

## 8 HOUSING PLAN

### 8.1 Goals, Objectives, Policies, and Programs

#### 8.1.1 Goal 1: 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 or suitable Floor Area Ratio (FAR) specified 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. Schedule of Action: The inventory will be verified annually through the HCD Annual Progress Report work effort.
  - Should a development approval result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households,

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the City will identify sufficient sites to accommodate the shortfall. Schedule of Action: As needed.

- 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. Schedule of Action: As requested.
- The City will continue to pursue alternative options for meeting the RHNA through preservation, legislative changes, and regional cooperation. The City will apply for all available funding to pursue acquisition/rehabilitation of affordable housing projects and preservation of at-risk housing. Schedule of Action: Annually at the time of the annual progress report preparation and as State and federal funding sources (such as grants) are announced.
- **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, employee housing, emergency shelters, and transitional/supportive housing, ADUs) into the Land Use Element and Zoning Ordinance. This will involve allowing for increased densities or FAR 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. Schedule of action: By October 2024.
- **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. The City will adhere to the requirements of California Government Code, Section 65583.2, subdivisions (h) and (i), as part of the rezoning program, including applicable by-right provisions, and the residential overlay zones in nonresidential areas will allow for densities of 30 units/acre, allow for 100 percent residential use, and will require residential use to occupy 50 percent of floor area on mixed use projects. Schedule of Action: Rezoning shall be completed during the General Plan Update process by October 2024.
- **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. The Housing Element site inventory identifies six sites that are larger than 10 acres in size, all of which are owned by public agencies (including the City and County). Of the six sites that exceed 10 acres in size, four are in Planning Area 51 which is the location of the closed former Marine Corps Air Station El Toro military base that is currently being redeveloped as the Great Park. As detailed in Chapter 7, Sites Inventory of

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this Housing Element, there is a long history with successful subdividing of very large parcels in the City to create 100 percent affordable housing, particularly in east of the 5 freeway and in and around Planning Area 51.

All six sites are in areas with a multitude of resources as they are located near transit (six are very close to the Irvine Station), major employment centers in the City, health care (including the planned City of Hope campus), parks, open space, new schools, and provide access to the iShuttle (City-run bus service). The Great Park area is still in the process of developing pursuant to a master plan that includes a residential mixed use overlay for Planning Area 32 which is located adjacent to the six sites in Planning Area 51 (as well as Irvine Station). Therefore, neighborhood serving retail and services are planned to be developed which will provide the affordable units planned in the area access to job centers, grocery stores, and other services. In addition, the City is planning a micro transit system that will connect residents in this area to larger job centers.

This large amount of available publicly owned land located in and near high resource areas presents a critical opportunity to develop a significant amount of affordable housing to address a very significant need. Schedule of Action: City staff will coordinate with property owners of large sites (both public and private) on an annual and ongoing basis and conduct a review every two years to assess whether large sites are reflective of affordability levels for its lower-income RHNA targets. In the event that these targets are below its projections, the City will zone and make additional sites available to accommodate its lower-income RHNA targets.

- **PP-A.5: Partner with University of California, Irvine (UCI) to Identify and Track University Housing.** The City will work with UCI to draft an agreement regarding approving, permitting, certifying occupancy, and/or reporting new units to the California State Department of Finance (DOF). The agreement will involve documentation from UCI on planned housing that has been approved to be built as well as information on the timing of the project construction and unit affordability by household income category. Schedule of action: By January 2022 and ongoing tracking.

### SCHEDULE OF ACTIONS

Funding Source:	General Fund
Responsible Party:	City's Community Development Department
Time Frame:	See above under each program.

#### 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 and farmworkers) in light of State, Federal, and local financing programs (i.e., 2–10 acres). The City will also identify potential property owners and nonprofit developers by the end of FY 2022-23 and work with them on an annual basis 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.
  - *Within 12 months of Housing Element certification*, the City will prepare an analysis, including a financial assessment, with the goal of eliminating or reducing permitting fees for housing projects that are 100 percent affordable. *The goal of reducing fees would be to reduce factors that can render an affordable housing development financially infeasible, thereby constraining the development of affordable housing.*
  - City staff will provide technical assistance to developers on funding applications, as projects are proposed (specific timing dependent on development community).
  - The City will modify development requirements, where possible, for projects, as they are proposed (specific timing dependent on development community).
- **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. Schedule of Action: As projects are proposed (specific timing dependent on development community).
- **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. Schedule of Action: By October 2022.

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- **PP-B.4: Provide a Menu of Incentives/Concessions for Developers.** To expedite the process of finding resources and incentives, the City will gather information on the available incentives/concessions for developers within a year of the City’s Housing Element Update certification. The City will then develop and post an overview of the available incentives/concessions for developers on the City’s website and updates will be performed on an annual basis. The goal of this program is either expedite the time it takes to obtain development approvals and/or incentives that provide cost savings on housing projects, thereby improving and increasing the financial feasibility of affordable housing projects. Schedule of Action: Within one (1) year of Housing Element certification.
- **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, with an emphasis on projects that include extremely low-income units. The goal of this program is to expedite the affordable housing development process to accelerate the availability of affordable housing units in the community, which also has the effect of reducing development costs. Schedule of Action: By October 2022.
- **PP-B.6: Funding, Incentives, and Concessions for Extremely Low-Income Developments.** The City will undertake the following actions during the planning period:
  - Hold one (1) outreach meeting or survey with affordable housing developers and providers each year after the state budget funding for the next fiscal year are made public (by October of each year) to discuss available funding sources (City, state and federal), sites identified in the Housing Element sites inventory that are available, developer needs and opportunities for affordable housing projects. Outreach will include experienced developers with recent affordable housing project experience that includes units affordable to extremely low-income households and households with special needs. Schedule of action: by October 31 of each calendar year during the 6<sup>th</sup> Cycle planning period.
  - Emphasize funding for housing developments affordable to extremely low-income households and identify feasible financial incentives and regulatory concessions to encourage the development of different housing types (including multi-family and single-room occupancy projects) through the following actions:
    - Provide technical assistance to developers regarding City’s lower income sites, funding opportunities, as well as mixed use zoning and density bonus incentives (make the availability for technical assistance known to developers at the outreach meeting referenced above). Schedule of Action: by October 31

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of year calendar year (outreach meeting) and as needed/requested by developers).

- Conduct a feasibility studies on the City's ability to provide the following:
  - Fee underwriting, fee deferrals, and/or permit fast-tracking for projects that include housing affordable to lower income households, prioritizing projects that include units affordable to extremely low-income households. Schedule of Action: by October 2023.
  - Relaxed development standards to potentially enhance financial feasibility (potentially as part of the Land Use Element Update and Zoning Ordinance Amendment) for mixed use development projects that include an affordable housing component with an emphasis on extremely and very low-income units. Schedule of Action: by October 2023.
  - Incentives and concessions given current available funding sources (e.g., inclusionary housing fees and state and federal grants/assistance). Schedule of Action: by October 2023.
- City staff will sign up for and receive regular alerts and communications about state and federal funding opportunities (from HCD, HUD and other entities) for affordable housing development, including extremely low-income housing units. Schedule of Action: by June 30, 2022.
- City staff will apply for or support a minimum of three (3) grant applications for affordable housing (including extremely low-income housing units) each year. To date, grant opportunities for cities have been limited to SB 2, LEAP and Permanent Local Housing Allocation (PLHA). The remainder of available grants require developers to apply for specific projects (meeting stringent criteria) rather than local jurisdictions. City staff will meet with the County Housing & Community Development Services Department each year to identify additional funding opportunities for affordable housing activities. Schedule of Action: each year by December 31.

The goal of this program is to offer all available concessions, technical assistance and funding assistance to housing projects that include lower income housing units to improve the financial feasibility of those projects, allowing the projects to be implemented rather than abandoned due to financial infeasibility.

As shown in Table 8-1 (Quantified Objectives), the City conservatively estimates that 32 extremely low and 1,396 very low-income units will be developed during the planning period.



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Disclaimer – completing the tasks and activities referenced in this program will be dependent upon available local, state, and federal funding sources.

### SCHEDULE OF ACTIONS

Funding Source:	General Fund
Responsible Party:	City's Community Development Department
Time Frame:	As specified under each program.

- **PP-B.7: Senate Bill (SB) 35 Streamlined and Ministerial Approval Process.** The City will establish streamlined, ministerial review procedures and processes for qualifying multi-family residential projects consistent with SB 35 within one year of Housing Element certification.

### SCHEDULE OF ACTIONS

Funding Source:	General Fund
Responsible Party:	City's Community Development and Public Works/Transportation Departments
Time Frame:	Within 1 year of Housing Element certification

## 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). The residential overlays will conform to Government Code requirements, as described in Program PP-A.3. Schedule of Action: By October 2024.
- **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

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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. Schedule of Action: By January 2023.

- **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 public safety service/response issues that have surfaced through the processing of setting City ADU policies. Additionally, the update to the City’s Zoning Ordinance, as described in several programs in this chapter, will include updating the City’s parking standards to adhere to current State law requirements regarding ADUs. Schedule of Action: By October 2024.
- **PP-C.4: 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 research feasible options to facilitate affordable housing options for ADUs by the end of 2022 and begin providing incentives by January 2023. 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 so that the City can track affordable housing provided by ADU for extremely low, very low, low and/or moderate-income households. The City will potentially extend the duration of incentives at the end of the planning period (by January 2031) if the data on the efficacy supports continuing the program. The goal of this program is to reduce the amount of time and expense property owners would take on in considering or moving forward with ADUs.

### SCHEDULE OF ACTIONS

Funding Source:	General Fund
Responsible Party:	City’s Community Development Department
Time Frame:	As specified under each program.

## 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.



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- **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).
- **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.
- **HE-D.8:** Provide replacement housing for any non-vacant residential units in the Sites Inventory that are currently occupied or have been occupied in the prior five years by, or subject to an affordability requirement for, lower-income households.

### Proposed Programs/Activities/Actions

- **PP-D.1: Affordable Housing Preservation/Committed Assistance 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 in 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.” The City will pursue committed assistance through a legally enforceable agreement by the end of the third year of the housing-element planning period, or by June 30, 2024. The committed assistance will include both financial and in-kind assistance as

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allowed by State law. The estimated dollar amount of committed assistance is \$7,000,000 from American Rescue Plan Act funds. The estimated in-kind committed assistance will be development concessions that would be financial incentives to property owners with affordable units at risk of converting to market rate units during the 6<sup>th</sup> Cycle planning period. This assistance adheres to the requirements of State law and the Adequate Sites Program Alternative Checklist (Figure 8.1) from HCD.

The total committed assistance (financial and in-kind) will be sufficient to make the targeted units available for occupancy within two years of the execution date of the agreement. Additionally, this program will involve reporting on the status in the City's Annual Progress Report on the Housing Element beginning in 2025. The California Government Code requires that if the City does not enter into an enforceable agreement of committed assistance for all the units initially identified by the end of the third year of the planning period, or June 30, 2024, the City must adopt an amendment to the 6<sup>th</sup> Cycle Housing Element, no later than the end of the fourth year of the planning period (June 30, 2025) identifying additional adequate sites sufficient to accommodate the number of units for which committed assistance was not provided.

The City will comply with the requirements of California Government Code, Section 65583.1(c)(2)(C), in connection with the execution of agreements, as presented below:

- The City will hold a public hearing in October 2022 and make the required finding that the units are eligible and are reasonably expected to change from housing affordable to low- and very low-income households to any other use during the next eight years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.
- The units will have long-term affordability covenants and restrictions that require the units to be affordable to, and reserved for occupancy by, persons of the same or lower income group as the current occupants for a period of at least 55 years.
- The units will be within "assisted housing developments," as defined in paragraph (3) of subdivision (a) of Section 65863.10. (iii) and the City Council finds, after a public hearing, that the units are eligible, and is reasonably expected to change from housing affordable to low- and very low-income households to any other use during the next eight years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.
- The units are in decent, safe and sanitary condition at the time of occupancy.
- At the time the units are identified for preservation, they are available at affordable cost to persons or families of low- or very low income.

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- **PP-D.2: Continue the Preservation and Monitoring of Existing and Future Affordable Units.** The City will continue to monitor and preserve the affordability of all publicly assisted housing units on an ongoing basis (timing is dependent on property owners and development community) and:
  - Outreach to developers with expiring deeds to consider options to extend affordability on an ongoing basis, as appropriate;
  - Support applications by nonprofits for funding to purchase at-risk units;
  - Find local nonprofits and reach out by mid-2022 to strengthen relationships and develop a plan or strategy for quickly moving forward in the case units are noticed to convert to market-rate uses in the planning period;
  - Consider pursuing funding on at least an annual basis;
  - Contact nonprofits to develop a preservation strategy by January 2023 and be ready to quickly act when notice of conversion is received; and
  - Monitor the units to ensure tenants receive proper notifications, education, and support.
- **PP-D.3: Replacement Housing.** The Sites Inventory includes four non-vacant sites with existing residential uses. The sites are currently combined and house an 880-unit apartment building. In considering a demolition and new construction of residential development at the site (that increases the total number of units), the City is proposing the incorporation of 465 deed-restricted units affordable to very low- and low-income households on this site, generating replacement units for any units that may be inhabited by very low- and low-income families. The City will review all available information for the property, calculate the number of units with lower income households, and determine if the proposed 465 units are sufficient for replacement. If it is determined that the number of residential units occupied by a lower-income household exceeds the proposed 465, the City will work with the developer to ensure the appropriate number of affordable units is built to replace any existing units, pursuant to California Government Code, Section 65915. Schedule of Action: As development projects are proposed (timing dependent on development community).

#### SCHEDULE OF ACTIONS

Funding Source:	State Grants, Federal funding, Inclusionary Housing In-Lieu Fees
Responsible Party:	City's Community Development Department
Time Frame:	As specified under each program.

#### 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.

###### 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). Schedule of Action: Funding opportunities on an ongoing basis (dependent on HUD availability) and information on vacant land owned by the City following all required actions related to the Surplus Property Act.
- **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. The City will apply or support a minimum of three (3) grant application each year. The goal of this program would be to increase the amount of funding available for affordable housing projects, which require public subsidies to be built. Disclaimer: completing the tasks and activities referenced in this program will be dependent upon available local, state and federal funding sources.

Schedule of Action: Annually (timing dependent on State HCD and other departments).

- **PP-E.3: Inclusionary Housing Ordinance Update.** The City will retain a consultant to conduct a feasibility study on increasing the inclusionary housing requirement from 15 percent (5 percent very low, 5 percent low, and 5 percent moderate) to 20 percent (9 percent very low, 6 percent low, and 5 percent moderate). The policy changes proposed to Planning Council and City Council, if deemed feasible in the study, will include increasing the inclusionary requirement to 20 percent with corresponding updated in-lieu fee (paid if

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affordable units are not provided on-site) to reflect current land and construction costs, and other related updates. Schedule of Action: By October 2024.

- **PP-E.4: Identify and Analyze Local Funding Options.** The City will identify and 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 percent affordable projects to secure important funding sources, such as low-income housing tax credits (LIHTCs) that have become highly competitive. Schedule of Action: Annually.
- **PP-E.5: Utilize Available Funding Tools and/or Public/Private Partnerships to Create Lower Income and Workforce Housing.** The City will identify and utilize 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 percent to 120 percent of AMI).

In February 2022 the City Council approved the broad terms and conditions under which the City will participate in the Middle-Income Housing Program. Subsequently, the City executed Public Benefit and Joint Power agreements to convert existing market rate apartment units to affordable units at The Royce Apartments. More specifically, the first agreement approved is with the California Statewide Communities Development Authority (CSCDA) and the Waterford Property Group to issue approximately tax-exempt bonds to finance the acquisition, maintenance and operations of The Royce Apartments, a 520-unit apartment development. Under the agreement, one-third of the units will be designated for persons earning no more than 80% of AMI (low income), one-third for those earning up to 100% of AMI (moderate income), and one-third for those earning a maximum of 120% of AMI (moderate income). Rent restrictions would expire upon full repayment of the bonds, which are projected to be paid off in 35 years.

Other Potential programs could include concessions or incentives to large existing or future Irvine employers, and/or collaborations between employers and developers to make affordable housing projects and/or conversions feasible. Schedule of Action: Agreements for The Royce was executed in March 2022 with other programs pursued annually.

#### SCHEDULE OF ACTIONS

Funding Source:	City's General Fund, State and Federal funds
Responsible Party:	City's Community Development Department
Time Frame:	As specified under each program.

#### 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 Percent Affordable Housing Projects.** The City will follow all requirements of the Surplus Land Act, Article 8 (commencing with Section 54220) of Chapter 5 of Part 1 of Division 2 of Title 5, including holding a public hearing designating the properties as “surplus properties” under California Law. The City will also conduct an analysis to determine, based on market conditions, if selling or leasing the properties would maximize the development of affordable units. The City will then send a Notice of Availability to all required parties regarding the availability of **County**-owned land available for purchase or lease. It is the City’s intent to facilitate the development of 100 percent affordable housing projects on vacant or underutilized City-owned sites. The City will also coordinate with the public entities that own a site (or sites) to ensure that the legally mandated surplus property process is followed. Schedule of Action: Surplus Land Act activities to be completed by October 2024 and Notice of Availability by December 2025.
- **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:



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- 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.

Schedule of Action: As opportunities arise for acquisition, development, and legislative initiatives the City will work with ICLT. Additionally, City will meet at least quarterly with ICLT starting in November 2021 to coordinate efforts. City will document progress on these items in its Annual Progress Report.

- **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 Action: Coordination with County of Orange, the State, and the Irvine Ranch Water District and any other relevant public agencies in connection with the Land Use Element Update and Zoning Ordinance amendment from 2022 through October 2024.

### SCHEDULE OF ACTIONS

Funding Source:	State Grants, CDBG, HOME, public and private grants
Responsible Party:	City's Community Development Department
Time Frame:	As stated under each program.

### 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.

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- 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.
- **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. Schedule of Action: As development projects are proposed (timing dependent on development community).
- **PP-G.2: Adopt Ordinances and Policies that Encourage a Diverse Housing Stock.** The City will amend the Inclusionary Housing Ordinance by October 2024; encourage and incentivize ADUs through various programs by January 2023; encourage innovative design

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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 *on an ongoing basis*; and streamline permitting to encourage a diverse housing stock *on an ongoing basis*. See other objectives for proposed activities regarding such topics. **The goal of this program is expanded affordable housing units in the City by requiring those units or allowing for varying building designs that reduce development/resident costs.**

- **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 to bring the City's Zoning Ordinance in compliance with State law changes related to parking, by right uses, and other requirements. The zone changes will also include those detailed in Programs PP-I.1 (allowing more types of residential uses) and PP-A.3 (establishing residential overlays in non-residential areas at densities suitable for lower income projects). These changes will also allow and encourage the development of new affordable housing in resource-rich areas and provide more affordable housing options for Irvine residents. Affordable housing depends primarily on Low Income Housing Tax Credits for a large portion of project finance. These Tax Credits are competitive with the projects with higher scores securing funding and a portion of project scoring relies on whether the project location is in a low, medium or high resource area. By zoning existing commercial and other properties to allow for higher density residential uses in medium to high resource areas, it facilitates affordable housing by contributing to an increased likelihood of award of substantial funding which in turn makes projects more financially feasible and therefore implementable. Furthermore, this update will allow these land uses in the City's residential zones, will 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. Schedule of Action: By October 2024.
- **PP-G.4: Partner with University of California, Irvine (UCI) to Identify and Track University Housing.** The City will work UCI to draft agreement regarding approving, permitting, certifying occupancy, and/or reporting new units to the California State Department of Finance (DOF). The agreement will involve documentation from UCI on planned housing that has been approved to be built as well as information on the timing of the project construction and unit affordability by household income category. Schedule of Action: By January 2022 and ongoing tracking.
- **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, farmworkers, 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 percent to 40 percent of household income). The voucher allows a

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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. Schedule of Action: Ongoing.

- **PP-G.6: Irvine Housing Authority.** The City will study the benefits associated with creating an Irvine Housing Authority with the ability to allocate Federal Housing Choice Vouchers by January 2023.
- **PP-G.7: Terms of Affordability.** The City will analyze incentives to encourage affordable housing developers to consider extending the terms of affordability in perpetuity by January 2023.

#### SCHEDULE OF ACTIONS

Funding Source:	General Fund
Responsible Party:	City's Community Development Department
Time Frame:	As stated under each program. .

#### 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: Monitor Legislative Changes.** The City will monitor legislative changes to ensure that City policies and regulations comply with State and Federal laws. Schedule of Action: Annually.
- **PP-H.2: Monitor and Adjust Fees, Incentives, and Processes.** 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. The goal of this program is to ensure that fees (both the dollar amount and timing), incentives, development standards/review processes do not constrain the development of housing units or render housing development infeasible. Schedule of Action: Annually.

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- **PP-H.3 – Establish Written Procedures for Reasonable Accommodation** – The City will develop and establish specific written procedures for requesting and granting a reasonable accommodation for housing for persons with disabilities. Schedule of Action: by June 30, 2023.

#### SCHEDULE OF ACTIONS

Funding Source:	City's General Fund and OCHA (via HUD)
Responsible Party:	City's Community Development Department
Time Frame:	As stated under each program.

### 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, other public agencies such as the Orange County Fire Authority, 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 including religious institutions to provide emergency shelter, transitional and permanent supportive housing and associated services in a non-concentrated manner 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, Transitional and 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), transitional and supportive housing, and group care facilities to conform to State requirements, as established by AB 139, AB 2162, and Senate Bill 48. Generally, this

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update would allow these land uses in all of the City’s residential zones and with fewer conditions. Specifically, the Zoning Ordinance would be amended to:

- Modify parking requirements for emergency shelters to be limited to staff working at the facility, to recognize transitional and supportive housing projects as residential use of property subject to the same restrictions as other residential property within the same zone;
- Define in the Zoning Ordinance residential care facilities for seven or more people in a manner consistent with State law and fair housing requirements. The definition would state that these facilities are state authorized, certified or licensed family home or group care facility for seven or more people providing twenty-four (24) hour nonmedical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual, excluding jails and other detention facilities. Additionally, develop mitigating strategies to remove potential constraints and facilitate development of large group homes to ensure barrier-free housing choices for persons with disabilities (to be completed by October 2024 as part of the Zoning Ordinance Amendment).
- Clarify that licensed and unlicensed residential care facilities for six or fewer persons are permitted in every residential zone that permits single family units; and
- Ensure lot coverage and maximum height requirements do not constrain the development of emergency shelters.

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 transitional 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.



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

### 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.** Compile a list of local organizations and reach out to inquire about possible collaborations. This will help the City

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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.** As stated in the AFFH section of this HEU, Census data indicates that there are no census tracts in the City identified as susceptible to displacement. The City's housing planning efforts contributed to the creation of 2,053 of lower income housing units during the 5<sup>th</sup> cycle planning period alone (including over 200 extremely low-income units) is likely a contributing factor to this data point. The City's primary (and very effective) effort in displacement prevention is facilitating the development of affordable housing in the community, as referenced in the AFFH section of this HEU. This Housing Plan contains twenty-four (24) programs to encourage and facilitate the development of affordable housing, including amending the zoning ordinance to require that 20 percent of all housing units developed in the City are affordable to very low, low and moderate income households, working with the ICLT on the development of affordable units that will remain affordable into perpetuity, leveraging publicly owned land assets for a large number of affordable housing units, and examining the establishment of a housing authority. Affordable housing development will reduce the risk of resident displacement due to an inability to afford their home.

Displacement prevention activities will also include connecting residents to resources to 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.

The City will participate in the Orange County United Way's Eviction Task Force and associated study. This work includes identifying and coordinating community resources to support households facing eviction.

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- **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. The City will provide a link on its website to landlord/tenant mediation services and landlord/tenant rights and responsibilities, which may include information from service providers such as the Fair Housing Foundation. 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. Information will be provided in a variety of languages and to community organizations that work with different populations on an ongoing basis and reviewed for accuracy on an annual basis.

#### 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.

##### 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 on an ongoing basis and updated annually for accuracy. 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 on an ongoing basis. Only owner-occupied single-family family dwellings or manufactured homes located in the City of Irvine are eligible for

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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 and updated on an annual basis to ensure accuracy.

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.
- **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 by

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October 2024 to update the Zoning Code to be consistent with State laws enacted over the past eight years, increase the inclusionary housing requirement to 20 percent affordable units required for all market rate housing developments, increase densities and/or FAR for required Housing Element sites to meet densities required by State law, 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 City will reach out to community organizations and collaborate with them on outreach to different communities by January 2023. The program brings together multiple funding and educational resources to enhance public spaces and assist homeowners with residential and aesthetic improvements.

#### SCHEDULE OF ACTIONS

Funding Source:	State grants (as available) and General Fund
Responsible Party:	City's Community Development Department
Time Frame:	As stated under each program.

### 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.
- **HE-M.4:** Facilitate increased participation among traditionally underrepresented and linguistically isolated groups in the public decision-making process.

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- **HE-M.5:** Provide outreach and education, in multiple languages, for the broader community of residents, residential property owners, and operators regarding fair housing practices and requirements.
- **HE-M.6:** Strengthen the City's relationship with its primary fair housing provider and explore ways to expand their services to City residents.

### 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. **Schedule of Action: Within six months of Housing Element certification.**
- **PP-M.2: Cooperation with Community Based Organizations.** Compile a list of local organizations and **set up an annual meeting or meetings to discuss community housing needs and potential solutions.** This will help the City cooperate with community-based organizations that provide services or information about services to any special needs and linguistically isolated groups. **Schedule of Action: Compile the list of organizations within six months of Housing Element certification, meet annually with identified organizations starting in fiscal year 2022-23 (meetings will conducted by June 30 of each year)**
- **PP-M.3: Density Bonus Eligibility.** The City will connect developers of projects with affordable density bonus units and local non-profits/community organizations to coordinate efforts and 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 Action: Within three months of a density bonus project application.**
- **PP-M.4: Language Access.** The City will **provide translations or interpretation in all applicable languages is provide to ensure access to programs, services, and materials.** **The City will conduct an internal audit at a minimum of every other year to evaluate that we are addressing all language needs for the City. However, it is likely that this audit will be conducted either annually or as-needed as the City's recently established the Diversity, Equity and Inclusion Committee. The City will continue to build upon community partner and community based organization relationships to identify the needs of residents and businesses as they evolve.** Additionally, the City will continue to make information available in various languages (Traditional Chinese, Simplified Chinese, Korean, Vietnamese, Japanese, Spanish, Farsi, and Arabic) to ensure residents with Limited English Proficiency



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have accessible information. **Schedule of Action: A minimum of one internal audit every other year.**

- **PP-M.5: Reduce Exposure to Environmental Pollution.** The City is in the process and has taken several steps to identify climate impacts, reduce pollutants and greenhouse gas emissions (GHG), and prepare for a climate resilient future by completing the following:
  - A Local Hazard Mitigation Plan (adopted by City Council in October 2020 and approved by the Federal Emergency Management Agency (FEMA) on December 17, 2020).
  - A Strategic Energy Plan (adopted by City council on November 10, 2020).
  - Forming the first Community Choice Energy initiative in Orange County in an effort to give consumers clean energy choices and reduce GHG emissions (completed in 2022).
  - The development of a Climate Action and Adaptation Plan (in process) to:
    - Guide the implementation of measurable actions to meet or exceed the State’s GHG reduction targets and climate neutrality goal, as well as the City’s ambitious carbon neutral by 2030 goals.
    - Recommend adaptation measures that build resilience to current and future climate threats.
    - Emphasize climate goals for the community, establishing an aspirational, yet achievable path that provides options to realize aggressive emissions reduction targets by 2030, 2035, and 2045.

**Schedule of Action: completed by December 31, 2022.**

- Continuing to require added greenery throughout the City to reduce exposure to environmental pollution such as vehicle emissions through the City’s Zoning Ordinance (Section 3-15-4) that requires boundary landscaping for all residential attached (i.e., multi-family) projects. The requirements dictate that a minimum of one 15-gallon tree shall be provided for every 30 feet of interior boundary on all building sites. **Schedule of Action: annually.**
- Irvine Cool City Challenge, a \$1 million grant competition among California cities to develop the most innovative pathways to carbon neutrality, including the Cool Block program which requires recruiting 200 Cool Block team leaders to improve sustainability and quality of life in their own neighborhoods. This Challenge will reduce climate emissions and utility bills while building resiliency and local emergency

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preparedness against climate disasters such as extreme heat, floods, wildfires, and extreme storm events. The City has partnered with over 25 community organizations (including the University of California, Irvine for Cool Block Student Leadership and other local schools for Cool Schools) and registered over 200 volunteers who are interested and committed to climate action in Irvine to date. Schedule of Action: The Cool Block Challenge was initiated in January 2022 and will be 2 years in length. There will be a new team established roughly every 4.5-5 months. In year 3 of the Cool City Challenge, the City will present a game plan to the Empowerment Institute. After that, the City will work to implement the carbon neutrality plan.

Additionally, to further efforts to provide adequate parks and open space to all parts of the community, the City will prepare a comprehensive design strategy to include passive urban park setting for every project and include other placemaking strategies.

The City's existing Zoning Ordinance requires that green park space be provided in connection with new residential development. More specifically, the Ordinance contains park dedication requirements (i.e., land, improvements, fees, or any combination thereof) for all standalone multi-family residential projects. The existing development standards require five acres of park land for every 1,000 population (three acres of neighborhood park and two acres of community park). When new residential development occurs, the park requirements are prorated for the estimated population added. Affordable housing projects have a reduced requirement of three and one-half acres of park land for every 1,000 population (two acres of neighborhood park and one and one-half acres of community park). Park requirements in the Irvine Business Complex are somewhat different due to the urban living environment. These park requirements ensure that as residential development occurs throughout the City, green spaces and trees are planted to help further reduce the City's carbon footprint.

This program, as implemented, will reduce unsustainable energy use, reduce pollutants, improve air quality, reduce extreme heat events and improve the health outcomes of residents, employees and others in the community. Schedule of Action: by December 2024.

- **PP-M.6: Expand Educational Opportunities.** The City will contact the Irvine Unified School District to inquire about expanding access to enrollment in the district's schools for residents that may not be within the district's boundaries. Schedule of Action: Within six months of Housing Element certification.
- **PP-M.7: Support for Homeowners.** The City will conduct a bi-annual survey of homeowners to obtain input on existing programs and to identify additional ways to support the City's homeowners and their unique needs (data in Chapter 1, Community Profile indicates that homeowners are cost burdened, and the percentage of homeowners is declining due to a lack of affordability). Schedule of Action: at least one survey every two years.

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- **PP-M.8: Support to City’s Fair Housing Services Provider.** The City shall strengthen its relationship with the local fair housing provider and explore ways to expand services and mutually pursue additional funding resources for that expansion. **Schedule of Action: Ongoing with check in meeting one time per year.**

SCHEDULE OF ACTIONS	
Funding Source:	City’s General Fund
Responsible Party:	City’s Community Development Department
Time Frame:	As indicated under each program.

### 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 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.

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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
<b>TOTAL</b>	<b>32</b>	<b>1,396</b>	<b>814</b>	<b>382</b>	<b>13,119</b>	<b>14,347</b>
<b>TOTAL AFFORDABLE UNITS</b>	<b>32</b>	<b>1,396</b>	<b>814</b>	<b>382</b>		<b>2,624</b>

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 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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Figure 8-1. Adequate Sites Alternative Program Checklist

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY

GAVIN NEWSOM, Governor

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

**DIVISION OF HOUSING POLICY DEVELOPMENT**

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**Adequate Sites Program Alternative Checklist**  
**Government Code Section 65583.1(c)**

As provided for in Government Code Section 65583.1(c), local governments can rely on existing housing units to address up to 25 percent of their adequate sites requirement by counting existing units made available or preserved through the provision of “committed assistance” to low- and very low-income households at affordable housing costs or affordable rents. The following is a checklist intended to provide guidance in determining whether the provisions of Government Code Section 65583.1(c) can be used to address the adequate sites program requirement. Please be aware, all information must be provided in the housing element to demonstrate compliance.

	<b>HE Page #</b>
<p><b>65583.1(c)(4)</b>                      Is the local government providing, or will it provide “committed assistance” during the period of time from the beginning of the RHNA projection period to the end of the first 3 years of the housing element planning period? See the definition of “committed assistance” at the end of the checklist.</p>	8-8 <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p><b>65583.1(c)(1)(A)</b>                      Has the local government identified the specific source of “committed assistance” funds?                      If yes: specify the amount and date when funds will be dedicated through a (legally enforceable agreement). \$: <u>7,000,000</u>                      Date: <u>By June 30, 2024</u></p>	8-8 <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p><b>65583.1(c)(3)</b>                      Has at least some portion of the regional share housing need for very low-income (VL) or low-income (L) households been met in the current or previous planning period?                       Specify the number of affordable units permitted/constructed in the previous period.                      Specify the number affordable units permitted/constructed in the current period and document how affordability was established.</p>	3-14, 7-5, 7-6 <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  <u>2,053 EL/VL/L</u>  <u>522</u> (a) (affordable units)
<p><b>65583.1(c)(1)(B)</b> Indicate the total number of units to be assisted with committed assistance funds and specify funding source.                      Number of units: <u>823.00</u> Funding source:</p>	8-8
<p><b>65583.1(c)(1)(B)</b>                      Will the funds be sufficient to develop the identified units at affordable costs or rents?</p>	8-8 <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p><b>65583.1(c)(1)(C)</b>                      Do the identified units meet the substantial rehabilitation, conversion, or preservation requirements as defined? Which option? <u>Preservation</u></p>	8-8 <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p><b>Note: If you cannot answer “yes” to all of the general requirements questions listed above, your jurisdiction is not eligible to utilize the alternate adequate sites program provisions set forth in Government Code Section 65583.1(c).</b></p>	



# 2021–2029 Housing Element

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<b><i>SUBSTANTIAL REHABILITATION (65583.1(c)(2)(A))</i></b>		
Include reference to specific program action in housing element.	Program # _____	Page # _____
<p><b>65583.1(c)(2)(A)</b> Will the rehabilitation result in a net increase in the number of housing units available and affordable to very low- and lower-income households?</p> <p>If so, how many units? # of VLI units: _____ # of LI units: _____</p>		
<p><b>65583.1(c)(2)(A)(i) (I)</b> Are units at imminent risk of loss to affordable housing stock? <i>For example, are the units at-risk of being demolished or removed from the housing stock without the necessary rehabilitation?</i></p>	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<p><b>65583.1(c)(2)(A)(i) (II)</b> Is the local government providing relocation assistance consistent with Government code 7260 or Health and Safety Code Section 17975, including rent and moving expenses equivalent to four (4) months, to those occupants permanently or temporary displaced?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<p><b>65583.1(c)(2)(A)(i) (III)</b> Will tenants have the right to reoccupy units?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<p><b>65583.1(c)(2)(A)(i) (IV)</b> Have the units been determined to be unfit for human habitation due the at least four (4) of the following violations (as listed in Health &amp; Safety Code Section 17995.3 (a) through (g))?  <input type="checkbox"/> Termination, extended interruption or serious defects of gas, water or electric utility systems provided such interruptions or termination is not caused by the tenant's failure to pay such gas, water or electric bills.  <input type="checkbox"/> Serious defects or lack of adequate space and water heating.  <input type="checkbox"/> Serious rodent, vermin or insect infestation.  <input type="checkbox"/> Severe deterioration, rendering significant portions of the structure unsafe or unsanitary.  <input type="checkbox"/> Inadequate numbers of garbage receptacles or service.  <input type="checkbox"/> Unsanitary conditions affecting a significant portion of the structure as a result of faulty plumbing or sewage disposal.  <input type="checkbox"/> Inoperable hallway lighting.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<p><b>65583.1(c)(2)(A)(ii)</b> Will affordability and occupancy restrictions be maintained for at least 55 years?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<p><b>65583.1(c)(2)(A)(iii)</b> Note: Prior to occupancy of the rehabilitated units, the local government must issue a certificate that finds the units comply with all local and State building and health and safety requirements.</p>		

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<b>CONVERSION OF MULTIFAMILY RENTAL AND OWNERSHIP UNITS OF 3 OR MORE OR FORECLOSED PROPERTIES FROM NON-AFFORDABLE TO AFFORDABLE (65583.1(c)(2)(B))</b>		
	Program #	Page #
Include reference to specific program action in housing element.		
<b>65583.1(c)(2)(B)</b> Specify the number of multifamily rental (3 or more units) to be converted. Specify the number multifamily ownership units to be converted. Specify the number of foreclosed properties acquired. Date Acquired? Will these units be for rent?	_____ _____ _____ _____ <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>65583.1(c)(2)(B)(i)</b> Will the acquired units be made affordable to low- or very low-income households?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>65583.1(c)(2)(B)(ii)</b> For units to be converted to very-low income, were those units affordable to very low-income households at the time they were identified for acquisition? For units to be converted to low-income, were those units affordable to low-income households at the time they were identified for acquisition?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>65583.1(c)(2)(B)(iii)</b> If the acquisition results in the displacement of very low- or low-income households, is the local government providing relocation assistance consistent with Government Code Section 7260, including rent and moving expenses equivalent to four (4) months, to those occupants permanently or temporary displaced?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>65583.1(c)(2)(B)(iv)</b> Will units be decent, safe, and sanitary upon occupancy?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>65583.1(c)(2)(B)(v)</b> Will affordability and occupancy restrictions be maintained at least 55 years?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>65583.1(c)(2)(B)(vi)</b> <b>For conversion of multifamily ownership units:</b> Has at least an equal share of newly constructed multifamily rental units affordable to lower-income households been constructed within the current planning period or will be constructed by the of program completion as the number of ownership units to be converted? (Note: this could be demonstrated by providing certificates of occupancy) Specify the number of affordable multifamily rental units constructed in the planning period.	<input type="checkbox"/> Yes <input type="checkbox"/> No # of lower-income units: _____	

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<b>PRESERVATION OF AFFORDABLE UNITS (65583.1(c)(2)(C))</b>		
Include reference to specific program action in housing element.	Program # <small>PP-D.1 pg. 8-8</small>	Page #
<b>65583.1(c)(2)(C)(i)</b> Will affordability and occupancy restrictions be maintained for at least 55 years?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	8-9
<b>65583.1(c)(2)(C)(ii)</b> Are the units located within an “assisted housing development” as defined in Government Code Section 65863.10(a)(3)? See definition on page 4.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	4-3, 8-9
<b>65583.1(c)(2)(C)(iii)</b> Did the local government hold a public hearing and make a finding that the units are eligible and are reasonably expected to convert to market rate during the next 8 years, due to termination of subsidies, prepayment, or expiration of use?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>65583.1(c)(2)(C)(iv)</b> Will units be decent, safe, and sanitary upon occupancy?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	8-9
<b>65583.1(c)(2)(C)(v)</b> Were the units affordable to very low- and low-income households at the time the units were identified for preservation?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	8-9

<b>HOTEL, MOTEL, OR HOSTEL CONVERSION (65583.1(c)(2)(D))*</b>		
Include reference to specific program action in housing element.	Program #	Page #
<b>65583.1(c)(2)(D)(i)</b> Are the units a part of a long-term recovery response to COVID-19?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>65583.1(c)(2)(D)(ii)</b> Will the units be made available for people experiencing homelessness as defined in Section 578.3 of Title 24 of the Code of Federal Regulations?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>65583.1(c)(2)(D)(iii)</b> Will the units be made available for rent at a cost affordable to low- or very low-income households?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>65583.1(c)(2)(D)(iv)</b> Will the units be decent, safe, and sanitary upon occupancy?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>65583.1(c)(2)(D)(v)</b> Will the affordability covenants and restrictions be maintained for at least 55 years?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
*NOTE: 65583.1(c)(2)(D) will remain in effect for only the 6 <sup>th</sup> Cycle Housing Element pursuant to Section 6588		

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<b>MOBILEHOME ACQUISITION WITH COMMITTED ASSISTANCE FROM THE CITY OR COUNTY (65583.1(c)(2)(E))</b>		
	<u>Program #</u>	<u>Page #</u>
Include reference to specific program action in housing element.		
<b>65583.1(c)(2)(E)(i)</b> Will the mobilehome park be acquired with financing that includes a loan from the department pursuant to Section 50783 or 50784.5 of the Health and Safety Code?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>65583.1(c)(2)(E)(ii)</b> Are at least 50% of the current residents in the mobilehome park lower-income households and the entity acquiring the park agrees to enter into a regulatory agreement for a minimum of 55 years that requires the following: (I) All vacant spaces shall be rented at a space rent that does not exceed 50% of maximum rent limits established by the California Tax Credit Allocation Committee at 60% of the area median income. (II) The space to rent for existing residents, both during the 12 months preceding the acquisition and during the term of the regulatory agreement, shall not increase more than 5% in any 12-month period.	<input type="checkbox"/> Yes <input type="checkbox"/> No	

**NOTE:**

- By the end of the fourth year of the planning period, local governments must report on the status of its program implementation for substantial rehabilitation, conversion, and/or preservation (of affordability) as described above (Government Code 65583.1(c)(7)).
- The report must specify and identify those units for which committed assistance has been provided or which have been made available to low- and very low-income households and document how each unit complies with the substantial rehabilitation, conversion, and/or preservation provisions.
- If the local government has not entered into an enforceable agreement of committed assistance for all units specified in the identified program(s), it must amend its element to identify additional appropriately zoned and suitable sites, sufficient to accommodate the number of units for which committed assistance was not provided. This follow-up action must be taken by the end of the fourth year of the planning period.
- If a local government fails to amend its element to identify adequate sites to address any shortfall, or fails to complete the rehabilitation, acquisition, purchase of affordability covenants, or the preservation of any housing unit within three years after committed assistance was provided to that unit, the local government cannot use the alternate adequate sites program provisions of Government Code Section 65583.1(c)(1) in its next housing element update, beyond the number of units actually provided or preserved due to committed assistance.



**DEFINITIONS:**

**Committed Assistance:** When a local government (City or County) has entered into a legally enforceable agreement within a specific timeframe spanning from the beginning of the RHNA projection period through the end of the third year of the housing element planning period, obligating funds or other in-kind services for affordable units available for occupancy within two years of the agreement.

**Assisted Housing Development:** A multifamily rental housing development that receives governmental assistance under any of the following programs:

- (A) New construction, substantial rehabilitation, moderate rehabilitation, property disposition, and loan management set-aside programs, or any other program providing project-based assistance, under Section 8 of the United States Housing Act of 1937, as amended (42 U.S.C. Sec. 1437f).
- (B) The following federal programs:
  - (i) The Below-Market-Interest-Rate Program under Section 221(d)(3) of the National Housing Act (12 U.S.C. Sec. 1715(d)(3) and (5)).
  - (ii) Section 236 of the National Housing Act (12 U.S.C. Sec. 1715z-1).
  - (iii) Section 202 of the Housing Act of 1959 (12 U.S.C. Sec. 1701q).
- (C) Programs for rent supplement assistance under Section 101 of the Housing and Urban Development Act of 1965, as amended (12 U.S.C. Sec. 1701s).
- (D) Programs under Sections 514, 515, 516, 533, and 538 of the Housing Act of 1949, as amended (42 U.S.C. Sec. 1485).
- (E) Section 42 of the Internal Revenue Code.
- (F) Section 142(d) of the Internal Revenue Code (tax-exempt private activity mortgage revenue bonds).
- (G) Section 147 of the Internal Revenue Code (Section 501(c)(3) bonds).
- (H) Title I of the Housing and Community Development Act of 1974, as amended (Community Development Block Grant Program).
- (I) Title II of the Cranston-Gonzales National Affordable Housing Act of 1990, as amended (HOME Investment Partnership Program).
- (J) Titles IV and V of the McKinney-Vento Homeless Assistance Act of 1987, as amended, including the Department of Housing and Urban Development's Supportive Housing Program, Shelter Plus Care program, and surplus federal property disposition program.
- (K) Grants and loans made by the Department of Housing and Community Development, including the Rental Housing Construction Program, CHRP-R, and other rental housing finance programs.
- (L) Chapter 1138 of the Statutes of 1987.
- (M) The following assistance provided by counties or cities in exchange for restrictions on the maximum rents that may be charged for units within a multifamily rental housing development and on the maximum tenant income as a condition of eligibility for occupancy of the unit subject to the rent restriction, as reflected by a recorded agreement with a county or city:
  - (i) Loans or grants provided using tax increment financing pursuant to the Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the Health and Safety Code).
  - (ii) Local housing trust funds, as referred to in paragraph (3) of subdivision (a) of Section 50843 of the Health and Safety Code.
  - (iii) The sale or lease of public property at or below market rates.
  - (iv) The granting of density bonuses, or concessions or incentives, including fee waivers, parking variances, or amendments to general plans, zoning, or redevelopment project area plans, pursuant to Chapter 4.3 (commencing with Section 65915).

Assistance pursuant to this subparagraph shall not include the use of tenant-based Housing Choice Vouchers (Section 8(o)) of the United States Housing Act of 1937, 42 U.S.C. Sec. 1437f(o), excluding subparagraph (13) relating to project-based assistance). Restrictions shall not include any rent control or rent stabilization ordinance imposed by a county, city, or city and county.

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