CY 2013 ly

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Policy Department
Received on:
APR - 7 2014

City or County Name: City of Irvine

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Reporting Period by Calendar Year: from January 1, 2013 to December 31, 2013

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Irvine

Reporting Period 1/1/2013 - 12/31/2013

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
Alegre Apartments	5+	R	38	66	0	0	104	0	CDBG, HOME, MHSA, TCAC, CHFA	Regulatory Agreement, Density Bonus	
Doria Apartments Phase II	5+	R	55	19	0	0	74	0	TCAC, HOME, CDBG, LTF	Regulatory Agreement, Inclusionary Housing	
2850 Kelvin	5+	R	12	0	8	0	20	0	Developer funded	Inclusionary Housing, Density Bonus	
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					2,803	1,942					
(10) Total by income Table A/A3 ► ►			105	85	2,811	1,942					
(11) Total **Extremely Low-Income** Units*			44								

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	4	3	5	12	These units were rehabilitated through the City's Residential Rehabilitation Program (RRP), which offers financial assistance through emergency grants and 3% interest-deferred loans to assist low-income homeowners with critical home repairs and improvements.
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	4	3	5	12	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**	**0**	**0**	2,803	**0**	**0**	2,803	
No. of Units Permitted for **Above Moderate**	1,942	0	0	0	0	1,942	

* Note: This field is voluntary

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Reporting Period 1/1/2013 - 12/31/2013

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2006	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	2,817								105		105	2,712
	Non-deed restricted									0		0	
Low	Deed Restricted	2,034								85		85	1,949
	Non-deed restricted									0		0	
Moderate	Deed Restricted	2,239								8		8	-572
	Non-deed restricted									2,803		2,803	
Above Moderate		5,059								1,942		1,942	3,117
Total RHNA by COG. Enter allocation number:		12,149								4,943		4,943	
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►		4,371											

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

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Jurisdiction City of Irvine

Reporting Period 1/1/2013 - 12/31/2013

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
See attached Review of Past Accomplishments			

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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Jurisdiction	City of Irvine
Reporting Period	1/1/2013 - 12/31/2013

General Comments:

None.

2013 Program Implementation Status

Implementation of Policies and Programs

The City's achievements under the 2013 Housing Element program year are summarized below:

Program 1: Residential Sites Inventory
The City will provide adequate residential and mixed-use designated sites to accommodate the City's Regional Housing Needs Assessment (RHNA) of 12,149 units (2,817 very low, 2,034 low, 2,239 moderate, and 5,059 above moderate income units).

Timeframe and Objectives:

1. Maintain, in the City's Geographic Information Systems (GIS) database, a residential sites inventory of the City's RHNA and update this inventory annually.

2. To ensure sufficient residential capacity is maintained in the sites inventory to accommodate the identified need, the City will develop and implement a formal ongoing project-by-project evaluation procedure pursuant to Government Code within six months of adoption of the Housing Element by the City Council. Should an approval of commercial development result in a reduction of capacity within mixed use zones below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify sufficient sites to accommodate the shortfall.

Status of Program Implementation:
The residential sites inventory has been maintained in the City's GIS database and has implemented an ongoing project-by-project list that is updated regularly and posted on the City's website. Therefore, staff continues to ensure that sufficient capacity is available. No approvals of commercial development have resulted in a reduction of capacity within mixed use zones. Adequate infrastructure, services and facilities are available to support the rate of residential development.

Timeframe and Objectives:

3. Upon request by interested developers (subject to minimum reproduction costs), the City will make the map of vacant and underutilized sites available.

Status of Program Implementation:
No requests by developers to provide maps of vacant and underutilized sites have been received.

Timeframe and Objectives:

4. Continue to pursue alternative options for meeting the RHNA (through preservation, legislative changes and regional cooperation). Annually, beginning in May of each year, evaluate the City's funding availability and opportunities to pursue acquisition/rehabilitation of affordable housing projects and preservation of at-risk housing

Status of Program Implementation:

The City continues to explore alternative options for meeting the RHNA through partnerships with for profit and non-profit developers and through the City's lobbyist, whom pursues possibilities for legislative changes. Each May the City Council allocates CDBG and HOME funds, which can be used for rehabilitation of existing units for low income households and acquisition of new affordable housing units. For the 2013-2014 fiscal year a total of $332,540 was allocated to the City's Residential Rehabilitation Program, which provides loans and grants to low-income homeowners who reside in their home with critical home improvements such as health and safety, building code, and accessibility related repairs. Additionally, a total of $688,591 in CDBG and HOME funds was allocated to the Irvine Community Land Trust (ICLT) for the Doria Apartments - Phase II, which will provide 74 units to families earning between 30% and 60% of the Area Median Income. The ICLT provided the loan to the non-profit developer of Doria Apartments- Phase II, Jamboree Housing Corporation.

Program 2: Irvine Community Land Trust

The City will coordinate with the Irvine Community Land Trust (ICLT) to actively pursue land acquisition opportunities for a range of affordable housing options, including rental apartments, ownership housing, emergency shelters, transitional housing, supportive housing, and SRO housing, during the time period of this Housing Element update.

Timeframe and Objectives:

1. Assist in the development of 100 permanent affordable units (100 rental housing units), including units for extremely low income households, by 2014. Specifically the City will assist the ICLT in the development of these units through the following actions:
    - Annually allocate funding in May to the ICLT for the development of affordable housing development when CDBG, HOME or other funding is available.
2. Partner on an on-going basis with for-profit and nonprofit housing developers and other entities to pursue permanent affordable housing opportunities in concert with the ICLT.

Status of Program Implementation:

The ICLT obtained funding to assist two projects with the development of extremely low income housing. Through a loan of CDBG and HOME funds by the City ICLT assisted Jamboree Housing Corporation, with the development of Doria Apartments – Phase II, which consists of 74 units to families earning between 30% and 60% of the Area Median Income. The ICLT also secured funding through the City in concert with the County to build a 104 unit apartment complex called Alegre Apartments, which will also serve families earning between 30% and 60% of the Area Median Income. Construction commenced in early 2013 and lease up is expected in Spring 2015.

Program 3: Inclusionary Zoning Ordinance

The City will continue to implement the Inclusionary Zoning Ordinance to require 15 percent of all new residential development be set aside as housing for very low, low and moderate income households. As appropriate, payment of in-lieu fees, alternative methods of meeting affordable housing requirements, or modification of affordability levels will be permitted, subject to approval by the Planning Commission.

Timeframe and Objectives:

1. Continue to implement the Inclusionary Zoning Ordinance.
2. Monitor the impact of the Inclusionary Zoning Ordinance on housing supply and price through the Zoning Ordinance required annual residential land appraisal in the City and modify ordinance as necessary and appropriate. Specifically, monitor the variables used in the in-lieu fee calculations to reflect market conditions.

Status of Program Implementation:

The City has continued to implement the Inclusionary Housing Ordinance ("Ordinance") and require all new residential projects to comply with the requirements set forth in the Ordinance. In 2013 the required annual land value appraisal was conducted to monitor the variables used in the in-lieu fee calculations.

Program 4: Mixed-Use and Transit-Oriented Development

The City promotes mixed-use and transit-oriented development as a means of coordinating residential and employment development, reducing traffic congestion, and enhancing the jobs to housing balance in the community. Three areas allow for mixed-use development – the IBC, the Irvine Spectrum Center and the private Great Park Neighborhoods development surrounding the Orange County Great Park. Increased densities and height limits are offered in these areas.

Timeframe and Objectives:

1. Continue to implement on a project-by-project submittal basis the Irvine Business Complex Vision Plan and Mixed Use Overlay Zoning Ordinance that was approved by the Planning Commission on April 1, 2010, and the City Council on July 13, 2010.
2. Continue to monitor development trends bi-annually in the Great Park and IBC to ensure that appropriate development standards and adequate incentives are provided to encourage mixed-use and transit-oriented developments. As appropriate, modify incentives and development standards to enhance feasibility of mixed use developments in these areas.
3. Monitor, in conjunction with the annual progress report to HCD, development in the Great Park Neighborhoods and IBC areas to ensure adequate sites continue to be available for meeting the City's RHNA. When non-residential development occurs in the Great Park Neighborhoods and IBC, update the sites inventory and RHNA progress to make sure remaining sites in the City are able to accommodate the City's remaining RHNA. Through the annual report to HCD on the progress of implementing the City's Housing Element, provide an update on the City's sites inventory and RHNA status.

Status of Program Implementation:

City staff continues to ensure that each individual project in the Irvine Business Complex complies with the Vision Plan and Mixed Use Overlay outlined in the Zoning Code. As the Great

Park develops, the developer and City staff are responding to development trends and revising development standards accordingly. In addition, staff continues to monitor development in the IBC and Great Park areas, as well as the rest of the City. The residential sites inventory has been maintained in the City's GIS database and staff continues to ensure that sufficient capacity is available.

Program 5: Financial Participation

The City will provide deferred payment loans and/or grants if available, to local housing developers to subsidize the cost of developing affordable housing units. There are sources available that must be used exclusively for the production of affordable housing. A priority for the funds will be housing that is permanently affordable. The City will also assist developers in accessing financing from state and federal housing programs to produce a mix of housing.

Timeframe and Objectives:

1. Assist in the development of 100 new permanent affordable rental units by 2015.
2. Partner with for-profit and nonprofit housing developers to pursue permanent affordable housing opportunities on an on-going basis.

Status of Program Implementation:

Using redevelopment housing set-aside, HOME, CDBG and inclusionary housing in-lieu fees, the City was able to facilitate the development of a number of affordable housing projects in the past. Through the ICLT $1.2 million in financial assistance was given in 2013 to two 100 percent affordable projects - Doria Apartments Phase II (74 affordable units) and Alegre Apartments (104 affordable units).

Program 6: Housing Rehabilitation

The Residential Rehabilitation Program provides financial assistance to lower-income Irvine homeowners for critical home improvement projects. Financial assistance through the program consists of deferred loans and emergency grants. This program assists homeowners in need of health and safety, building code and accessibility-related repairs. Only owner-occupied single-family dwellings or manufactured homes located in the City of Irvine are eligible for this funding.

Timeframe and Objectives:

1. Rehabilitate 80 owner-occupied housing units (10 households annually beginning each fiscal year).
2. Distribute program information via the City website and at public counters, as well as through the City's Code Enforcement program, on an ongoing basis. Update program information on a semi-annual basis.

Status of Program Implementation:

During the 2013-2014 Fiscal Year the City rehabilitated 16 owner-occupied housing units through loans and emergency grants. Program information continues to be available through the City's website, at public counters throughout City Hall, at the Keen Center for Senior Resources at Lakeview Senior Center, through Code Enforcement and verbally through the phone on an ongoing basis. In addition, the City recently conducted an outreach marketing program, which

included announcements on the City's cable channel (ICTV-30), the Senior Services Newsletter and by the Mayor at City Council meetings.

Program 7: Affordable Housing Brochure

The City has made available to its residents an up-to-date brochure detailing the various affordable housing resources in Irvine, including rental and homeownership opportunities. The brochure is updated every four to six months (and as new projects come on-line) and is accessible on the City's website as well as at the City Department counters and both City senior centers.

Timeframe and Objectives:

1. Update Affordable Housing Brochure bi-annually.
2. Distribute Affordable Housing Brochure at City Department counters, community locations, and post the brochure on the City website.

Status of Program Implementation:

The City has made available to its residents an up-to-date brochure detailing the various affordable housing resources in Irvine, including rental opportunities and ownerships assistance programs. The brochure is updated on a regular basis and is accessible on the City's website. Additionally, citizens can get a brochure through the Community Services and Community Development Departments at City Hall, as well as at the Lakeview and Rancho Senior Centers.

Program 8: Preservation of At-Risk Units

State law requires jurisdictions to provide in their housing elements a program to preserve publicly-assisted affordable housing projects at risk of conversion to market-rate housing. Between 2013 and 2021, the City will have 528 assisted rental units in seven developments that are at risk of converting to market-rate.

Project Name	Type	Assisted Units/ Income Level	Unit Size	Funding Source(s)	Earliest Date of Conversion
Sutton Irvine Residences	Senior	9 very low income units	1 BR	HUD Section 202 and Section 8	2014
Harvard Manor	Senior	100 extremely low and very low income units	1, 2, 3, 4 BR	Section 8	2013
Orchard Park	Family	59 very low income units	2, 3, 4 BR	Section 8	2017
Woodbridge Villas	Family	60 very low income units	2, 3, 4 BR	Section 8	2017
The Parklands	Family	120 extremely low and very low income units	1, 2, 3,4 BR	Section 8	2018
Windwood Knoll	Family	60 extremely low and very low income units	2, 3, 4 BR	Section 8	2018
Woodbridge Oaks	Family	120 very low income units	2 and 3 BR	Section 8	2018

Timeframe and Objectives:
The City of Irvine will work with property owners, interest groups and the state and federal governments on an ongoing basis to implement the following measures to conserve its affordable housing stock:

1. **Monitor At-Risk Units:** Annually monitor the status of at-risk units in conjunction with the annual progress report to HCD.
2. **Work with Potential Purchasers or Property Owners:** Where feasible, provide technical assistance to public and nonprofit agencies (including the ICLT) interested in purchasing and/or managing units at risk. Work with existing property owners to explore options of preserving the at-risk units. Annually meet with the Irvine Apartments Company (IAC) in conjunction with the annual progress report to HCD to identify projects with expiring Section 8 contracts and discuss incentives/conditions for extending the affordability covenants.
3. **Tenant Education:** California Legislature extended the noticing requirement of at-risk units opting out of low-income use restrictions to one year. Should a property owner pursue conversion of the units to market rate, the City will ensure that tenants are properly noticed and informed of resources available to them for assistance.

Status of Program Implementation:
The City maintains contact with owners of at-risk units and makes use of available local incentives to preserve these units. During the planning period, the City monitored and worked with the Irvine Apartment Communities (IAC) and other private owners to facilitate the preservation of at risk bond financed and Section 8 HUD units. A total of 654 very low income IAC bond units were extended through a development agreement for an additional 30 years. Also, the following 420 IAC affordable Section 8 units were extended for an additional five years: Orchard Park (60 units), Parklands (120 units), Windwood Knoll (60 units), Woodbridge Oaks (120 units), and Woodbridge Villas (60 units). Harvard Manor is a privately owned project at risk of converting to market rate. In 2006 the affordability expiration date for 100 very low units was extended for a seven year term to 2013. According to the owner of Harvard Manor, the Section 8 contract will be extended on a yearly basis from this point forward. City staff is currently working with the owner of Harvard Manor to ensure that the affordability of the units is extended.

In November 2012, the IAC mailed letters to over 500 low income households, alerting them to the impending expiration of the State Bond Program regulating the affordability of their units. These low income units expired on November 15, 2013; however the rent restrictions terminated on December 1, 2013. Staff worked with closely IAC to ensure that noticing requirements were completed properly and provided other affordable housing assistance to tenants that received a notice that their bond unit is expiring.

Program 9: Housing Choice Voucher
The federal Housing Choice Voucher Program extends rental subsidies to extremely low and very low income households, including families, seniors and the disabled. The program offers a voucher that pays the difference between the current fair market rent as established by HUD and what a tenant can afford to pay (i.e. 30 to 40 percent of household income). The voucher allows a

tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost. In Irvine, the program is administered by the Orange County Housing Authority. 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 referrals to households and homeowners interested in participating in this program.

Timeframe and Objectives:

1. Continue to refer income-qualified households to the Orange County Housing Authority on an on-going basis.
2. Assist in publicizing the program on the City website and at public counters.

Status of Program Implementation:

City staff refers persons interested in obtaining a Section 8 Housing Choice Voucher to the Orange County Housing Authority on an ongoing basis. As of January 30, 2014, OCHA distributed 930 vouchers to Irvine households. Of these, 271 vouchers were issued to disabled households, 357 vouchers were issued to elderly households and 302 were issued to families. In February 2012, OCHA opened its waiting list for the first time since 2005. Applications were accepted over two weeks and 48,392 were received. The application waiting list will most likely not be re-opened until 2019.

Program 10: Housing for the Homeless/Special Needs Populations/Extremely Low Income Households

Extremely low income households and households with special needs typically have limited housing options. Special needs populations include persons with disabilities (developmental, physical or mental), senior households, large households, single-parent households, the homeless and farm workers. Housing types appropriate for these groups include: emergency shelters, transitional housing, supportive housing, residential care facilities, convalescent homes, congregate care facilities and SRO units. The City Zoning Ordinance allows housing types that serve special needs populations as residential uses subject only to those restrictions that apply to other residential uses of the same type in the same zoning district.

Timeframe and Objectives:

1. Encourage on an ongoing basis the development of housing for extremely low income households and persons with special needs through:
    - Financial assistance when available through funding sources such as the federal Section 811 program;
    - Reduced park fees;
    - Flexible development standards; and
    - Expedited processing.

Status of Program Implementation:

The City continues to offer a variety of incentives, including reduced park fees, reduced development standards, expedited processing and affordable housing credits to aid in the development of housing for extremely low income households and persons with special needs. These incentives are promoted through the Inclusionary Housing Ordinance, Subdivision Ordinance and the City website. In addition, financial assistance in the form of CDBG and

HOME funds were given to two 100 percent affordable projects, Doria Apartments Phase II and Alegre Apartments.

Timeframe and Objectives:

2. Partner when feasible with for-profit and nonprofit housing developers and other entities to pursue affordable housing opportunities for special needs households on an on-going basis.

Status of Program Implementation:

In 2013 the City partnered with the ICLT, Jamboree Housing Corporation, Families Forward and AMCAL Multi-Housing, Inc. to build units for special needs households. At the Doria Apartments Phase I, ten units are designated for individuals who are receiving services through the Mental Health Services Act (MHSA). The MHSA Act's target population is individuals/families who are homeless or at risk of homelessness and have a mental illness. Doria Phase II has a total of 10 MHSA Act units as well for a total of 21 in the project. At the Alegre Apartments, 11 extremely low and very low units are designated for households eligible under the MHSA and an additional 10 units are subleased to Families Forward as permanent housing for formerly homeless households that graduate from their transitional housing program.

Timeframe and Objectives:

3. Establish a developmental disability task force to consider the concerns, policies and programs proposed by the community and address housing needs of this special needs population. The task force will:
    - Be comprised of nine members from various stakeholder organizations such as the Regional Center of Orange County;
    - Provide recommendations to the City Council on housing policies based on the needs of the developmentally disabled;
    - Begin meeting on a monthly basis in September 2013;
    - Dissolve in minimum six months' time or upon completion and submission of a report to the City Council.

Status of Program Implementation:

On June 25, 2013 the Irvine City Council established a Housing Task Force to consider the concerns, policies and programs proposed by the community and address those housing needs of the developmentally disabled. The City Council determined the Housing Task Force shall be comprised of nine representatives. At that meeting, the City Council received a Report on Housing Needs for the Developmentally Disabled which:

- Identifies the scope of the current as well as the future housing needs of the disabled and developmentally disabled population,
- Summarizes the current adopted City Council housing policies for the disabled and specifically the developmentally disabled, and
- Describes the housing and services that are currently being provided by others to serve the needs of these citizens.

The nine-member task force is comprised of:

- Two representatives from the City Council who were designated as Councilmembers Christina Shea and Beth Krom.
- Two representatives from the developmentally disabled community, such as parents.
- One representative from the City of Irvine Planning Commission.
- One representative from the City of Irvine – Irvine Residents with Disabilities Advisory Board.
- One representative from the local development community or a major land owner.
- One representative from the Irvine Community Land Trust.
- One representative from the Regional Center of Orange County.

The first meeting of the Housing Task Force took place in October 2013; four additional meetings have taken place since that time. The Housing Task Force has discussed recommendations it will make to the City Council for its consideration on housing policies based on the needs of the developmentally disabled in four areas:

1. Zoning and development standards to permit and encourage various housing products that may serve the spectrum of residents with developmental disabilities.
2. Identification of appropriate areas in the community that can accommodate housing for the developmentally disabled.
3. Funding opportunities for housing and long-term services serving extremely low-income residents with developmental disabilities.
4. Review of existing housing policies to identify if any revisions should be considered to encourage private sector development and operation of housing for the developmentally disabled.

In addition to the Housing Task Force meetings, the City conducted a Community Outreach Meeting in January 2014 in order to allow the community to provide direct input regarding of the needs of the developmentally disabled population. Although the Housing Task Force has met regularly for the past six months, several additional meetings are expected to take place over the remainder of the year before recommendations will be brought before the City Council.

Program 11: Universal Design

The City's Universal Design Principle program is a voluntary program in which participating homebuilders may offer universal design features that simplify life by making homes and associated living environments more useable by more people including children, aging populations and persons with disabilities. These design features incorporate universal design principles and elements in the materials, technology and products used in the construction of a new home. The City provides basic information about the program on its website and provides links with more detailed information. Program materials are also available at City Hall in the Community Development Department. Typically Building & Safety staff take calls from developers interested in offering Universal Design features to potential homebuyers.

Timeframe and Objectives:

1. Distribute materials on Universal Design Principle to builders and homebuyers on an on-going basis.

2. Evaluate incentives to encourage participation in Universal Design Principle program annually.

Status of Program Implementation:
The City provides information on an on-going basis about the program on its website and provides links with more detailed information. Program materials are also available at City Hall in the Community Development Department. Typically Building & Safety staff take calls from developers interested in offering Universal Design features to potential homebuyers and evaluates incentives to encourage participation in the program.

Program 12: Fair Housing
The City contracts with nonprofit organizations to provide fair housing and tenant/landlord mediation services. Activities provided by these organizations include: outreach and education; public presentation; advocacy; referral; fair housing investigations; mediation/dispute resolution; and legal representation.

Timeframe and Objectives:
1. Distribute fair housing materials as requested. Make materials available on the City website, at City counters and other community locations.
2. Participate in the regional Analysis of Impediments to Fair Housing Choice as part of the City's update to the Consolidated Plan for federal entitlement grants.

Status of Program Implementation:
In the past year the Fair Housing Foundation had a total of 296 calls from Irvine residents regarding landlord/tenant issues. A total of 23 County-wide community outreach meetings that were accessible to all Irvine residents were conducted. The City also allocated$13,673 in CDBG funds to the Fair Housing Foundation of Orange County to assist Irvine renters/homeowners.

City staff continues to refer callers with legal and/or landlord/tenant issues to the Fair Housing Foundation and Legal Aid Society and provides fair housing materials when requested.

Program 13: Assist in Development of Extremely Low-income Housing
The City shall work cooperatively with for profit and nonprofit affordable housing developers to apply for state and federal monies for direct support of low-income housing construction and rehabilitation. The City shall continue to assess potential funding sources, such as, but not limited to, the CDBG and HOME programs. The City shall also work cooperatively with for profit and nonprofit affordable housing developers to seek state and federal funding specifically targeted for the development of housing affordable to extremely low-income households, such as the Local Housing Trust Fund program.

Timeframe and Objectives:
1. Seek funding opportunities on an ongoing basis to assist in the development of extremely low income housing.
2. Promote the program to the development community through promotional material within six months after adoption of the Housing Element.

\Status of Program Implementation:

The ICLT obtained $1.2 million in funding to assist two projects with the development of extremely low income housing. Through a loan of Redevelopment Set-Aside, CDBG and HOME funds the ICLT assisted Jamboree Housing Corporation, with the development of Doria Apartments – Phase I and Phase II, which consists of 134 units to families earning between 30% and 60% of the Area Median Income. The ICLT also secured funding to build a 104 unit apartment complex called Alegre Apartments, which will also serve families earning between 30% and 60% of the Area Median Income.