




# Housing Trends – Existing Housing Types

Housing Type	# of Units	Percentage
Single-Family Detached	43,013	39.5%
Single-Family Attached	17,187	15.8%
Multi-Family, 2-4 units	6,765	6.2%
Multi-Family, 5+ units	40,692	37.4%
Mobile Homes	1,165	1.1%
<b>TOTAL</b>	<b>108,822</b>	<b>100%</b>

Source: SCAG pre-certified local housing data, August 2020



## Housing Element Update



# Survey Results – Housing



## Housing Element Update





# General Plan Update Survey – August 2020

## ■ NOT ENOUGH

- Multi-family housing (market rate & affordable) and near public transit
- Housing for seniors, students, and special needs

## ■ NEW HOUSING

- Spread throughout business districts and near existing housing (Infill)
- Mix of single and multi-family
- New services



## Housing Element Update



# Polling Questions

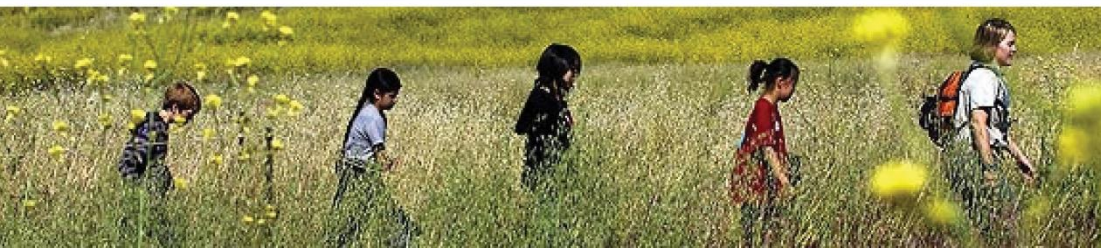


## Housing Element Update





# Do You Agree with the Survey Results? A Deeper Dive...



## Housing Element Update







# Regional Housing Needs Assessment (RHNA)

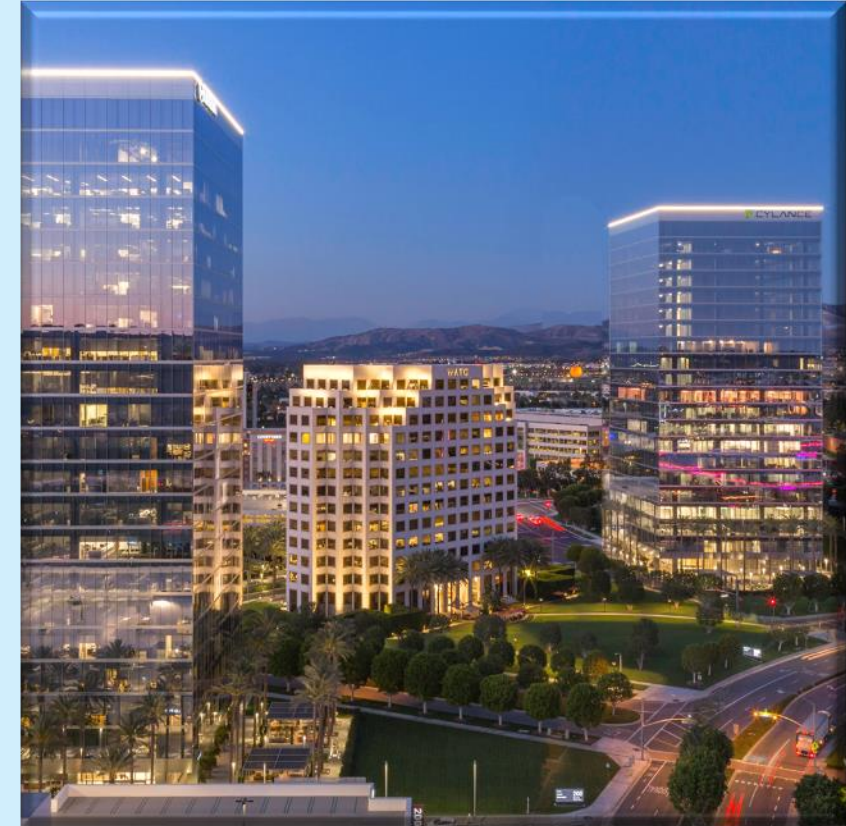


Housing Element Update



# What is RHNA?

- Regional Housing Needs Assessment
- Minimum # Units planned for each community (8 Years) – Mandated by State
- RHNA for Southern California: 1.34 million units
- Southern California Association of Governments Regional Planning Agency
  - Develops methodology and allocates units to cities and counties

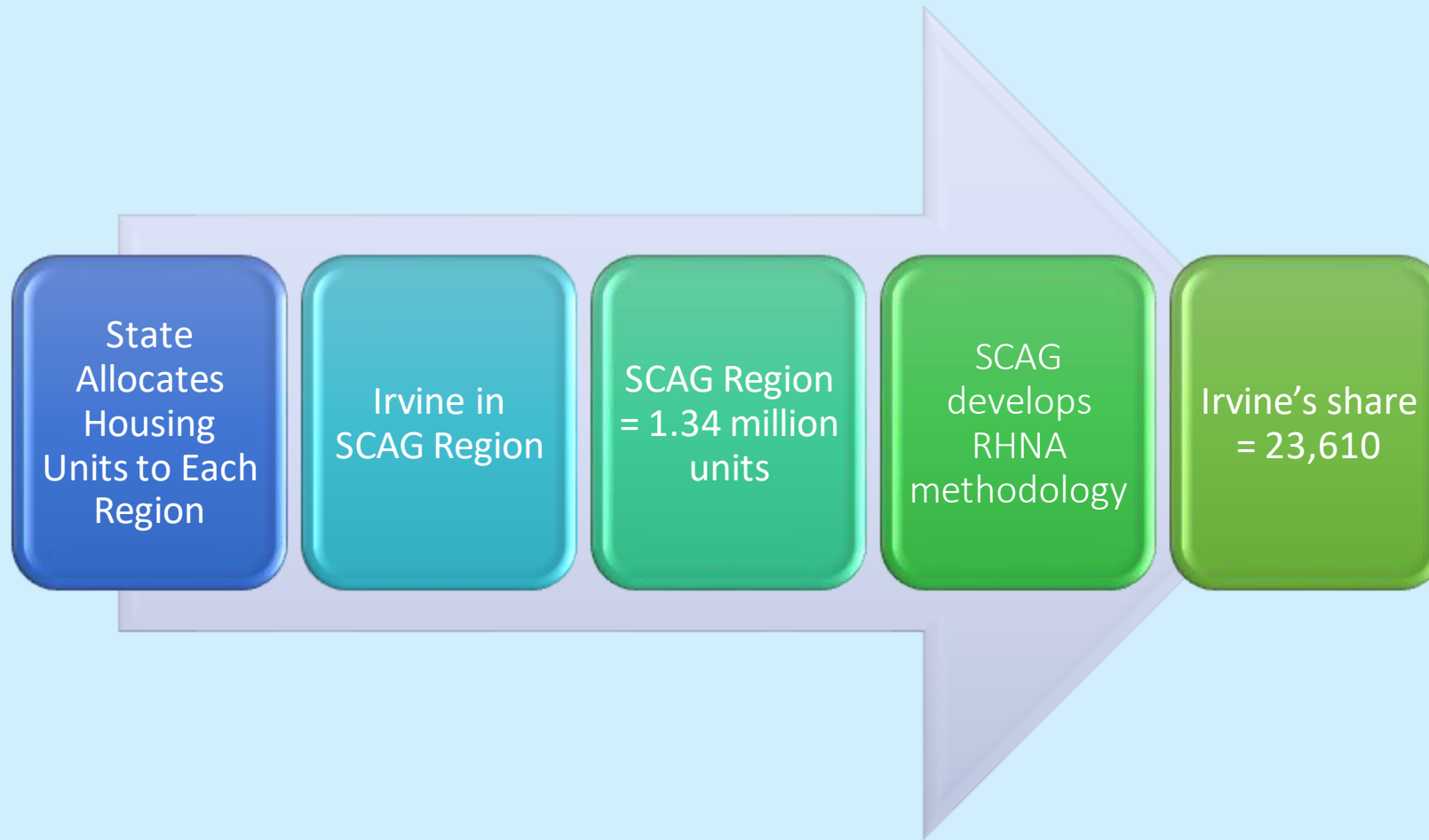


## Housing Element Update





# RHNA Process



## Housing Element Update



# RHNA Allocation

% of County Area Median Income (AMI)	Units
Category 1 (0 – 50 % AMI)	6,396
Category 2 (51 – 80% AMI)	4,235
Category 3 (81 – 120% AMI)	4,308
Category 4 (120% AMI or above; considered “market rate”)	8,671
<b>TOTAL</b>	<b>23,610</b>

- Need to identify extra sites for Categories 1-3 due to State Law (“no net loss” buffer)
- Actual number needed will likely exceed numbers above



## Housing Element Update





# Site Inventory



## Housing Element Update



# Background

- Analysis of adequate sites suitable to accommodate RHNA
  - List and map
  - Specific locations where future housing can be built
  - Identify the potential # of homes that can be built at those locations
  - State's site selection criteria (HCD's Guidebook)
    1. Site appropriately zoned?
    2. Site suitable for development?
    3. Realistic development capacity?



# Locations Generally “Off the Table”

- Preserved open space areas
- Areas with sensitive habitat or species
- Where topography isn't conducive to building (e.g., steep slopes)
- Flood zones or high-fire areas that aren't safe
- Areas deemed off-limits by John Wayne Airport (e.g., flight path, airport noise contours)





# Affirmatively Furthering Fair Housing (AFFH)

- Fair and equitable distribution of housing throughout community
- Protects against communities being overburdened
- Takes into consideration:
  - Variety of housing types
  - Mix of affordability levels
  - Access to transportation, employment, and community resources



## Housing Element Update



# Potential Housing Strategies

- Rezone and create overlays for more homes especially near Irvine Station and job centers (IBC & Spectrum)
- Redevelop properties such as older apartment complexes and underutilized retail/office centers to include residential uses
- Expand Inclusionary Housing Ordinance
  - Increase requirement from 15 percent to 20 percent for affordable units



## Housing Element Update



# Potential Housing Strategies

- Ease restrictive development standards such as reduced parking requirements or using on-site shared Electric Vehicle (EV) fleet for residents
- Encourage innovative design prototypes such as smaller units with increased energy efficiency



## Housing Element Update



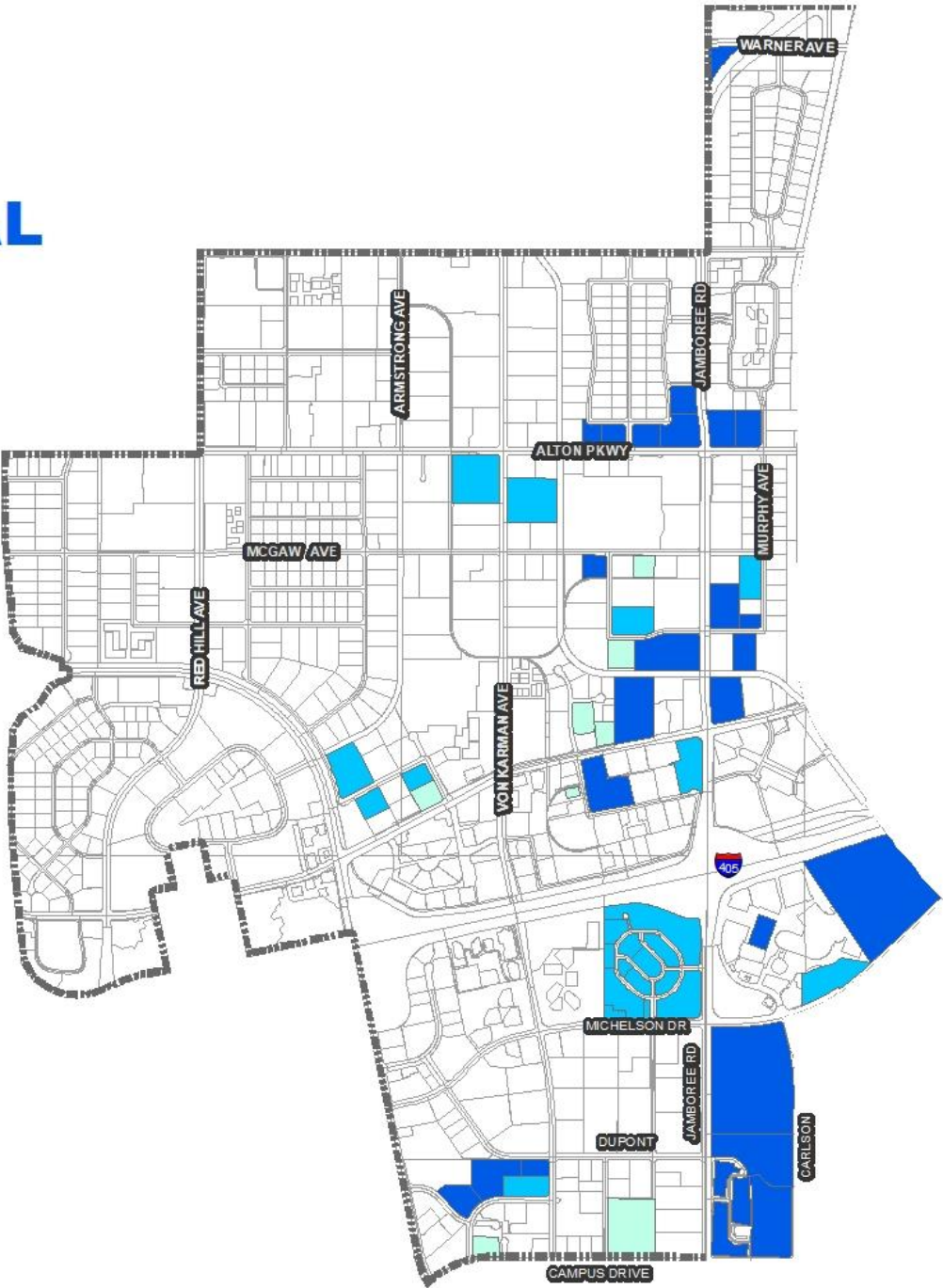
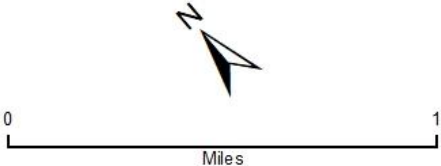


# IBC RESIDENTIAL PROJECTS

### Project Status

- Approved
- Existing
- Under Construction

City Boundary

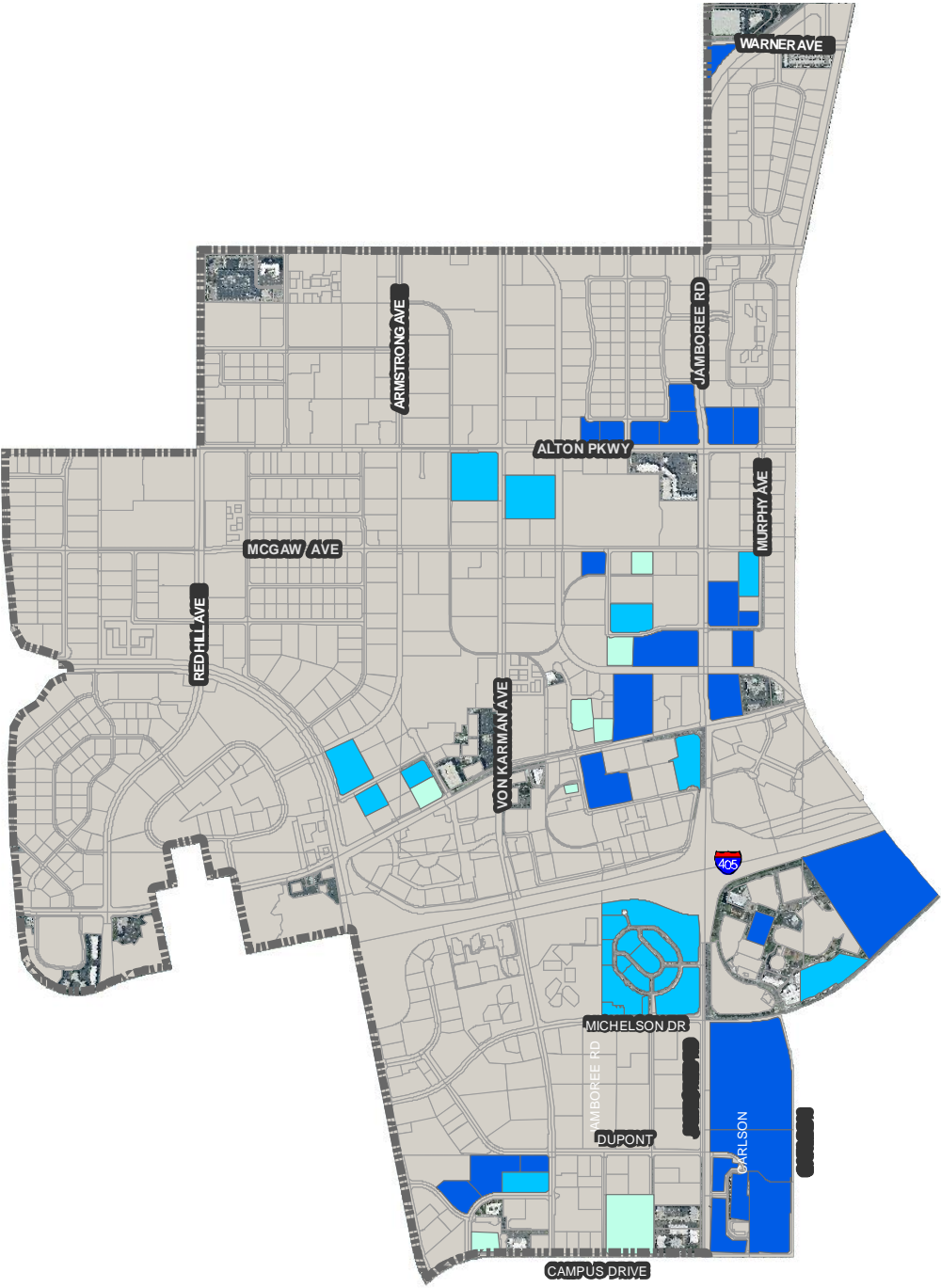
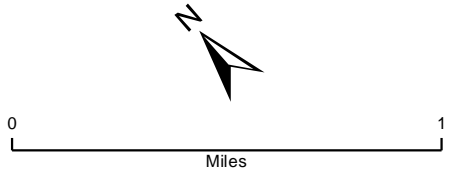


# IBC RESIDENTIAL PROJECTS (aerial background)

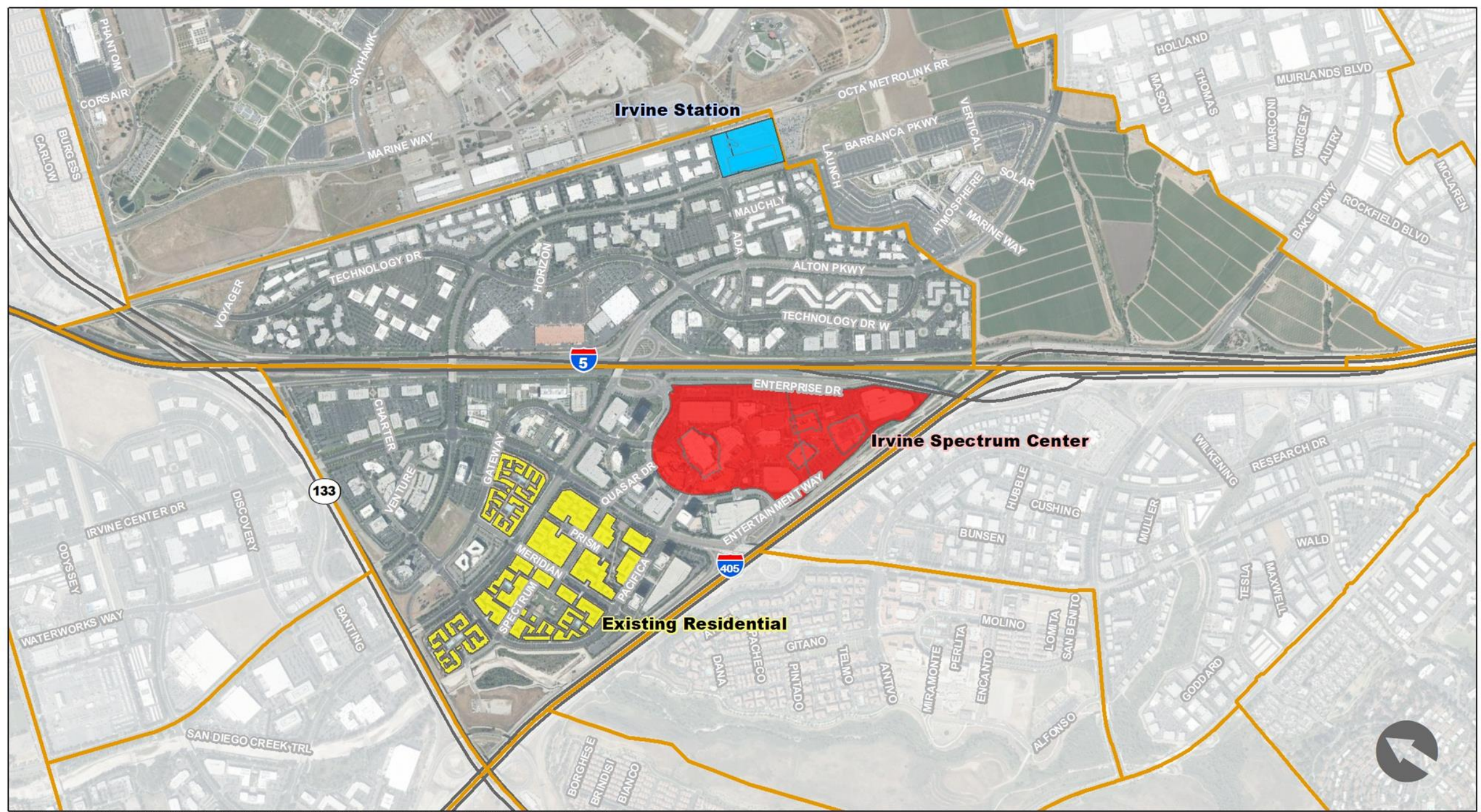
### Project Status

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City Boundary







**Irvine Station**

**Irvine Spectrum Center**

**Existing Residential**





**Legend**

- Existing Residential
- Irvine Spectrum Center
- Irvine Transportation Center





# Polling Questions



## Housing Element Update







# Next Steps



## Housing Element Update



## Spring 2021

- Finalize site inventory
- Prepare draft Housing Element



## Summer 2021

- *Planning Commission and City Council review*
- *Public review of draft Housing Element (30 days)*
- State review of the draft Housing Element (60 days)
- Finalize Housing Element

## Early Fall 2021 – Adoption Hearings

- *Planning Commission*
- *City Council*

**State Due Date – October 15, 2021 for certification (120-day grace period allowed)**



# Housing Element Update



# Questions?



## Housing Element Update





# More Opportunities for Involvement

**We Want Your Input!**

Visit *[cityofirvine.org/HEUpdate](https://cityofirvine.org/HEUpdate)*

Contact Melissa Chao, Senior Planner  
949-724-6395 or [mchao@cityofirvine.org](mailto:mchao@cityofirvine.org)

Thank you!



**Housing Element Update**







# POLLING QUESTIONS – ROUND 1

# What do you consider Irvine's biggest issue related to housing?

Choose one:

- Declining neighborhood conditions
- Not affordable
- Not enough housing types and designs
- Lack of parking
- Lack of convenient access to public transit and/or safe alternative transportation options
- Lack of shops and services within walking distance
- Homelessness
- Other

# What types of housing does Irvine need?

Choose all that apply:

- Conventional single-family homes
- Single-family homes designed for multi-generational living
- Condominiums/townhomes
- Apartments
- High-rise residential buildings
- Accessory dwelling units (i.e., granny units, in-law units)
- Mobile homes
- Tiny homes



# What populations and income levels are most in need of housing ?

Choose top three:

- Multi-family workforce housing for moderate-income families
- Multi-family housing affordable to low-income families
- Student housing
- Special needs housing for seniors
- Special needs housing for persons with disabilities
- Special needs housing for veterans
- Transitional housing for persons experiencing homelessness or at risk of homelessness
- Interim emergency shelter for homeless persons

# What is the most important consideration for location?

Choose one:

- Housing encouraging walkable neighborhoods (e.g., close to Irvine Station)
- Housing in existing business districts (i.e., Irvine Business Complex, Spectrum)
- New multi-family units on in-fill sites spread across Irvine
- All of the above

# POLLING QUESTIONS – ROUND 2



# Which housing strategies should the City prioritize and pursue?

Choose top three:

- Rezone For More Homes
- Redevelop Older/Underutilized Properties
- Expand Inclusionary Housing Ordinance
- Ease Restrictive Development Standards
- Encourage Innovative Design
- Other

# Are there an adequate number of retail centers in Irvine?

Choose one:

- Too Much
- About Right
- Too Little
- Not Sure

How do you feel about adding residential uses to underutilized retail centers (i.e., in parking lot)?

Choose one:

- Very Supportive
- Somewhat Supportive
- Not Supportive



How do you feel about replacing underperforming/obsolete businesses (e.g., big box retail stores) with residential uses and/or community serving uses in retail or office centers?

Choose one:

- Very Supportive
- Somewhat Supportive
- Not Supportive

Do you think being able to walk to a shopping center from your home would be a benefit?

Choose one:

- Not important
- Somewhat important
- Very important

The costs of providing on-site parking for housing projects, especially affordable homes, can be prohibitive. How can the City ensure new projects adequately address specific parking needs without it being a major obstacle?

Choose all that apply:

- Within ½ mile of public transit
- Within ½ mile of retail and services with pedestrian and bicycle connectivity
- Shared on-site fleet of vehicles available for residents to check-out
- Adequate pick-up and drop-off facilities for taxi, Uber and Lyft drivers
- Other



What other housing goals would you like to see the City establish?

➤ visit *[cityofirvine.org/HEUpdate](http://cityofirvine.org/HEUpdate)*