

8 HOUSING PLAN

8.1 Goals, Objectives, Policies, and Programs

8.1.1 Goal I: Provide for safe and decent housing for all economic segments of the community.

8.1.1.1 Objective A: Update the Land Use Element and Zoning Ordinance to achieve compliance with current State laws and to facilitate the development of diverse housing options.

Policies

- **HE-A.1:** Identify residential zones where allowable density can be increased for affordable housing, including for extremely low-income households.
- **HE-A.2:** Identify commercial and institutional zones where zoning can be changed to allow for mixed-use and/or higher-density residential development.
- **HE-A.3:** Ensure appropriate land use planning and developer mitigation/improvements are provided for adequate infrastructure, services, and facilities to serve existing and future residents.
- **HE-A.4:** Monitor residential construction and the use of residential and mixed-use designated lands. Ensure adequate residential sites are available to meet the City's housing needs.

Proposed Programs/Activities/Actions

- **PP-A.1: Maintain/Update the Site Inventory.** The City will provide adequate residential and mixed-use designated sites to accommodate the City's 6th Cycle RHNA of 23,610 units (6,396 very-low-, 4,235 low-, 4,308 moderate-, and 8,671 above-moderate-income units) through the following actions:
 - The City will maintain, a residential sites inventory of the City's RHNA and update this inventory, as projects are reviewed/approved/constructed to ensure sufficient residential capacity is maintained to accommodate the identified need. The inventory will be verified annually through the HCD Annual Progress Report work effort.

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- Should a development approval result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify sufficient sites to accommodate the shortfall.
- Upon request by interested developers or the general public, the City will make the site inventory map and/or list available subject to reproduction costs.
- The City will continue to pursue alternative options for meeting the RHNA through preservation, legislative changes, and regional cooperation. The City will periodically evaluate its funding availability and opportunities to pursue acquisition/rehabilitation of affordable housing projects and preservation of at-risk housing.
- **PP-A.2: Update the City’s General Plan (including Land Use Element) and Zoning Ordinance.** The City will incorporate changes in State law (particularly affordable housing, emergency shelters, and transitional/supportive housing) into the Land Use Element and Zoning Ordinance. This will involve allowing for increased densities in both residential and non-residential areas to adhere to RHNA requirements. Other General Plan elements will be updated to ensure consistency with the updated Housing and Land Use Elements, as well as the Zoning Ordinance.
- **PP-A.3: Residential Overlays in Non-Residential Areas:** The City will establish zoning overlays to allow for multifamily residential in nonresidential areas (which may include properties designated for religious institutions and schools) to provide flexibility in land use and development standards, including mixed-use developments. These flexible standards shall be directed toward meeting the physical, social, and economic needs of the community.
- **PP-A.4: Encourage the Subdivision of Sites that Are 10 or More Acres.** The City will encourage the subdivision of sites that are 10 acres or more to provide more opportunities for development of affordable housing, which the HCD has determined is more feasible on sites between 0.5 and 10 acres in size.

SCHEDULE OF ACTIONS

Funding Source:	General Fund
Responsible Party:	City’s Community Development Department
Time Frame:	Update Land Use Element and Zoning Ordinance by October 2024. All other programs will be completed annually.

8.1.1.2 Objective B: Streamline the affordable development process.

Policies

- **HE-B.1:** Expedite the entitlement process for affordable housing developments.
- **HE-B.2:** Evaluate the costs and benefits of reducing, deferring, **or waiving** development fees and identifying opportunities to do so for affordable housing projects.

Proposed Programs/Activities/Actions

- **PP-B.1: Assist with Development of Lower-Income Housing.** To assist the development of housing for households with lower incomes on larger sites, the City will seek to amend the fee collection process for land divisions and lot line adjustments resulting in parcel sizes that facilitate multifamily developments affordable to households with lower incomes (including extremely low income) in light of State, Federal, and local financing programs (i.e., 2–10 acres). The City will also work with property owners and nonprofit developers to target and market the availability of sites with the best potential for development. In addition, the City will offer the following incentives for the development of affordable housing, including but not limited to the following:
 - Streamlining and expediting the approval process for land division for projects that include affordable housing units.
 - ~~Defer and/or reduce fees related to the subdivision for projects affordable to households with lower incomes.~~ **Within 12 months, the City will explore a program, including a financial assessment, that would eliminate or reduce permitting fees for housing projects that are 100 percent affordable.**
 - Technical assistance to developers on funding applications.
 - Modify development requirements where possible.
- **PP-B.2: Expedite Development.** The City will expedite development of housing projects for seniors, people with disabilities, and lower-income people and/or households.
- **PP-B.3: Review the City's Development Standards.** The City will review the current Development Standards and update as appropriate to encourage residential, mixed-use, and transit-oriented developments.
- **PP-B.4: Provide a Menu of Incentives/Concessions for Developers.** To expedite the process of finding resources and incentives, the City will post an overview of available incentives/concessions for developers on the City's website.

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- **PP-B.5: Dedicate Staff for Affordable Housing Entitlement, Permit, and Fee Processes.** To decrease the entitlement and construction process, following the adoption of the Housing Element the City will designate a dedicated planner, plan checker, and building inspector(s) to provide expedited processing for affordable housing projects.

SCHEDULE OF ACTIONS

Funding Source:	General Fund
Responsible Party:	City's Community Development and Public Works/Transportation Departments
Time Frame:	Complete review of City processes and potential for dedicated staff by October 2022. All other programs will be ongoing annually.

8.1.2 Goal 2: Maximize land utilization for residential development.

8.1.2.1 Objective C: Encourage the proper utilization of the undeveloped/underdeveloped residential areas of the City.

Policies

- **HE-C.1:** Promote infill development in appropriate areas.
- **HE-C.2:** Promote residential development fully served by public services and utilities.

Proposed Programs/Activities/Actions

- **PP-C.1: Update the City's Zoning Ordinance to Allow for Higher Densities in Areas with Underdeveloped/Underutilized Property.** The City will update the current Zoning Ordinance to establish higher density in areas with underdeveloped/underutilized property, such as Planning Areas 32 (adjacent to the Irvine Station served by Amtrak/Metrolink passenger rail services and Orange County Transportation Authority bus services), 33, and 36 (a.k.a., Irvine Business Complex or "IBC" near John Wayne Airport). This update will maximize land utilization for residential development to accommodate RHNA requirements, including allowing residential overlays in commercial areas to allow for residential to be added to commercial areas or to allow existing underutilized commercial uses to be converted to residential (i.e., hotels).
- **PP-C.2: Establish ADU Policies to Comply with Changes in State Law.** Multiple State laws have been passed since 2019 establishing Statewide standards for local regulations governing ADU development. State law requires that ADUs be allowed in residential and mixed-use areas despite local ordinances or homeowner's association rules and requirements. Additionally, State law requires jurisdictions to develop a plan to encourage and incentivize ADUs in an effort to address the current California housing crisis.
- **PP-C.3: Remove Barriers for ADUs.** The City will work with the U.S. Postal Service and the Orange County Fire Authority to develop solutions for address, mail delivery, and

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public safety service/response issues that have surfaced through the processing of setting City ADU policies.

- **PP-C.4: Plan to Encourage and Incentivize ADUs.** Assembly Bill (AB) 671 requires local agencies' Housing Elements to include a plan that incentivizes and promotes the creation of ADUs that can offer affordable rents for households with very-low-, low-, or moderate-income households. As part of the ADU ordinance update (including public outreach), the City will also explore options to facilitate affordable housing options for ADUs. These options may include pre-approved ADU plans or kits or reduced or waived building permit fees for property owners who provide annual rent information.

SCHEDULE OF ACTIONS

Funding Source:	General Fund
Responsible Party:	City's Community Development Department
Time Frame:	Complete Zoning Ordinance Update by October 2024. All other programs by January 2023.

8.1.3 Goal 3: Preserve existing affordable housing.

8.1.3.1 Objective D: Use available resources to preserve affordable housing units at risk of conversion to market rate.

Policies

- **HE-D.1:** Monitor affordable rental units at risk of converting to market rents and proactively reach out to property owners to discuss options.
- **HE-D.2:** Monitor and participate in Federal, State, and local initiatives that address affordable housing preservation in conjunction with the Annual Progress Report to HCD.
- **HE-D.3:** Provide information to property owners on financial incentives and public funding assistance for improvements.
- **HE-D.4:** Work with property owners of existing assisted housing developments for lower-income households to determine methods to extend affordability covenants to preserve affordable units, including assistance from the City.
- **HE-D.5:** Work with nonprofit organizations that may acquire at-risk projects to extend affordability of existing assisted housing developments for lower-income households.
- **HE-D.6:** Identify new and innovative ways to maintain affordability, rehabilitate, and preserve properties that provide naturally affordable housing (i.e., existing housing with rents that fall in the moderate-income housing range according to HCD and HUD published rents and do not have affordability restrictions).

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- **HE-D.7:** If preservation is not possible, ensure that tenants of at-risk units opting out of low-income use restrictions are properly noticed and informed of resources available to them for assistance.

Proposed Programs/Activities/Actions

- **PP-D.1: Affordable Housing Preservation Program (including Financial Resources and In-Kind Services).** The City will provide financial and other available assistance to affordable housing property owners to preserve units. The committed assistance may consist of both financial and non-financial, in-kind services to incentivize the preservation of affordable units. The total number of units to be preserved are seven extremely low, 517 very low and 299 low-income units (Chapter 4, At-Risk Affordable Housing, of this Housing Element identifies the project name, level of affordability and address of all units).

It is important to note that California Government Code Section 65583.1 (c)(4) “committed assistance” means “that the city or county enters into a legally enforceable agreement during the period from the beginning of the projection period until the end of the third year of the planning period that obligates sufficient **available funds or other in-kind services** to provide the assistance necessary to make the identified units affordable and that requires that the units be made available for occupancy within two years of the execution of the agreement.”

- **PP-D.2: Continue the Conservation and Monitoring of Existing and Future Affordable Units.** The City will continue to monitor and preserve the affordability of all publicly assisted housing units.

SCHEDULE OF ACTIONS

Funding Source:	State Grants, Federal funding, Inclusionary Housing In-Lieu Fees
Responsible Party:	City’s Community Development Department
Time Frame:	Ongoing

8.1.4 Goal 4: Encourage more affordable housing units.

8.1.4.1 Objective E: Secure State, Federal, and local affordable housing funds and assist developers in finding funding sources for affordable project funding.

Policies

- **HE-E.1:** Apply and leverage State and Federal grant and other funding sources.
- **HE-E.2:** Provide available funding information to the public/affordable housing developers.
- **HE-E.3:** Update inclusionary housing policies and in-lieu fees.

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Proposed Programs/Activities/Actions

- **PP-E.1: Advertise Available Resources.** In addition to providing funding opportunities related to HUD programs on the City’s website, funding opportunities will be disseminated via targeted email notifications and may also be posted on all City social media accounts and include information on vacant land currently owned by the City (i.e., location, size, and zoning).
- **PP-E.2: Monitor Grant Opportunities and Maximize Grant Applications.** The City will access information from HCD and other State agencies to identify grant application opportunities for affordable housing. When grant opportunities are known, the City will reach out to affordable developer stakeholders to identify projects and/or opportunities to include on grant applications.
- **PP-E.3: Inclusionary Housing Ordinance Update.** The City will retain a consultant to conduct a feasibility study to evaluate increasing the inclusionary housing requirement from 15% (5% very low, 5% low, and 5% moderate) to 20% (9% very low, 6% low, and 5% moderate). Updates to the Inclusionary Housing Ordinance will reflect the 20% requirement with corresponding updated in-lieu fee (paid if affordable units are not provided on-site) to reflect current land and construction costs, and other related updates.
- **PP-E.4: Explore Local Funding Options.** The City will analyze local funding options for affordable housing and monitor new funding and financing resources each year. This program will also include using State and Federal funding received by the City to partner with nonprofit organizations (such as the ICLT), as the commitment of City funding can enhance the scoring of 100% affordable projects to secure important funding sources, such as low income housing tax credits (LIHTCs) that have become highly competitive.
- **PP-E.5: Explore Establishing Programs and/or Public/Private Partnerships to Create Workforce Housing.** The City will analyze and explore State programs and/or potential public/private partnerships with major employers to acquire existing market rate housing units or develop new housing units to create moderate or workforce housing (available to households with incomes at 80% to 120% of AMI). Potential programs could include the California Statewide Communities Development Authority, concessions or incentives to large existing or future Irvine employers, and/or collaborations between employers and developers.

SCHEDULE OF ACTIONS

Funding Source:	City’s General Fund, State and Federal funds
Responsible Party:	City’s Community Development Department
Time Frame:	Inclusionary Housing Ordinance update by October 2024 and remaining programs on an ongoing basis

8.1.4.2 Objective F: Leverage publicly owned resources, such as vacant land and underutilized properties.

Policies

- **HE-F.1:** Leverage available resources, such as vacant land and underutilized properties, to incentivize new affordable housing development.

Proposed Programs/Activities/Actions

- **PP-F.1: Leverage City-Owned Land for the Development of 100% Affordable Housing Projects.** Explore options and work with the ICLT or other non-profit developers (including providing a land donation and/or long-term land lease) to facilitate the development of 100% affordable housing projects on vacant or underutilized City-owned sites. Activities could include requests for development proposals, contractual agreements with ICLT or other affordable housing developers, and other feasible activities.
- **PP-F.2: Irvine Community Land Trust.** The City seeks to continue to strengthen its relationship with the ICLT to collaborate and partner on efficiently and effectively maximizing affordable housing opportunities. To this end, the City will pursue the following:
 - Coordinate with the ICLT to actively pursue land acquisition opportunities for a range of affordable housing options, including rental apartments, ownership housing, transitional housing, supportive housing, and single-room occupancy housing.
 - Collaborate to determine feasibility of developing permanently affordable housing in partnership with the ICLT on publicly owned sites that may be designated as surplus property.
 - Assist the ICLT and developers to access public funding and financing and through new construction to increase supply of permanently affordable rental units with supportive services that target seniors and persons with disabilities and extremely low-income households.
 - Partner with the ICLT to seek legislative support for:
 - Public funding resources and prioritization of those sources to advance the development of permanently affordable rental and ownership housing at all affordable income levels.
 - Legislative changes that remove sunset provisions for affordable housing developments.

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- **PP-F.3: Collaborate with Public Agencies to Leverage Other Publicly Owned Land for the Development of Affordable Housing Projects through Master Planning and Disposition Efforts.** The City will coordinate with public agencies to facilitate the development of affordable housing projects on vacant and underutilized sites, including sites owned by the County of Orange, the State, and the Irvine Ranch Water District. Activities could include collaboration with public agencies on master-planning and disposition efforts for large vacant and underutilized sites. For instance, the County of Orange currently owns significant property near the Irvine Station. Under this program, the City would work with the County to develop affordable housing strategies for these properties.

SCHEDULE OF ACTIONS	
Funding Source:	State Grants, CDBG, HOME, public and private grants
Responsible Party:	City's Community Development Department
Time Frame:	Coordination with ICLT regarding City owned land beginning in fiscal years 2021-22 and 2022-23 with efforts to select a developer (or developers) for available lands (among other factors, this will be dependent on the availability of State funding to subsidize projects through the entire planning period). Coordination with County of Orange, the State, and the Irvine Ranch Water District in connection with the Land Use Element Update and Zoning Ordinance amendment during 2022- 2024.

8.1.4.3 Objective G: Promote various types of affordable housing.

Policies

- **HE-G.1:** Continue to provide density and regulatory incentives to facilitate permanent affordable housing development.
- **HE-G.2:** Encourage mixed-income developments accessible to lower-income residents Citywide, especially in resource-rich areas.
- **HE-G.3:** Seek and explore opportunities (including partnering with non-profit organizations) to encourage the development of the following types of affordable housing:
 - Acquisition/rehabilitation projects.
 - Affordable housing for seniors, large families and other special needs groups.
 - Affordable housing with reasonable accommodations and supportive services for people with disabilities.
 - Affordable owner-occupied housing types.
 - Mixed-use projects that have community-serving uses.

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- **HE-G.4:** Promote and facilitate new partnerships with various organizations with different housing needs and between various entities with complementary housing objectives that include but are not limited to the following:
 - University of California, Irvine (including the UCI land trust).
 - Religious institutions.
 - School districts.
 - Community college districts.
 - Large employers.
 - Market-rate developer with affordable housing developer partnership.
- **HE-G.5:** Assist very low and low-income renters with securing affordable housing in the City by providing information regarding Housing Choice Vouchers through the Orange County Housing Authority (OCHA). Maintain on the City’s website a link to the Housing Choice Vouchers information page on the OCHA website and notify Irvine residents if and when the waitlist is open. Should the Housing Choice Voucher waitlist open during the planning period, provide a link on the City’s website to the application and make paper copies available at City Hall.

Proposed Programs/Activities/Actions

- **PP-G.1: Continue to Apply “Additive” Intensity (under the Land Use Element) for Affordable Housing.** The City’s Land Use Element allows for the entitlement of affordable housing units beyond the maximum unit counts established in the Zoning Ordinance, thus considered additive to the General Plan intensity thresholds, which allows additional units to be developed under the City’s established land use designations. The City will continue implementing this policy. Approximately 1,300 affordable units in the City have been determined to be additive over the past eight years.
- **PP-G.2: Adopt Ordinances and Policies that Encourage a Diverse Housing Stock.** The City will amend the Inclusionary Housing Ordinance; encourage and incentivize ADUs; encourage innovative design prototypes and/or construction, such as smaller units with increased energy efficiency (i.e., sustainable designs and operations), **modular units or other innovative building types**; and streamline permitting to encourage a diverse housing stock. See other objectives for proposed activities regarding such topics.
- **PP-G.3: Zoning Changes.** The City will make appropriate zoning changes as part of the General Plan - Land Use Element Update and Zoning Ordinance Amendment. These changes will encourage the development of new affordable housing in resource-rich areas and provide more affordable housing options for Irvine residents. Furthermore, this

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update will allow these land uses in the City’s residential zones and modify portions of the Municipal Code dealing with the location of and distance between these housing types and potentially other requirements and will ensure that the City uses only objective development standards to maintain compliance with current State requirements.

- **PP-G.4: UCI Housing Units.** City staff will increase and enhance coordination with UCI and the UCI land trust to capture and monitor residential units with tiered priorities that include the general public on campus. The City will meet with UCI staff on a quarterly basis to review information on existing units and new units planned.
- **PP-G.5: Housing Choice Vouchers.** The Federal Housing Choice Voucher Program extends rental subsidies to extremely low and very low-income households, including families, seniors and the disabled. The program offers a voucher that pays the difference between the current fair market rent as established by HUD and what a tenant can afford to pay (i.e., 30% to 40% of household income). The voucher allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost. In Irvine, the program is administered by the OCHA. Given the continued need for rental assistance, the City supports and encourages the provision of additional subsidies through the Housing Choice Voucher Program. The City will continue to provide information to households and homeowners interested in participating in this program.
- **PP-G.6: Irvine Housing Authority.** The City will explore creating an Irvine Housing Authority with the ability to allocate Federal Housing Choice Vouchers.
- **PP-G.7: Terms of Affordability.** The City will encourage affordable housing developers to consider extending the terms of affordability in perpetuity.

8.1.4.4 Objective H: Address, remove, and/or mitigate existing or potential governmental constraints to housing production and affordability (to the extent legally and financially feasible).

Policies

- **HE-H.1:** Evaluate City policies, procedures, and regulations annually with the passage of new laws affecting housing.

Proposed Programs/Activities/Actions

- **PP-H.1:** The City will monitor legislative changes to ensure that City policies and regulations comply with State and Federal laws.

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- **PP-H.2:** The City will monitor and adjust City fees, development standards, incentives, and development review processes, where legally and financially feasible, to ensure such requirements do not unduly constrain housing development.

SCHEDULE OF ACTIONS

Funding Source:	City's General Fund and OCHA (via HUD)
Responsible Party:	City's Community Development Department
Time Frame:	Update/amend Inclusionary Housing Ordinance and complete Zoning Ordinance Update by October 2024. Monitoring laws and potential constraints will be ongoing.

8.1.5 Goal 5: Maximize solutions for those experiencing or at risk of homelessness.

8.1.5.1 Objective I: Increase access to support services for people experiencing homelessness.

Policies

- **HE-I.1:** Amend the City's Zoning Ordinance to comply with current State laws regarding emergency shelters, transitional and supportive housing, group care facilities, and other housing types.
- **HE-I.2:** Leverage available State and Federal grant funding (e.g., PLHA grant funds) and local sources to fund housing solutions.
- **HE-I.3:** Coordinate with Orange County and surrounding cities to identify and fund long-term services and housing for those experiencing homelessness.
- **HE-I.4:** Continue to cooperate with nonprofit organizations to provide emergency shelter, transitional, and permanent supportive housing and associated services for residents experiencing homelessness.
- **HE-I.5:** Reduce barriers to the development of emergency, transitional, and permanent supportive housing.

Proposed Programs/Activities/Actions

- **PP-I.1: Update the City's Zoning Ordinance and Policies Related to Emergency Shelters, Low-Barrier Navigation Centers, Supportive Housing, and Group Care Facilities to Comply with Current Laws.** The City will update the Zoning Ordinance and related policies pertaining to emergency shelters, Low-Barrier Navigation Centers (LBNCs), supportive housing, and group care facilities to conform to State requirements, as established by AB 139, AB 2162, and Senate Bill 48. Generally, this update will allow these land uses in the City's residential zones and with fewer conditions, as well as

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updates to minimum parking requirements as necessary. Schedule of Actions: Completed by October 2024.

- **PP-I.2: Housing Options.** Many funding sources have specific eligibility criteria or other requirements that may not always align with potential projects in Irvine. The City will pursue relevant State and Federal funding sources to provide additional options for developers of lower-income housing that serve veterans, individual, and families at-risk of and currently experiencing homelessness in the City. The City will ensure that such housing options will include reasonable accommodations and supportive services for people with disabilities. Schedule of Action: Ongoing as funding is released and available.
- **PP-I.3: Leverage All Funding Options.** The City will explore the feasibility of joining the Orange County Housing Finance Trust (OCHFT), a joint power authority composed of many Orange County cities. The OCHFT can provide additional funding options for affordable housing developers. The City will ensure that housing options will include reasonable accommodations and supportive services for people with disabilities. Schedule of Actions: Explore by October 2023.
- **PP-I.4: Services for People Experiencing Homelessness.** The City will continue to make information about services for people experiencing homelessness available on the City's website and at City facilities. **The City will continue to provide resources for non-profits that provide transitional housing, motel vouchers, food pantry, emergency rent and utility payment assistance, life-skills counseling and clothing. The City will continue to provide CDBG grant funding to non-profits such as Families Forward, South County Outreach, Human Options, and Stand Up for Kids that provide these services. Information on these resources is included in the City's Affordable Housing Guide and the City's website.** Schedule of Actions: Ongoing.
- **PP-I.5: Crisis Response Protocol.** The City will explore establishing a crisis response protocol for local service providers to render rapid crisis support, including after-hour services for people experiencing or at risk of homelessness. Schedule of Actions: By October 2022.
- **PP-I.6: Shared Housing.** The City will reach out to other California cities currently implementing shared housing programs that help match individuals experiencing or at risk of homelessness and seniors for a mutually beneficial living situation. Individuals in need of housing can provide needed physical assistance around the home for seniors. Through these conversations and information sharing, The City will determine the efficacy of these programs and consider establishing a pilot program in the City. Schedule of Actions: Explore by October 2024.

SCHEDULE OF ACTIONS

Funding Source: City's General Fund, State and Federal funding opportunities

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Responsible Party: City’s Community Development Department
Time Frame: See above under each program.

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8.1.5.2 Objective J: Increase tenant protections.

Policies

- **HE-J.1:** Work with local nonprofit organizations to identify people experiencing or at risk of homelessness in vulnerable subpopulations in the City to navigate specialized services.
- **HE-J.2: Evaluate opportunities to** leverage local, State, and Federal funding, as available, to maintain and continue rental assistance and financial assistance programs that were created to keep individuals housed and prevent homelessness during and following the COVID-19 pandemic.

Proposed Programs/Activities/Actions

- **PP-J.1: Cooperation with Community-Based Organizations.** Cooperate with community-based organizations that provide services or information about services to any special needs or linguistically isolated groups.
- **PP-J.2: Displacement Prevention.** Minimize the displacement of households with lower incomes and special needs whenever possible and where necessary to ensure that displacement is carried out in an equitable manner.
- **PP-J.3: Legal Assistance for Renters.** The City will continue to provide readily available information in the Irvine Affordable Housing Guide available at City Hall and the City's website on landlord/tenant rights and mediation services through the Fair Housing Foundation, a non-profit the City contracts with to provide these services to residents. The City will also add information on the City's website and provide resources on non-profits such as Community Legal Aid SoCal and the Legal Aid Society of OC.

SCHEDULE OF ACTIONS

Funding Source:	City's General Fund, State and Federal funding opportunities
Responsible Party:	City's Community Development Department
Time Frame:	Ongoing

8.1.6 Goal 6. Encourage and preserve homeownership.

8.1.6.1 Objective K: Increase the share of City residents who own the home where they live.

Policies

- **HE-K.1:** Promote existing nonprofit, County, State, and Federal educational programs and resources to increase homeownership education and opportunities.

- **HE-K.2:** Provide financial assistance to lower income homeowners for residential rehabilitation projects.

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Proposed Programs/Activities/Actions

- **PP-K.1: Homeownership Education.** The City will encourage homeownership through education, sharing information, and links to existing nonprofit, County, State, and Federal resources on the City’s website. Many residents lack the knowledge about mortgages in addition to having limited financial resources. **Information on homeownership will be published in a variety of languages and will be provided to community organizations that work with different populations to ensure greater homeownership diversity.**
- **PP-K.2: Residential Rehabilitation Program.** This existing program provides financial assistance to lower-income Irvine homeowners for critical home improvement projects. Financial assistance through the program includes low interest, deferred loans and emergency grants. This program assists homeowners in need of health and safety, building code and accessibility-related repairs. Only owner-occupied single-family family dwellings or manufactured homes located in the City of Irvine are eligible for this funding. Program information will be provided on the City website and at public counters, as well as through the city’s Code Enforcement program on an ongoing basis.

SCHEDULE OF ACTIONS	
Funding Source:	City’s General Fund (Homeowner Education) and CDBG funding (Residential Rehabilitation Program)
Responsible Party:	City’s Community Development Department
Time Frame:	Ongoing

8.1.7 Goal 7: Improve quality of life and promote placemaking.

8.1.7.1 Objective L: Encourage developments that provide community benefits.

Policies

- **HE-L.1:** Encourage placemaking and public spaces to serve residents of all incomes, interests, ages, physical abilities, and cultures.
- **HE-L.2:** Encourage infill development that includes capital improvements, such as sidewalk repair and lighting improvements.
- **HE-L.3:** Encourage development that includes active transportation infrastructure, such as new and wider sidewalks, trails, and protected bike lanes.
- **HE-L.4:** Continue to preserve existing open space in the City.
- **HE-L.5:** Encourage development that brings new community amenities and services like community meeting spaces, community health clinics, after school programs, and childcare.

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- **HE-L.6:** Develop partnerships with existing community organizations to expand accessibility to community amenities, such as community centers, parks, trails and other recreational uses.
 - Such community organizations can include non-profits, local churches, and local businesses.
 - Partnerships can include providing assistance with outreach and securing space to host events.

Proposed Programs/Activities/Actions

- **PP-L.1: Update and Implement the City's General Plan - Land Use Element/Amend Zoning Ordinance.** The City will update its Land Use Element and amend the Zoning Ordinance to encourage housing development to serve all income levels throughout the City, particularly in resource-advantaged areas, and encourage placemaking, public spaces, capital improvements, active transportation infrastructure, and community amenities.
- **PP-L.2: Implement the One Irvine program to support placemaking through its neighborhood revitalization efforts.** The City will continue implementation of its One Irvine program to revitalize individual neighborhoods through a work program uniquely developed with community input for each neighborhood. The program brings together multiple funding and educational resources to enhance public spaces and assist homeowners with residential and aesthetic improvements.

8.1.8 Goal 8: Affirmatively furthering fair housing.

8.1.8.1 Objective M: Ensure equal housing opportunities for all residents, regardless of their special characteristics as protected under State and Federal fair housing laws.

Policies

- **HE-M.1:** Continue to support ongoing efforts of the State and Orange County to enforce fair housing laws.
- **HE-M.2:** Promote housing opportunities for all people regardless of race, color, sex, national origin, religion, sexual orientation, disability, family status, marital status, income, ancestry, or other barriers that can prevent access to housing.
- **HE-M.3:** Encourage the provision of housing to meet the needs of families of all sizes and ages.

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- **HE-M.4:** Facilitate increased participation among traditionally underrepresented and linguistically isolated groups in the public decision-making process.
- **HE-M.5:** Provide outreach and education for the broader community of residents, residential property owners, and operators regarding fair housing practices and requirements.

Proposed Programs/Activities/Actions

- **PP- M.1: Provide Information and Education to Residents on the City’s Website.** The City will provide links to Fair Housing Foundation (a nonprofit the City currently contracts with) to provide Irvine residents with information regarding fair housing law, tenant and landlord rights (including information on mediation services); Appendix B, Affirmatively Furthering Fair Housing Analysis, of this Housing Element; and information and resources for the reporting suspected violations and obtaining remedies on the City’s website.
- **PP-M.2: Cooperation with Community Based Organizations.** The City will cooperate with community-based organizations that provide services or information about services to any special needs and linguistically isolated groups.
- **PP-M.3: Density Bonus Eligibility.** The City will encourage developers of projects with affordable density bonus units to coordinate efforts with local non-profits or community organizations to determine if the units could be set aside, where feasible, for special groups including but not limited to Veterans and special need adults.

SCHEDULE OF ACTIONS

Funding Source:	City’s General Fund
Responsible Party:	City’s Community Development Department
Time Frame:	City website modifications by May 2022. Coordination with Community Organizations will be ongoing.

8.2 Quantified Objectives

California Government Code, Section 65583(b)(2), requires jurisdictions to identify the maximum number of housing units by income category (including extremely low income) that can be constructed, rehabilitated, and preserved over a five-year time period. The City has two sets of numerical housing goals:

- RHNA (as addressed and described in Chapter 7, Adequate Sites Inventory Analysis and Methodology, of this Housing Element).
- Quantified objectives for affordable housing production.

Irvine’s RHNA requires adequate land resources to accommodate 23,610 new housing units, which includes 10,631 units affordable to very low and low-income. It is important to note that

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the total housing need identified greatly exceeds available resources and the City’s ability to satisfy this need.

State law recognizes that housing needs may (and do) exceed available resources and, therefore, does not require that the City’s quantified objectives be identical to the identified housing needs (or RHNA). More specifically, the California Government Code, Section 65583(b)(2) states the following:

It is recognized that the total housing needs . . . may exceed available resources and the community’s ability to satisfy this need within the content of the general plan requirements. . . . Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall establish the maximum number of housing units by income category, including extremely low income that can be constructed, rehabilitated, and conserved.

The acknowledgment of the funding limitations is extremely important—cities and counties are required to prepare Housing Elements every eight years to identify needs and actions to provide for housing at all income levels and for all populations despite a severe shortage in local, State, and Federal funding that makes many of the actions needed and planned financially infeasible. It is important to recognize that State law requires cities to plan for housing, but almost all housing is developed by the private sector.

Although cities must establish quantified objectives for the actual creation of affordable housing opportunities and provision of other housing assistance (based on realistic assumptions), these objectives need not be identical to the total housing needs (i.e., RHNA). The quantified objectives, or number of affordable units that will realistically be created, as shown in Table 8-1, Quantified Objectives, provide a projection for the entire eight-year 6th Cycle Housing Element period.

Table 8-1. Quantified Objectives

	Extremely Low	Very-Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	6,396		4,235	4,308	8,671	23,610
New Construction	25	879	515	382	13,119	14,041
Rehabilitation						0
Housing Conservation (At-Risk Housing)	7	517	299	0	0	306
TOTAL	32	1,396	814	382	13,119	14,347
TOTAL AFFORDABLE UNITS	32	1,396	814	382		2,624

This chapter of the Housing Element outlines policies and programs that range from streamlining development; leveraging State and Federal funding sources; collaborating with the ICLT; amending the City’s Inclusionary Housing Ordinance, land use, and zoning changes to

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accommodate the RHNA and adhere to State legal requirements; and maximizing solutions for those experiencing homeless. Some programs and policies in the Housing Plan are more qualitative (such as amending the City’s Inclusionary Housing Ordinance), while other programs are quantitative (i.e., leveraging State and Federal funding sources as they become available). Regardless, given that affordable housing resources are scarce, while land and construction costs are high and expected to continue to rise, the number of affordable housing units can only be estimated.

Based the City’s Housing Plan, a total of 2,624 affordable units will be created between 2021 and 2029, as summarized in Table 8-1. This number includes two Irvine Community Land Trust projects to be completed during the 6th Cycle projection period, existing entitlements, affordable units on City-owned vacant land, and units created through the City’s Inclusionary Housing requirement.

It is important to note that this number has been conservatively estimated due to extremely limited State and Federal funding sources, such as LIHTCs (which provide the greatest amount of funding for affordable housing projects in California – the lack of this funding renders many potential projects as financially infeasible) that have become increasingly competitive in recent years with a significant portion of awards going to projects that provide permanent supportive housing. This lack of funding is the primary reason for the conservative estimate of affordable units during the 6th Cycle.

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