



# REQUEST FOR PLANNING COMMISSION ACTION

**MEETING DATE:** AUGUST 5, 2021

**TITLE:** GENERAL PLAN – DRAFT 2021-2029 HOUSING ELEMENT  
UPDATE

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For Director of Community Development

## RECOMMENDED ACTION

1. Review and provide further input on the key features of Chapter 8: Housing Plan of the Draft Housing Element Update.
2. Recommend transmittal of the Draft 2021-2029 Housing Element Update to the California Department of Housing and Community Development (HCD).

## EXECUTIVE SUMMARY

At the July 15, 2021 meeting, the Planning Commission requested the review of the Draft 2021-2029 Housing Element Update be continued to the August 5, 2021 meeting to allow additional time to review and comment on Chapter 8: Housing Plan, prior to submittal to the California Department of Housing and Community Development (HCD) for its statutory review.

The Planning Commission specifically asked Community Development staff to strengthen policies and programs associated with the development of affordable housing. Where feasible and appropriate, staff has revised the policies and programs to include language that is more definitive, establishes more detailed timeframes for fee programs, and strengthens the support for services to renters and homeowners. The following proposed edits have been made to Chapter 8: Housing Plan:

- Revise second bullet in program PP-B.1 to read:
  - 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.
- Revise policy PP-B.5 to read: “**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.

- Revise policy PP-G.2 to include “modular units or other innovative building types” as an option to consider to ensure a diverse and affordable housing stock.
- Add “**PP-G.6: Irvine Housing Authority.** The City will explore creating an Irvine Housing Authority that has the ability to allocate Federal Housing Choice Vouchers.”
- Add “**PP-G.7: Terms of Affordability.** The City will encourage affordable housing developers to consider extending the terms of affordability in perpetuity.”
- Revise policy PP-I.4 to read: “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 a 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.
- Add “**PP-J.3: Legal Assistance for Renters.** The City will continue to provide 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.”
- Revise PP-K.1 to include: “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.”
- Add “**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.”

### Review Process

Following additional review by the Planning Commission, the Housing Element will be forwarded to HCD for a mandatory 60-day review for consistency with state law and provisional certification. The review by HCD must occur at least 90 days prior to the City Council taking final action on the Housing Element. Upon incorporation of state feedback, staff will present the final draft 2021-2029 Housing Element to the Planning Commission in the fall/winter 2021, followed by consideration, final review, and formal adoption by the City Council. The City will be taking advantage of the 120 day grace period following the October 15, 2021 deadline to adopt the final Housing Element. The entire 6<sup>th</sup> Cycle Housing Element has been delayed at several levels, including the six-month delay at SCAG for the adoption of the final RHNA (March 2021), the delayed release of the

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Affirmatively Furthering Fair Housing (AFFH) guidelines by HCD (April 2021), and COVID. Upon submittal of the final Housing Element to HCD for certification, the state will have 90 days to confirm whether the Housing Element is consistent with HCD's provisional certification and thereby complies with state law.

**REPORT PREPARED BY:** Marika Poynter, Principal Planner

**PC ATTACHMENTS:**

1. Redline of Chapter 8: Housing Plan
2. July 15, 2021 Planning Commission Staff Report