

Prohousing Designation Program Application



**State of California
Governor Gavin Newsom**

**Tomiquia Moss, Secretary
Business, Consumer Services and Housing Agency**

**Gustavo Velasquez, Director
Department of Housing and Community Development**

**Megan Kirkeby, Deputy Director
Division of Housing Policy Development**

651 Bannon Street
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Website: <http://www.hcd.ca.gov/planning-and-community-development/prohousing-designation-program>

Email: ProhousingPolicies@hcd.ca.gov

July 2026

Prohousing Designation Program Application Package Instructions

The applicant is applying for a Prohousing Designation under the Prohousing Designation Program (“**Prohousing**” or “**Program**”), which is administered by the Department of Housing and Community Development (“**Department**”) pursuant to Gov. Code § 65589.9.

The Program creates incentives for Jurisdictions that are compliant with State Housing Element Law and have enacted Prohousing Policies. These incentives will take the form of additional points or other preference in the scoring of applications for competitive housing and infrastructure programs. Administrators of each program will determine the value and form of the preference.

In order to be considered for a Prohousing Designation, the applicant must accurately complete all sections of this application, including any relevant appendices. The Department reserves the right to request additional clarifying information from the applicant.

This application is subject to Gov. Code § 65589.9 and to the regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) adopted by the Department in promulgation thereof (“**Regulations**”). All capitalized terms in this application shall have the meanings set forth in the Regulations.

All applicants must submit a complete, signed application package to the Department, in electronic format, in order to be considered for a Prohousing Designation. Please direct electronic copies of the completed application package to the following email address:

ProhousingPolicies@hcd.ca.gov.

A complete application will include all items identified in the Application Checklist.

In relation to **Appendix 1**, the Formal Resolution for the Prohousing Designation Program, please use ~~striketrough~~ and underline if proposing any modifications to the text of the Resolution. Please be aware, any sustentative deviations from the Formal Resolution may result in an incomplete application and will likely be subject to additional internal review and potential delays.

Appendix 2, the Proposed Policy Completion Schedule, applies only if an application includes proposed policies.

Appendix 3, Self-Scoring Sheet and Sample Self-Scoring Sheet, includes a blank template to be completed by the applicant as part of the application, as well as a Sample Self-Scoring Sheet with an example of how this template may be completed.

Appendix 4 lists examples of Prohousing Policies with enhancement factors to aid applicants in understanding how enhancement factors may be applied.

Appendix 5 provides a sample template to assist applicants with confirming the treatment of homeless encampments within the jurisdiction is consistent with USICH’s “7 Principles for Addressing Encampments.”

Appendix 6 provides a checklist to confirm that a Diligent Public Participation Process was conducted.

Appendix 7 is where the applicant will include any additional information and supporting documentation for the application.

Application Checklist

	Yes	No
Application Information	☒	☐
Certification and Acknowledgement	☒	☐
The Legislative Information form is completed.	☒	☐
The Threshold Requirements Checklist is completed.	☒	☐
A duly adopted and certified Formal Resolution for the Prohousing Designation Program is included in the application package. (See Appendix 1 for the Formal Resolution for the Prohousing Designation Program form.)	☒	☐
If applicable, the Proposed Policy Completion Schedule is completed. (See Appendix 2 .)	☐	☒
The Self-Scoring Sheet is completed. (See Appendix 3 for the Self-Scoring Sheet and the Sample Self-Scoring Sheet.)	☒	☐
One-page summary describing consistency with the 7 Principles for Addressing Encampments is completed. (See Appendix 5 for a template to assist.)	☒	☐
The checklist confirming that a Diligent Public Participation process was conducted. (See Appendix 6 for the template.)	☒	☐
Additional information and supporting documentation (Applicant to provide as Appendix 7 .)	☒	☐

Application Information

Applicant (Jurisdiction):	City of Irvine
Applicant Mailing Address:	1 Civic Center Drive
City:	Irvine
ZIP Code:	92606
Website:	www.cityofirvine.gov
Authorized Representative Name	
Authorized Representative Title:	
Phone:	
Email:	
Contact Person Name:	Hitta Mosesman
Contact Person Title:	Housing Manager
Phone:	949-724-9344
Email:	hmosesman@cityofirvine.org
Total Self-Score (Based on Appendix 3):	32

CERTIFICATION AND ACKNOWLEDGMENT

As authorized by the Formal Resolution for the Prohousing Designation Program (City Council Resolution No. _____), which is attached hereto and incorporated by reference as if set forth in full, I hereby submit this full and complete application on behalf of the applicant.

I certify that all information and representations set forth in this application are true and correct.

I further certify that any proposed Prohousing Policy identified herein will be enacted within two (2) years of the date of this application submittal.

I acknowledge that this application constitutes a public record under the California Public Records Act (Gov. Code § 6250 et seq.) and is therefore subject to public disclosure by the Department.

Signature: _____

Name and Title: _____

Date: _____

Legislative Information

District	Number	Legislators Name(s)
State Assembly District	73	Assemblymember Cottie Petrie-Norris
State Senate District	37	Senator Steven S. Choi

Applicants can find their respective State Senate representatives at <https://www.senate.ca.gov/>, and their respective State Assembly representatives at <https://www.assembly.ca.gov/>

Threshold Requirements Checklist

The applicant meets the following threshold requirements in accordance with Section 6604 of the Regulations:

	Yes	No
The applicant is a Jurisdiction.	☒	☐
The applicant has adopted a Compliant Housing Element.	☒	☐
The applicant has submitted or will submit a legally sufficient Annual Progress Report prior to designation.	☒	☐
The applicant has completed or agrees to complete, on or before the relevant statutory deadlines, any rezone program or zoning that is necessary to remain in compliance with Gov. Code §§ 65583, subdivision (c)(1), and 65584.09, subdivision (a), and with California Coastal Commission certification where appropriate.	☒	☐
The applicant is in compliance, at the time of the application, with applicable state housing law, including, but not limited to those included in Gov. Code § 65585, subdivision (j); laws relating to the imposition of school facilities fees or other requirements (Gov. Code § 65995 et seq.); Least Cost Zoning Law (Gov. Code § 65913.1); Permit Streamlining Act (Gov. Code § 65920 et seq.); and provisions relating to timeliness of CEQA processing by local governments in Public Resources Code §§ 21080.1, 21080.2, and 21151.5(a).	☒	☐
The applicant further acknowledges and confirms that its treatment of homeless encampments on public property complies with and will continue to comply with the constitutional rights of persons experiencing homelessness and that it has submitted a one-page summary to the Department demonstrating how the applicant has enacted best practices in their jurisdiction related to the treatment of unhoused individuals camping on public property, consistent with United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments," (June 17, 2022 update), hereby incorporated by reference.	☒	☐
The applicant has duly adopted and certified, by the applicant's governing body, a Formal Resolution for the Prohousing Designation Program, which is hereby incorporated by reference. (A true and correct copy of the resolution is included in this application package.)	☒	☐

Scoring Criteria
Category 1: Favorable Zoning and Land Use

Category	Prohousing Policy Description	Points
1A	Sufficient sites, including rezoning, to accommodate 150% or greater of the current or draft RHNA, whichever is greater, by total and income category. These additional sites must be identified in the Jurisdiction's housing element adequate sites inventory, consistent with Gov. Code § 65583, subdivisions (a)(3) and (c)(1).	3
1B	Permitting missing middle housing uses (e.g., duplexes, triplexes, and fourplexes) by right in existing low-density, single-family residential zones in a manner that exceeds the requirements of SB 9 (Chapter 162, Statutes of 2021, Gov. Code §§ 65852.21, 66411.7).	3
1C	Sufficient sites, including rezoning, to accommodate 125 to 149% of the current or draft RHNA, whichever is greater, by total and income category. These points shall not be awarded if the applicant earns three points pursuant to Category (1)(A) above. These additional sites must be identified in the Jurisdiction's housing element adequate sites inventory, consistent with Gov. Code § 65583, subdivisions (a)(3) and (c)(1).	2
1D	Density bonus programs that allow additional density for additional affordability beyond minimum statutory requirements (Gov. Code § 65915 et seq.).	2
1E	Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law, (Gov. Code §§ 65852.2, 65852.22) (e.g., permitting more than one converted ADU; one detached, new construction ADU; and one JADU per single-family lot), and in a manner that exceeds the requirements of SB 9 (Chapter 192, Statutes of 2021, Gov. Code §§ 65852.21, 66411.7). These policies shall be separate from any qualifying policies under Category (1)(B).	2
1F	Eliminating minimum parking requirements for residential development as authorized by Gov. Code § 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Gov. Code § 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to Gov. Code § 65915, subdivision (p).	2
1G	Zoning or incentives that are designed to increase affordable housing development in a range of types, including, but not limited to, large family units, Supportive Housing, housing for transition age foster youth, and deep affordability targeted for Extremely Low-Income Households in all parts of the Jurisdiction, with at least some of the zoning, other land use designation methods, or incentives being designed to increase affordable housing development in higher resource areas shown in the TCAC/HCD Opportunity Map, and with the Jurisdiction having confirmed that it considered and addressed	2

	potential environmental justice issues in adopting and implementing this policy, especially in areas with existing industrial and polluting uses.	
1H	Zoning or other land use designation methods to allow for residential or mixed uses in one or more non-residential zones (e.g., commercial, light industrial). Qualifying non-residential zones do not include open space or substantially similar zones.	1
1I	Modification of development standards and other applicable zoning provisions or land use designation methods to promote greater development intensity. Potential areas of focus include floor area ratio, height limits, minimum lot or unit sizes, setbacks, and allowable dwelling units per acre. These policies must be separate from any qualifying policies under Category (1)(B) above.	1
1J	Establishment of a Workforce Housing Opportunity Zone, as defined in Gov. Code § 65620, or a Housing Sustainability District, as defined in Gov. Code § 66200.	1
1K	Establishment of an inclusionary housing program requiring new developments to include housing affordable to and reserved for low- and very low-income households, consistent with the requirements of Assembly Bill 1505 (Chapter 376, Statutes of 2017, Gov. Code § 65850.01).	1
1L	Other zoning and land use actions not described in Categories (A)-(K) of this section that measurably support the Acceleration of Housing Production.	1

Scoring Criteria
Category 2: Acceleration of Housing Production Timeframes

Category	Prohousing Policy Description	Points
2A	Establishment of ministerial approval processes for multiple housing types, including, for example, single-family, multifamily and mixed-use housing.	3
2B	Acceleration of Housing Production through the establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.	2
2C	Documented practice of streamlining housing development at the project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law, (e.g., Pub. Resources Code §§ 21155.1, 21155.4, 21159.24, 21159.25; Gov. Code § 65457; Cal Code Regs., tit. 14, §§ 15303, 15332; Pub. Resources Code §§ 21094.5, 21099, 21155.2, 21159.28).	2
2D	Establishment of permitting processes that take less than four months to complete. Policies under this category must address all approvals necessary to issue building permits.	2
2E	Absence or elimination of public hearings for projects consistent with zoning and the General Plan.	2
2F	Priority permit processing or reduced plan check times for homes affordable to Lower-Income Households.	2
2G	Establishment of consolidated or streamlined permit processes that minimize the levels of review and approval required for projects, and that are consistent with zoning regulations and the general plan.	1
2H	Absence, elimination, or replacement of subjective development and design standards with objective development and design standards that simplify zoning clearance and improve approval certainty and timing.	1
2I	Establishment of one-stop-shop permitting processes or a single point of contact where entitlements are coordinated across city approval functions (e.g., planning, public works, building) from entitlement application to certificate of occupancy.	1
2J	Priority permit processing or reduced plan check times for ADUs/JADUs or multifamily housing.	1
2K	Establishment of a standardized application form for all entitlement applications.	1
2L	Documented practice of publicly posting status updates on project permit approvals on the internet.	1
2M	Limitation on the total number of hearings for any project to three or fewer. Applicants that accrue points pursuant to category (2)(E) are not eligible for points under this category.	1

2N	Other policies not described in Categories (2)(A)-(M) of this section that quantifiably decrease production timeframes or promote the streamlining of approval processes.	1
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Scoring Criteria

Category 3: Reduction of Construction and Development Costs

Category	Prohousing Policy Description	Points
3A	Waiver or significant reduction of development impact fees for residential development with units affordable to Lower-Income Households. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable housing impact fees, and commercial linkage fees).	3
3B	Adoption of policies that result in less restrictive requirements than Gov. Code §§ 65852.2 and 65852.22 to reduce barriers for property owners to create ADUs/JADUs. Examples of qualifying policies include, but are not limited to, development standards improvements, permit processing improvements, dedicated ADU/JADU staff, technical assistance programs, and pre-approved ADU/JADU design packages.	2
3C	Adoption of other fee reduction strategies separate from Category (3)(A), including fee deferrals and reduced fees for housing for persons with special needs. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable impact fees and commercial linkage fees).	1
3D	Accelerating innovative housing production through innovative housing types (e.g., manufactured homes, recreational vehicles, park models, community ownership, and other forms of social housing) that reduce development costs.	1
3E	Measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles. Qualifying policies include, but are not limited to, publicly funded programs to expand sidewalks or protect bike/micro-mobility lanes, creation of on-street parking for bikes, transit-related improvements, or establishment of carshare programs.	1
3F	Adoption of universal design ordinances pursuant to Health and Safety Code § 17959.	1
3G	Establishment of pre-approved or prototype plans for missing middle housing types (e.g., duplexes, triplexes, and fourplexes) in low-density, single-family residential areas.	1

3H	Adoption of ordinances that reduce barriers, beyond existing law, for the development of housing affordable to Lower-Income Households.	1
3I	Other policies not described in Categories (3)(A)-(H) of this section that quantifiably reduce construction or development costs.	1

Scoring Criteria
Category 4: Providing Financial Subsidies

Category	Prohousing Policy Description	Points
4A	Establishment of a housing fund or contribution of funds towards affordable housing through proceeds from approved ballot measures.	2
4B	Establishment of local housing trust funds or collaboration on a regional housing trust fund, which include the Jurisdiction's own funding contributions. The Jurisdiction must contribute to the local or regional housing trust fund regularly and significantly. For the purposes of this Category, "regularly" shall be defined as at least annually, and "significant" contributions shall be determined based on the impact the contributions have in accelerating the production of affordable housing.	2
4C	Demonstration of regular use or planned regular use of funding (e.g., federal, state, or local) for preserving assisted units at-risk of conversion to market rate uses and conversion of market rate uses to units with affordability restrictions (e.g., acquisition/rehabilitation). For the purposes of this category, "regular use" can be demonstrated through the number of units preserved annually by utilizing this funding source.	2
4D	Provide grants or low-interest loans for ADU/JADU construction affordable to Lower- and Moderate-Income Households.	2
4E	A comprehensive program that complies with the Surplus Land Act (Gov. Code § 54220 et seq.) and that makes publicly owned land available for affordable housing, or for multifamily housing projects with the highest feasible percentage of units affordable to Lower Income Households. A qualifying program may utilize mechanisms such as land donations, land sales with significant write-downs, or below-market land leases.	2
4F	Establishment of an Enhanced Infrastructure Financing District or similar local financing tool that, to the extent feasible, directly supports housing developments in an area where at least 20% of the residences will be affordable to Lower-Income Households.	2
4G	Prioritization of local general funds to accelerate the production of housing affordable to Lower-Income Households.	2

4H	Directed residual redevelopment funds to accelerate the production of affordable housing.	1
4I	Development and regular (at least biennial) use of a housing subsidy pool, local or regional trust fund, or other similar funding source sufficient to facilitate and support the development of housing affordable to Lower-Income Households.	1
4J	Prioritization of local general funds for affordable housing. This point shall not be awarded if the applicant earns two points pursuant to Category (4)(G).	1
4K	Providing operating subsidies for permanent Supportive Housing.	1
4L	Providing subsidies for housing affordable to Extremely Low-Income Households.	1
4M	Other policies not described in Categories (4)(A)-(L) of this section that quantifiably promote, develop, or leverage financial resources for housing affordable to Lower-Income Households.	1

Scoring Criteria Enhancement Factors

The Department shall utilize enhancement factors to increase the point scores of Prohousing Policies. An individual Prohousing Policy may not use more than one enhancement factor. Each Prohousing Policy will receive extra points for enhancement factors in accordance with the chart below.

Category	Prohousing Policy Description	Points
1	The policy represents one element of a unified, multi-faceted strategy to promote multiple planning objectives, such as efficient land use, access to public transportation, housing affordable to Lower-Income Households, climate change solutions, and/or hazard mitigation.	2
2	Policies that promote development consistent with the state planning priorities pursuant to Gov. Code § 65041.1.	1
3	Policies that diversify planning and target community and economic development investments (housing and non-housing) toward place-based strategies for community revitalization and equitable quality of life in lower opportunity areas. Such areas include, but are not limited to, Low Resource and High Segregation & Poverty areas designated in the most recently updated TCAC/HCD Opportunity Maps, and disadvantaged communities pursuant to Health and Safety Code §§ 39711 and 39715 (Senate Bill 535 (2012)).	1
4	Policies that go beyond state law requirements in reducing displacement of Lower-Income Households and conserving existing housing stock that is affordable to Lower-Income Households.	1
5	Rezoning and other policies that support intensification of residential development in Location Efficient Communities.	1
6	Rezoning and other policies that result in a net gain of housing capacity while concurrently mitigating development impacts on or from Environmentally Sensitive or Hazardous Areas.	1
7	Zoning policies, including inclusionary housing policies, that increase housing choices and affordability, particularly for Lower-Income Households, in High Resource and Highest Resource areas, as designated in the most recently updated TCAC/HCD Opportunity Maps.	1
8	Other policies that involve meaningful actions towards Affirmatively Furthering Fair Housing outside of those required pursuant to Gov. Code §§ 65583, subdivision (c)(10), and 8899.50, including, but not limited to, outreach campaigns, updated zoning codes, and expanded access to financing support.	1

Self-Scoring Sheet Instructions

The Department shall validate applicants' scores based on the extent to which each identified Prohousing Policy contributes to the Acceleration of Housing Production. The Department shall assess applicants' Prohousing Policies in accordance with statutory requirements and the Regulations.

The Department shall further assess applicants' Prohousing Policies using the following four scoring categories: Favorable Zoning and Land Use, Acceleration of Housing Production Timeframes, Reduction of Construction and Development Costs, and Providing Financial Subsidies. Applicants shall demonstrate that they have enacted or proposed at least one policy that significantly contributes to the Acceleration of Housing Production in each of the four categories. A Prohousing Designation requires a total score of 30 points or more across all four categories.

Instructions

Please utilize one row of the Self-Scoring Sheet for each Prohousing Policy.

- **Category Number:** Select the relevant category number from the relevant Scoring Criteria list in this application. Where appropriate, applicants may utilize a category number more than once.
- **Concise Written Description of Prohousing Policy:** Set forth a brief description of the enacted or proposed Prohousing Policy.
- **Enacted or Proposed:** Identify the Prohousing Policy as enacted or proposed. For proposed Prohousing Policies, please complete **Appendix 2: Proposed Policy Completion Schedule**.
- **Documentation Type:** For enacted Prohousing Policies, identify the relevant documentary evidence (e.g., resolution, zoning code provisions). For proposed Prohousing Policies, identify the documentation which shows that implementation of the policy is pending.
- **Web Links/Electronic Copies:** Insert web link(s) to the relevant documentation or indicate that electronic copies of the documentation have been attached to this application as **Appendix 7**.
- **Points:** Enter the appropriate number of points using the relevant Scoring Criteria list in this application.
- **Enhancement Category Number (optional):** If utilizing an enhancement factor for a particular Prohousing Policy, enter the appropriate category number using the relevant Scoring Criteria list in this application.
- **Enhancement Points (optional):** If utilizing an enhancement factor for a particular Prohousing Policy, enter the point(s) for that Prohousing Policy.
- **Total Points:** Add the enhancement point(s) to the Prohousing Policy's general point score.

Appendix 1: Formal Resolution for the Prohousing Designation Program

RESOLUTION NO. **[INSERT RESOLUTION NUMBER]**

A RESOLUTION OF THE GOVERNING BODY OF

[INSERT THE NAME OF THE CITY OR COUNTY] AUTHORIZING APPLICATION TO AND PARTICIPATION IN THE PROHOUSING DESIGNATION PROGRAM

WHEREAS, Government Code section 65589.9 established the Prohousing Designation Program (“Program”), which creates incentives for jurisdictions that are compliant with state housing element requirements and that have enacted Prohousing local policies; and

WHEREAS, such jurisdictions will be designated Prohousing, and, as such, will receive additional points or other preference during the scoring of their competitive Applications for specified housing and infrastructure funding; and

WHEREAS, the California Department of Housing and Community Development (“Department”) has adopted regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) to implement the Program (“**Program Regulations**”), as authorized by Government Code section 65589.9, subdivision (d); and

WHEREAS, the **[INSERT THE NAME OF THE CITY OR COUNTY]**

(“Applicant”)

desires to submit an Application for a Prohousing Designation (“Application”).

THEREFORE, IT IS RESOLVED THAT:

1. Applicant is hereby authorized and directed to submit an Application to the Department.
2. Applicant acknowledges and confirms that it is currently in compliance with applicable state housing law.
3. Applicant acknowledges and confirms that it will continue to comply with applicable housing laws and to refrain from enacting laws, developing policies, or taking other local governmental actions that may or do inhibit or constrain housing production. Examples of such local laws, policies, and actions include moratoriums on development; local voter approval requirements related to housing production; downzoning; and unduly restrictive or onerous zoning regulations, development standards, or permit procedures. Applicant further acknowledges and confirms that the Prohousing Policies in its Application comply with its duty to Affirmatively Further Fair Housing pursuant to Government Code sections 8899.50 and 65583. Applicant further acknowledges and confirms that its general plan is in alignment with an adopted sustainable communities strategy pursuant to Public

Resources Code section 21155- 21155.4. Applicant further acknowledges and confirms that its policies for the treatment of homeless encampments on public property comply with and will continue to comply with the Constitution and that it has enacted best practices in its jurisdiction that are consistent with the United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments" (June 17, 2022, update).

4. If the Application is approved, Applicant is hereby authorized and directed to enter into, execute, and deliver all documents required or deemed necessary or appropriate to participate in the Program, and all amendments thereto (the "Program Documents").
5. Applicant acknowledges and agrees that it shall be subject to the Application; the terms and conditions specified in the Program Documents; the Program Regulations; and any and all other applicable law.
6. **[INSERT THE TITLE OF THE APPLICANT'S AUTHORIZED SIGNATORY]** is authorized to execute and deliver the Application and the Program Documents on behalf of the Applicant for participation in the Program.

PASSED AND ADOPTED this day of _____, 20, by the following vote:
AYES: [Insert #] NOES: [Insert #] ABSENT: [Insert #] ABSTAIN: [Insert #]

The undersigned, [INSERT NAME AND TITLE OF SIGNATORY] of Applicant, does hereby attest and certify that the foregoing is a true and full copy of a resolution of the Applicant's governing body adopted at a duly convened meeting on the date above-mentioned, and that the resolution has not been altered, amended, or repealed.

SIGNATURE: _____ DATE: _____
NAME: _____ TITLE: _____

Appendix 2: Proposed Policy Schedule
Not Applicable & Not Included

DRAFT

Appendix 3: Self Scoring Sheet

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
1A	Sufficient sites, including rezoning, to accommodate 150% or greater of the current or draft RHNA by total and income category as identified in the Jurisdiction's housing element adequate sites inventory.	Enacted	6 th Cycle Housing Element	City of Irvine 2021-2029 Housing Element (linked) Link to City website for Housing Element Update	3	N/A	N/A	3
1D	Density Bonus Program exceeds statutory requirements	Enacted	Staff Report, Zoning Ordinance (City website)	Density Bonus standards adopted on June 10, 2025. City Council Staff Report (linked) City Council Ordinance 25-16 (linked) These standards allow eligibility for affordable housing land donations for Density Bonus.	2	N/A	N/A	2

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
1G	Zoning and incentives to increase affordable housing development for large family units, including in high resource areas, and EJ considered	Enacted	Zoning Ordinance, General Plan Update (City website)	Description attached in Appendix 7; link: https://irvine.granicus.com/GeneratedAgendaViewer.php?event_id=2463 https://irvine.granicus.com/GeneratedAgendaViewer.php?event_id=116ce1b9-f4d2-4be8-b6b3-419f8cba35fd	2	7	1	3
1H	Zoning/land use methods to allow for residential or mixed uses for the vast majority of nonresidential zones	Enacted	Zoning Ordinance, General Plan Update (City website)	https://irvine.granicus.com/GeneratedAgendaViewer.php?event_id=2463 https://irvine.granicus.com/GeneratedAgendaViewer.php?event_id=116ce1b9-f4d2-4be8-b6b3-419f8cba35fd	1	N/A	N/A	1

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
1K	Inclusionary Housing program requiring lower income housing and policies going beyond state law to preserve lower income housing units and reduce lower income housing displacement	Enacted	Zoning Ordinance and Developer Agreements (City website)	https://library.municode.com/ca/irvine/ordinances/zoning?nodeId=1333404 https://irvine.granicus.com/DocumentViewer.php?file=irvine_f8b65877cf7188b3ffb56f26dbd9e39e.pdf&view=1 https://irvine.granicus.com/MediaViewer.php?view_id=&event_id=2422&meta_id=153679 https://irvine.granicus.com/MediaViewer.php?view_id=&event_id=1973&meta_id=126726 https://irvine.granicus.com/MediaViewer.php?view_id=&event_id=2422&meta_id=153598 See Appendix 7 for description	1	4	1	2

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
1L	Other zoning/land use actions to accelerate housing	Enacted	Zoning Ordinance (City website)	Accelerate affordable housing through Residential and Residential Mixed-Use Overlay (streamlined review 10-12 months) due to CEQA consistency analyses vs. standalone CEQA documents. Also establishes the Residential Incentive Program, to incentivize housing at 17% affordability vs. 15%, by waiving requirement for additional Development Intensity Value (purchased on private market) for projects meeting the 17% requirement: Section 5-9-5(E) of the Zoning Ordinance (ordinance linked). Housing credit program to incentivize lower income housing. City Council Ordinance 25-16 (linked)	1	N/A	N/A	1
2B	Acceleration of housing production through certification of general plans with accompanying EIRs	Enacted	General Plan Update	2045 Irvine General Plan (linked)	1	N/A	N/A	1

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
2D	Permitting process < 4 mos. to permit issuance	Enacted	City policy, City website	2 programs – (#1) City Projects Team, representatives from following departments to review priority projects and expedite review: 1 Project Administrator, 1 Project Coordinator, 1 Transportation Planner, 2 Senior or Associate Planners, 1 Senior Building Inspector & 1 Senior Plan Checker. (#2) Irvine Navigator program - representatives from Community Development and Economic Development who assist applicants with permitting process to expedite review. Workforce housing is an economic development priority and new programs are in process after meeting employers. Both teams provide early feedback to reduce entitlement and plan check review times. Irvine Navigator Program (linked)	2	N/A	N/A	

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
2F	Priority permit processing/reduced plan check times for lower income housing, AFFH policies	Enacted and proposed	General Plan Update, Zoning Ordinance (City website)	See 2D above for priority permit processing City Council Public Hearing Related to AFFH (linked) City Council Public Hearing on General Plan Update (linked) for lower income housing Financial assistance: Orange County Housing Finance Trust (linked). Also, see 4L below.	2	8	1	3
2H	Objective design standards	Enacted	Zoning Ordinance (City website)	Citywide Objective Design Standards (linked)	1	N/A	N/A	1
2I	One stop shop permitting/single contacts for coordinated entitlements	Enacted	City policy, City's website	IrvineReady! web-based platform for planning and building applications (linked)	1	N/A	N/A	1
2J	Priority permit processing/reduced plan check times for multifamily housing	Enacted	City policy, City website	See 2D above for priority permit processing	1	N/A	N/A	1
2K	Standardized entitlement application form	Enacted	City policy, City website	Development Case Application (linked)	1	N/A	N/A	1

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
2L	Documented practice publicly posting project permit approval status on internet	Enacted	City website	Building & Safety Permits and Inspections (linked) Director Decisions (linked) Development Projects Map (linked)	1	N/A	N/A	1
3E	Cost reduction measures for transportation-related infrastructure	Enacted	City CIP (City website)	Irvine CONNECT (linked) City of Irvine Capital Improvement Program (CIP) Searchable Map (linked) See Appendix 7 for screenshots of publicly funded transportation projects	1	N/A	N/A	1
4B	Collaboration on regional housing trust fund	Enacted	Orange County Housing Finance Trust website	Orange County Housing Finance Trust (linked) City is a member of the Orange County Housing Finance Trust. See Appendix 7 for description	2	N/A	N/A	2

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
4C	Regular use of funding to preserve affordable housing units	Enacted	Development Agreements	City Council Report: Establishing The Meadows Resident Assistance Program (linked) https://irvine.granicus.com/DocumentViewer.php?file=irvine_f8b65877cf7188b3ffb56f26dbd9e39e.pdf&view=1 Planning Commission Report: Approving a Residential Project with 185 Affordable Units (linked) City Council Report: Approving General Plan Amendment and Zone Change for Residential Development in Los Olivos (linked) Planning Commission Report: Approving a Residential Project with Extension of Expiring Moderate Income Units (linked) See Appendix 7 for description	2	N/A	N/A	2

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 7	Points	Enhancement Category Number	Enhancement Points	Total Points
4E	Publicly owned land program for affordable housing	Enacted	City website	#1 - Land donation agreement with Irvine Company for affordable housing (See Appendix 7) #2 – City Council Report for creation of Gateway Preserve, acquisition of the All American Asphalt Plant (linked) City Council Report for Gateway Preserve housing development, including 287 units of affordable housing (linked) See Appendix 7 for summary	2	N/A	N/A	2
4I	Regular use of housing subsidy pool for lower income housing	Enacted	City Budget, various development and other agreements, state, and federal grants	See Appendix 7 for table showing annual contributions for lower income housing.	1	N/A	N/A	1
4L	Subsidies for extremely low-income housing units	Enacted	Development Agreements, HHAP applications	See Appendix 7 for financial contributions for extremely low units.	1	N/A	N/A	1
TOTAL								32

Appendix 4: Examples of Prohousing Policies with Enhancement Factors

If a Prohousing Policy incorporates any of the enhancement factors specified in the Scoring Criteria Enhancement Factors chart, it will receive extra points as indicated therein. Examples of such qualifying Prohousing Policies include the following:

Category 1: Favorable Zoning and Land Use

- Rezoning sufficient sites to accommodate 150% or greater of the Regional Housing Needs Allocation by total or income category, including sites in Location Efficient Communities.
- Rezoning sufficient sites to accommodate 150% or greater of the Regional Housing Needs Allocation by total or income category, including sites in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Rezoning to accommodate 125 to 149% of the Regional Housing Needs Allocation in downtown commercial corridors or other infill locations.
- Expanding density bonus programs to exceed statutory requirements by 10% or more in Location Efficient Communities.
- Reducing or eliminating parking requirements for residential development as authorized by Gov. Code § 65852.2 in Location Efficient Communities.
- Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Modification of development standards and other applicable zoning provisions to promote greater development intensity in downtown commercial corridors or other infill locations.
- Coupling rezoning actions with policies that go beyond state law requirements in reducing displacement of lower-income households and conserving existing housing stock that is affordable to lower-income households.

Category 2: Acceleration of Housing Production Timeframes

- Ministerial approval processes for multifamily housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Streamlined, program-level CEQA analysis and certification of specific plans in Location Efficient Communities.
- Documented practice of streamlining housing development at the project level in downtown commercial corridors and other infill locations.
- Expedited permit processing for housing affordable to lower-income households in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

Category 3: Reduction of Construction and Development Costs

- Fee waivers for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Fee waivers or reductions for higher density housing in downtown commercial corridors or other infill locations.
- Measures that reduce costs and leverage financial resources for transportation-related infrastructure or programs in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Adoption of universal design ordinances to increase housing choices and affordability for persons with disabilities in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Permitting innovative housing types, such as manufactured homes, recreational vehicles or park models, in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

Category 4: Providing Financial Subsidies

- Targeting local housing trust funds to acquisition or rehabilitation of existing affordable units, or to affordable units at risk of converting to market rate uses, in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Marketing grants and other financial products for ADUs/JADUs in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Utilizing publicly owned land for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Establishment of an Enhanced Infrastructure Financing District or similar local financing tool in a Low Resource or High Segregation & Poverty area (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Directing residual redevelopment funds or general funds to conservation or preservation of affordable housing in areas at high risk of displacement.

Appendix 5: Homeless Encampment Template

[Subchapter 6.6 Prohousing Designation Program](#) requires applicants to confirm that its treatment of encampments on public property complies with and will continue to comply with the constitutional rights of persons experiencing homelessness.

- **Principle 1: Establish a Cross-Agency, Multi-Sector Response to Encampments** – Describe how system partners (name partners) work together to prioritize health and safety both for residents and unsheltered individuals. (350 characters max)
[Mental Health Outreach Unit \(MHOU\) and The Irvine Community Alternative Response and Engagement \(I-CARE\) conduct joint encampment responses with Irvine Police Dept. \(IPD\) patrol officers and Public Works. Partners include Housing for Health CA, Families Forward, Human Options, and OC Behavioral Health. All responses prioritize health and safety for both the public and individuals experiencing homelessness.](#)
- **Principle 2: Engage Encampment Residents to Develop Solutions** – Describe street outreach efforts to engage with encampment residents to find alternative shelter, housing, and service options using the housing first approach before an existing encampment is closed. (350 characters max)
[ICARE leads all encampment responses, conducting outreach and offering services before any enforcement. A verbal and written advisement with a minimum 24–48-hour notice precedes any clearing. ICARE follows up weekly through the notice period, using a Housing First, non-coercive approach.](#)
- **Principle 3: Conduct Comprehensive and Coordinated Outreach** – Describe multidisciplinary connection strategies and linkages to resources and permanent housing solutions that is customized to individual needs. If applicable, describe how the jurisdiction uses the coordinated entry system to connect individuals to resources and permanent housing. (350 characters max)
[ICARE and MHOU use a multidisciplinary, non-coercive approach, connecting individuals to mental health, substance use, housing, and benefits services. HMIS tracking ensures coordinated entry. Outreach is tailored per individual, with flexible service delivery and referrals to OC Behavioral Health and social service partners.](#)
- **Principle 4: Address Basic Needs and Provide Storage** – Describe efforts to meet basic needs, health, safety, and access to storage (timeframes) for people experiencing unsheltered homelessness while creating clear pathways to permanent housing. (350 characters max)
[Public parks remain open with restroom and maintenance access. City maintains 12 outdoor storage bins and overflow capacity at the City yard. Personal property is photographed, cataloged, and stored for 90 days, minimum. Individuals may retrieve belongings without disclosure of warrants or criminal history.](#)
- **Principle 5: Ensure Access to Shelter or Housing Options** – Describe how low barrier resources to housing and supportive services are communicated to encampment residents. Include how strategies involve alternative measures to criminalization, focusing on service engagement and harm reduction. (350 characters max)
[Shelter and housing options are offered verbally and in writing at every contact. The City holds an MOU with Costa Mesa Bridge Shelter \(Housing First model\). HHAP Round 5 funds support food](#)

vouchers, bus passes, and motel/hotel vouchers as a bridge to permanent housing, with no criminalization of homelessness.

- **Principle 6: Develop Pathways to Permanent Housing and Supports** – Describe Housing First strategies emphasizing low barriers, a harm-reduction model, and services to support people obtaining permanent housing more efficiently. Identify efforts to align federal, state, and local funding/programs to provide clear pathways to permanent housing. (350 characters max)
ICARE connects individuals to HHCA and County Outreach for case management and housing navigation. Costa Mesa Bridge Shelter MOU provides structured case management toward permanent housing. All services are precondition-free, no sobriety or treatment required, consistent with Housing First principles and HHAP funding.
- **Principle 7: Create a Plan for What Will Happen to Encampment Sites After Closure** – Describe plans for former encampment spaces (long-term solutions to prevent encampments from reoccurring). Include efforts to emphasize safety, accessibility, and inclusivity that improve infrastructure. Example: Communities can include curb cuts to increase mobility access and enhanced lighting to encourage safety. (350 characters max)
Public Works coordinates post-closure cleanup, debris removal, landscaping, and fencing to deter re-encampment. Electrical outlets in parks are secured. For private property, IPD conducts Physical Security Assessments and advises owners on cameras, lighting, signage, and locks to prevent recurrence.

Certification and Authorization:

Signature of Authorized Representative

Date

Principle 1:

Cross-Agency Response



CITY OF IRVINE HOMELESS ENCAMPMENT PROCESS, ROLES & RESPONSIBILITIES



ENCAMPMENT IS REPORTED

- Dispatch or community referral is received by IPD
- IPD immediately assesses for imminent threat to life, health, or safety
- If imminent threat exists: immediate enforcement action is taken
- If no imminent threat: structured outreach process begins

01



PARTNERS ARE ACTIVATED

- **Public Works** notified for potential site cleanup coordination
- **Caltrans** engaged if encampment is on state right-of-way
- **OC Behavioral Health** contacted for mental health assessment needs
- **Nonprofits** alerted to assist with food, clothing, and resource support (Families Forward, Human Options, Mariners Church)

02



RESOURCES DEPLOYED AT EVERY CONTACT

- Emergency shelter referrals offered to all individuals
- Case management, housing navigation, and HMIS enrollment
- Food vouchers, water, sanitary supplies, clothing, and bus passes
- Transportation to Costa Mesa Bridge Shelter or Mariners Church

03



SITE CLEANUP AND RESTORATION

- Public Works coordinates full cleanup and debris removal
- Landscaping cleared; fencing installed to prevent return
- Caltrans manages portions on state-owned property.
- Site fully documented and restored post-closure

04



CITY OF IRVINE

Principle 2: Engage Residents Before Closure



CITY OF IRVINE HOMELESS ENCAMPMENT PROCESS, ROLES & RESPONSIBILITIES

01



I-CARE RESPONDS FIRST

- I-CARE responds before any enforcement or citation action
- Goal: build trust, open communication, establish rapport
- Empathetic, non-coercive approach — zero pressure to accept services
- De-escalation used at every interaction regardless of situation

02



SUPPORT AND RISK ASSESSMENT

- On-site risk assessment conducted by trained I-CARE staff
- Mental health referral made when any indicators are present
- Hospital transport offered and arranged if crisis requires it
- Emergency shelter and resources connected immediately

03



VERBAL ADVISEMENT ISSUED

- Verbal advisement given with written copy of municipal code
- Valid 90 days within 1,000 ft radius of original location
- Minimum 24-48-hour grace period before any further action
- If person relocates beyond 1,000 ft, a new advisement is issued

04



WEEKLY FOLLOW-UP CONTINUES

- I-CARE conducts weekly follow-up with every engaged individual
- Services offered every visit regardless of enforcement status
- Voluntary field ID cards allow ongoing contact and outreach
- MHOU engaged for deeper mental health assessment before any citation

Principle 3: Coordinated Outreach



CITY OF IRVINE HOMELESS ENCAMPMENT PROCESS, ROLES & RESPONSIBILITIES

01



STREET OUTREACH BEFORE ANY ENFORCEMENT

- Outreach engages individuals before any enforcement action
- Empathetic, non-coercive at every interaction — no preconditions
- Goal: build trust and open a lasting service pathway
- HMIS now used for coordinated entry and shared tracking

02



MULTIDISCIPLINARY TEAM ASSEMBLES

- IPD + I-CARE + nonprofits + OC Behavioral Health coordinate jointly
- Each team member contributes specific expertise to the engagement
- Services tailored precisely to each individual's needs
- Referrals to APS, CPS, older adult services as appropriate

03



RESOURCE LINKAGES MADE

- Connected to primary healthcare and community health providers
- Referred to mental health treatment programs and crisis services
- Linked to CalFresh, MediCal, and other public benefits
- Harm reduction services offered without judgment

04



FLEXIBLE SERVICE DELIVERY

- Meetings occur wherever the individual is comfortable
- Options: home visits, police station, or public settings
- No fixed location — person's preference always respected
- Office of Health & Wellness provides ongoing social services case management

Principle 4:

Address Basic Needs & Storage



CITY OF IRVINE HOMELESS ENCAMPMENT PROCESS, ROLES & RESPONSIBILITIES

01



PUBLIC SERVICES MAINTAINED THROUGHOUT

- Public parks remain fully open during normal hours
- CS/PW service restrooms and collect garbage throughout
- 12 trash cans designated specifically for encampment areas
- Overflow storage capacity available at City yard

02



NOTICE OF CLEAN-UP POSTED

- Notice prominently posted at the encampment site
- 24-hour minimum given for individuals to remove belongings
- Advisement card provided with written resource information
- Process fully documented: photos and incident report generated

03



ABATEMENT PROCESS BEGINS

- Entire process documented on body-worn camera start to finish
- All items carefully photographed and inventoried before removal
- Soiled, wet, or hazardous items discarded with full documentation
- All eligible items transported to City yard for secure storage

04



90-DAY STORAGE — NO CONDITIONS

- Items stored at City yard for guaranteed 90 calendar days minimum
- Retrieval available without background check or warrant inquiry
- Arrested or shelter-placed individuals receive identical process
- To date: every individual who requested retrieval received belongings

Principle 5: Access to Shelter & Housing



CITY OF IRVINE HOMELESS ENCAMPMENT PROCESS, ROLES & RESPONSIBILITIES

01



LOW-BARRIER RESOURCES AT EVERY CONTACT

- Shelter and housing options communicated verbally and in writing
- Harm reduction emphasized — no criminalization approach
- No sobriety, income, or participation requirement to access services
- HHAP Round 5 funds: food vouchers, bus passes, gas vouchers

02



I-CARE REFERS TO SHELTER

- Connects to OC County Outreach & Engagement for shelter placements
- Works with HHCA, Families Forward, and Human Options for placements
- IPD coordinates with outreach teams for referral arrangements
- Hotel/motel vouchers offered only as a bridge to permanent housing

03



COSTA MESA BRIDGE SHELTER MOU

- MOU executed March 11, 2026 with City of Costa Mesa
- Shelter at 3175 Airway Ave operates on Housing First model
- Dedicated case management with individualized housing plans
- Three-year contract strategy informed by initial pilot program

Principle 6: Pathways to Permanent Housing



CITY OF IRVINE HOMELESS ENCAMPMENT PROCESS, ROLES & RESPONSIBILITIES

01



HOUSING FIRST — NO BARRIERS, NO JUDGMENT

- No sobriety, income, or participation requirements for any program
- Services provided without judgment, preconditions, or barriers
- Consistent with Housing First principles and HHAP grant requirements
- All services offered proactively at every point of contact

02



I-CARE CONNECTS TO CASE MANAGEMENT

- I-CARE connects individuals to HHCA and County Outreach & Engagement
- Housing navigation and case management services initiated on-site
- Health & Wellness staff follow up with Irvine clients at shelter
- Coordination with Costa Mesa and Mercy House case managers

03



IRVINE PROGRAMS

- Family Housing Assistance Program: 24 families with children under the Irvine Unified school district
- Housing for Higher Learning: Irvine Valley College students

04



FUNDING ALIGNED ACROSS ALL LEVELS

- HUD CDBG, HOME, ESG: shelter, prevention, rapid rehousing, HMIS
- HHAP-5 funding for regional programs and local pilots
- Local HHAP for families and students — all streams aligned
- Prohousing Designation application to unlock future HHAP eligibility

Principle 7:

Post-Closure Site Plans



CITY OF IRVINE HOMELESS ENCAMPMENT PROCESS, ROLES & RESPONSIBILITIES



01

IMMEDIATE SITE CLEANUP

- Public Works coordinates full post-closure cleanup
- Landscaping cleared, debris removed, waste properly disposed
- Fencing strategically installed to deter future re-encampment
- Parks: all electrical outlets locked and secured immediately



02

PRIVATE PROPERTY PREVENTION

- IPD works directly with every affected property owner
- Advises on no-trespass signage and legal enforcement options
- Recommends improved locks, security cameras, enhanced lighting



03

PHYSICAL SECURITY ASSESSMENT

- Full property survey to identify all existing vulnerabilities
- Site-specific safety and prevention recommendations provided



04

LONG-TERM INFRASTRUCTURE IMPROVEMENTS

- Curb cuts added at former sites for full ADA mobility access
- Enhanced lighting installed for community safety and inclusivity
- Environmental design deters camping while keeping spaces accessible



MICHAEL KENT
CHIEF OF POLICE

IRVINE POLICE

D E P A R T M E N T

1 Civic Center Plaza, Irvine, CA 92606 • 949-724-7000 • irvinepd.org

JULY 1, 2026

To: City of Irvine City Manager's Office, Office of Health and Wellness

From: Lieutenant Kyle Turner, Irvine Police Department

Re: Current Encampment Response Services and Future Modifications – City Prohousing Designation Application

The following is a description of the encampment response services currently provided by the Irvine Police Department's Mental Health Outreach Unit (MHOU) and the Irvine Community Alternative Response and Engagement (I-CARE) Team, as well as the City's plans to strengthen and expand those services.

The description below is organized according to the seven principles required under the California Department of Housing and Community Development (HCD) Prohousing Designation Program.

Cross-Agency, Multi-Sector Response to Encampments

The MHOU and ICARE team work in close coordination with Irvine Police Department patrol officers, Irvine Public Works, and a network of community partners (identified below) to respond to encampments in a manner that prioritizes health and safety for both the public and individuals experiencing homelessness.

Current Services:

- MHOU and ICARE conduct joint responses to encampment reports, with ICARE leading initial outreach and mental health crisis support, and MHOU providing additional mental health crisis support.
- Resources offered at every point of contact include emergency shelter referrals, case management enrollment, referrals to the Office of Care Coordination, food vouchers, water, sanitary supplies, clean clothing, bus passes, shelter transportation, and hotel/motel vouchers for qualifying clients.
- Transportation to Mariners Church for food and clothing is provided when available.

"In Partnership with the Community"

- Irvine Public Works coordinates site cleanup and post-closure restoration following encampment abatement.
- Partner organizations receiving referrals include Housing for Health California, Families Forward, Human Options (Domestic Violence), and the Orange County Behavioral Health Office of Care Coordination.

Engage Encampment Residents to Develop Solutions

Engagement and outreach activities occur prior to any enforcement action. ICARE leads the initial response with an empathetic, non-coercive approach, offering services and alternatives before any citation process begins.

Current Services:

- ICARE responds first to all encampment referrals, conducting direct outreach, building rapport, and offering services and housing assistance before any enforcement action.
- Clearing begins with a verbal advisement and written copy of the applicable municipal code, accompanied by an offer of resources and minimum 24-hour grace period (this is proposed to change to a 48-hour grace period).
- The advisement is valid for 90 days within 1,000 feet of the original location; individuals who relocate beyond the 1,000 feet receive a new advisement.
- ICARE follows up with clients weekly from initial outreach through the notice period, continuing to offer services until voluntary compliance is achieved or enforcement becomes necessary.
- Field identification cards allow individuals to voluntarily share contact information, enabling outreach.
- If ICARE outreach does not result in the individual's receptiveness to services, MHOU is engaged for further mental health assessment and service connection before any citation is issued.

Ongoing Compliance efforts with HHAP Grant and Prohousing Designation:

The City has developed a written advisement handout to accompany verbal advisements during initial contact, providing individuals with information about available resources and the City's outreach process. This written advisement aligns with the State's minimum 48-hour advance notice requirement, except in cases involving an imminent health or safety threat.

Comprehensive and Coordinated Outreach

The MHOU and ICARE teams employ a multidisciplinary approach with flexible support tailored to the client's needs. The goal of this approach is to connect encampment individuals to a full range of services with an emphasis on ongoing engagement and trust-building.

Current Services:

- ICARE conducts proactive, ongoing engagement with individuals who may be reluctant to seek services due to mental health challenges, substance use, or prior negative experiences with service providers.
- All outreach is non-coercive, emphasizing empathy, respect, and consistent access to resources without pressure.
- Mental health crisis assessments are conducted by ICARE staff; cases are referred to MHOU for follow-up and ongoing mental health support.
- MHOU and ICARE maintain active partnerships with Orange County Behavioral Health, Healthcare providers, and broad network of social service agencies to connect individuals to comprehensive wraparound services. These services include, but are not limited to, mental health assessments and crisis intervention; substance abuse treatment referrals; housing referrals; referrals to older adult services; and referrals to Adult Protective Services and Child Protective Services.
- Individuals are referred to the City's Office of Health and Wellness for social services case management, when appropriate, to ensure ongoing support. This includes assistance with enrollment in CalFresh, Medi-Cal, and other public benefits; connections to food pantries and shelter programs; and referrals to service providers based on assessed needs, along with guidance to ensure they receive the right support at the right time.
- Service delivery is flexible and tailored to the individual: meetings may occur through home visits, at the police station, or in a public setting as appropriate.
- In compliance with Homeless Housing, Assistance and Prevention grant (HHAP) requirements, the City utilizes the Homeless Management Information System (HMIS) to unify outreach tracking. By integrating a shared tracking platform, ICARE's prior service linkage, and standardized intake protocols, this system improves coordination, prevents service duplication, and strengthens data collection.

Address Basic Needs and Provide Storage

The City actively works to meet the basic health, safety, and sanitation needs of individuals experiencing unsheltered homelessness, and that personal property is handled with dignity and in accordance with established procedures.

Current Services:

- Public Parks remain open during normal operating hours; restrooms, garbage collection, and regular maintenance continue regardless of encampment presence.
- The City maintains 12 outdoor bins designated for encampment areas, with overflow storage capacity at the City yard.
- Personal property collected during abatement is photographed, cataloged, and stored at the City yard for a minimum of 90 days.
- Individuals may retrieve stored belongings at any time within the 90-day period without being asked about their criminal background or outstanding warrants.
- Items that are hazardous, soiled, or contraband are discarded during cataloging; the process is documented on body-worn camera.
- Arrested individuals and those placed in shelter received the same property storage protection.

Ensure Access to Shelter or Housing Options

The City's shelter and housing options are communicated to encampment individuals at every point of contact, and the City provides low-barrier shelter access through a partnership with the Costa Mesa Bridge Shelter.

Current Services:

- City works with HHCA, Families Forward, Human Options for Domestic Violence, The Office of Care coordination and StandUp for Kids. We collaborate with these nonprofit organizations to connect individuals to housing placements and emergency resources.
- If the individual wishes to remain in Irvine, ICARE coordinates with The Office of Care Coordination and HHAC to connect them with case manager for shelter placement and services.
- Shelter information and resource connections are offered verbally and in writing at every outreach and advisement contact.
- As of February 6, ICARE is the recipient of the HHAP Round 5 allocations. These funds will support activities such as food vouchers and transportation assistance, including bus passes and gas vouchers. Motel and hotel vouchers will be offered only as a bridge to permanent housing and will operate as a low-barrier program.

Costa Mesa Bridge Shelter – New Memorandum Of Understanding:

- The City of Irvine has executed an Memorandum Of Understanding with the City of Costa Mesa, signed March 11, 2026, to access beds at the Costa Mesa Bridge Shelter (3175 Airway Avenue), which operates on a Housing First model.
- Individuals are currently referred to the shelter and transportation is provided as needed.
- The initial pilot Program will inform the City's long-term bed reservation strategy through a three-year contract.

Develop Pathways to Permanent Housing and Supports

The City employs Housing first strategies with low barriers and a harm-reduction model to support individuals in obtaining permanent housing. The office of Health and Wellness, through its Social Services division, coordinates closely with MHOU and ICARE to provide permanent housing pathways.

Current Services:

- I-CARE connects individuals who wish to remain in Irvine to Housing for Health California and County Outreach and Engagement for case management and housing navigation.
- The Costa Mesa Bridge Shelter MOU provides an immediate pathway to temporary shelter with a structured case management plan focused on permanent housing. This case management is provided by City of Costa Mesa and Volunteers of America Los Angeles case managers. One staff member from Health and Wellness follows up with Irvine clients referred to the shelter and coordinates with shelter staff weekly and on site.
- All services are provided without preconditions such as sobriety or participation in treatment, consistent with Housing First principles.

Plan for Encampment Sites After Closure

The City has established procedures for site remediation, long-term prevention, and infrastructure improvements following the closure of an encampment, with coordination between IPD, Public Works, and private property owners.

Current Services:

- Irvine Public Works coordinates post-closure cleanup, including clearing of landscaping removal of debris, and installation of fencing to deter re-encampment.

Page 6 of 6

- In public parks, electrical outlets are locked and secured following encampment closure.
- For private property, IPD works directly with property owners to identify and implement prevention measures including no trespass signage, improved locks, cameras, and enhanced lighting.
- IPD conducts Physical Security Assessments upon request, providing property owners with site-specific recommendations to prevent future encampment.



IRVINE POLICE

D E P A R T M E N T

1 Civic Center Plaza, Irvine, CA 92606 • 949-724-7000 • irvinepd.org

This handout is meant to inform you of the City of Irvine Municipal Code 4-12-103A, which states, "It is unlawful and a public nuisance for any person to camp, occupy camp facilities, use camp paraphernalia or to maintain an encampment in a prohibited public place, or on any private property in the City without the landowner's express consent." If you have belongings in your possession, and are in potential violation of this ordinance, and you do not remove your belongings within the next 24-48 hours, you may be contacted by the Irvine Police Department Mental Health Outreach Unit provided with a formal advisement called a "Notice of Clean-Up" (IMC 4-12-202). This formal advisement, if not adhered to, may result in criminal action.

All belongings left behind after a formal advisement will be considered abandoned and may be removed by the City of Irvine. The City of Irvine will post an Impound Notice if belongings are stored during the clean-up process. If you wish to minimize the risk of losing valued belongings, you should try to keep those belongings on your person at all times, in a storage facility, or in visible, sanitary, and safely accessible bags or bins.

If your belongings were stored, Information about how to claim your belongings is available on the City of Irvine's website at <https://www.cityofirvine.org/irvine-police-department/property-evidence>. You may retrieve any stored belongings without being asked about your criminal background or outstanding warrants.

For assistance with housing, food, or available shelter, including access to storage for your personal belongings, you can access the City of Irvine's website or contact the ICARE team, City of Irvine Office of Health and Wellness, or the Irvine Police Department Mental Health Outreach Unit. Please refer to the resources on the backside for contact information.





Requests for ICARE Assistance

For assistance call the Irvine Police
Department non-emergency line:

949-724-7000

I-CARE offers mental health crisis intervention, referrals to appropriate service providers (county/community/non-profit), connection to various resources and case management services



Irvine Police Department Mental Health Outreach Unit (MHOU)

outreach@cityofirvine.org

When patrol officers respond to a mental health crisis, they use de-escalation and crisis intervention training to stabilize the situation and provide immediate support. Afterward, the case is referred to the Mental Health Outreach Unit (MHOU), which follows up with the individual when they are in a better place to accept help and resources.



**City of Irvine
Office of Health and Wellness
949-724-6500
healthandwellness@cityofirvine.org**

The City of Irvine Office of Health and Wellness offers a wide variety of outreach and assistance with housing, employment, substance abuse and addiction and many other social services.

Crisis Assessment Team (CAT) 855-625-4657

For assessment and evaluation of individuals experiencing psychiatric emergencies including threats to harm self, others, or grave disability

NAMI Warmline 877-910-9276

Telephone based, non-crisis support for anyone struggling with mental health and / or substance abuse issues

OC Links 855-625-4657

Information, referral phone numbers, and online chat services to help navigate the Behavioral Health Services system within the Health Care Agency for the County of Orange

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OFFICE OF
HEALTH AND
WELLNESS

Date Issued: _____

Notice Provided By: _____

QR CODE TO
REACH IPD
ICARE/MHOU
PAGE

Appendix 6: Public Participation Checklist

Pursuant to Sections 6601, 6602, and 6605, applicants are required to demonstrate how they have engaged in a “Diligent Public Participation Process.”

Please complete this checklist, and sign, to confirm that the applicant has complied with this requirement. Attach and reference any comments you received during the process.

Regulation Text	Explanation	Yes	No
Outreach through a variety of methods and languages to ensure access to the public process and provide opportunities for public input.	Applicant should use methods such as newspaper ads, email, social media, fliers, etc., to inform the public that an application has been drafted and posted for public comment. Language access should reflect languages spoken in your local community and should be available in multiple languages in print media or upon request for digital media.	☒	☐
Specific effort to engage all segments of the community, including individuals or representatives of lower-income and special needs households, for-profit and non-profit developers, and special needs service providers.	Individuals and organizations representing lower-income and special needs households, for-profit and non-profit developers, and special needs service providers should be engaged, informed of, and offered an opportunity to comment on the application. Outreach lists utilized for Housing Element compliance would suffice.	☒	☐
Availability of the draft document to the public, including notification to interested parties and all segments of the community, for thirty (30) calendar days and subsequent versions for seven (7) calendar days.	Applicants should post the application in print and digital forms, collect comments, and incorporate those comments into the application if necessary. Making the application available to the public could be satisfied by posting the application online and/or announcements through other mediums (e.g., local newspapers) so long as these forums include diverse segments of the community, including individuals or representatives of lower-income and special needs households, for-profit and non-profit developers, and special needs service providers.	☒	☐
Public hearings and informative meetings.	For the purposes of satisfying this requirement, a City Council or Board of Supervisors meeting informing the public of the jurisdiction's intent to submit a Prohousing Designation Program application, in addition to any subsequent meetings necessary to make revisions in response to public comment, will satisfy this requirement.	☒	☐

Consideration of comments, including incorporation of comments into a jurisdiction's application and Prohousing Policies as appropriate.	Provide all comments received with a description of how the comment was incorporated into the application. If the comment is not appropriate for incorporation, please describe why.	☒	☐
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Certification and Authorization:

Signature of Authorized Representative

Date

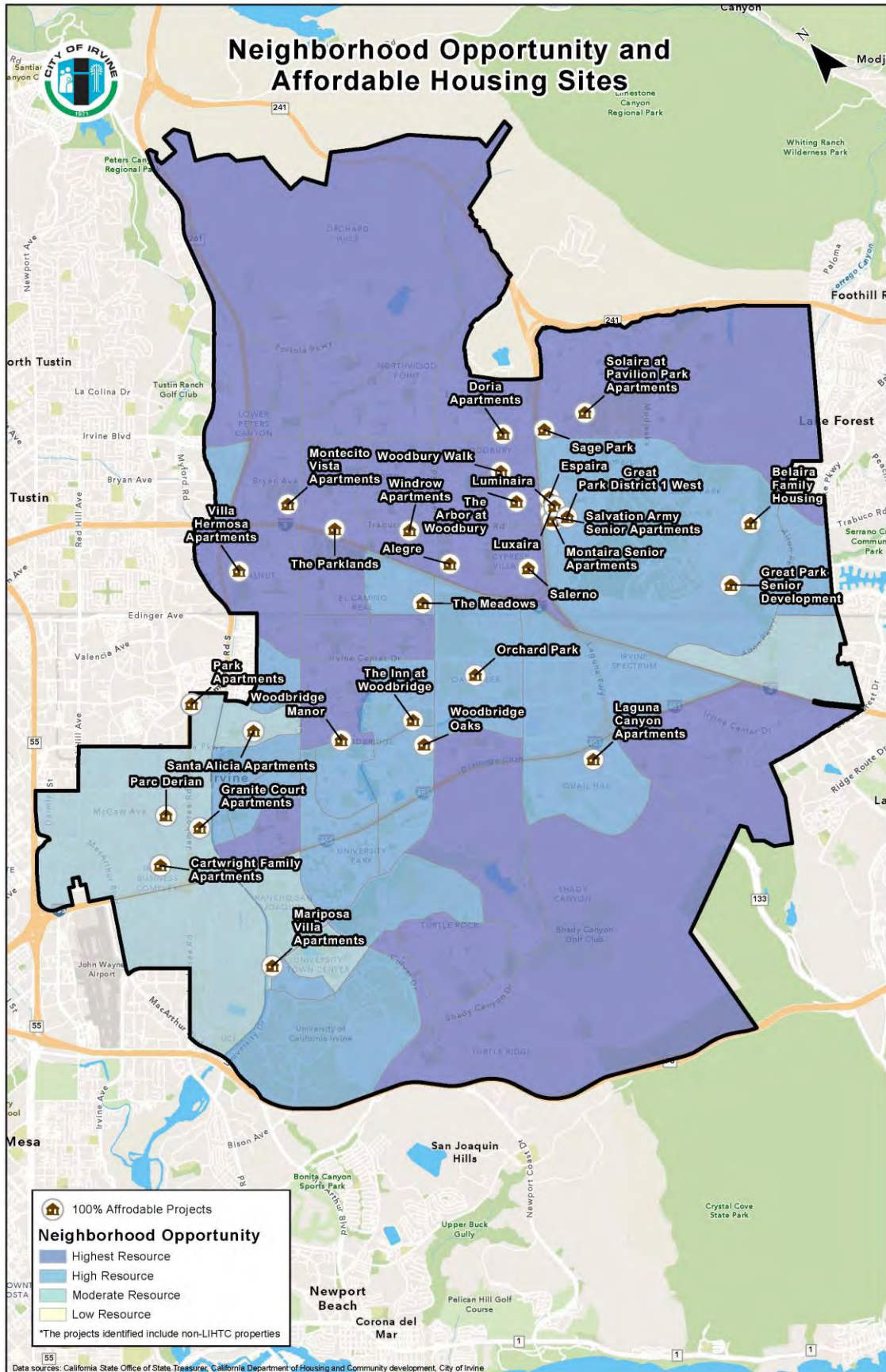
Appendix 7: Additional Information and Supporting Documentation

Category 1G – See the link contained in Appendix 3, Category 1H for zoning amendments in three distinct focus areas where developer interest is highest based on developer outreach during General Plan Housing Element Update and development trend data. The City's inclusionary housing program (in place since 2006) requires all residential projects to include 5% very low (including extremely low), 5% low, and 5% moderate-income units on-site with a menu of flexible options available to fulfill the inclusionary requirement, as long as equivalent affordability is provided. The menu options include land donations, in-lieu fees, conversion of market-rate units to affordable units, and construction of off-site units.

For over 20 years, the City has established zoning practices that encourage affordable housing. Previous zoning in the former General Plan (adopted in 2000) encouraged the development of Cartwright Apartments (opened June 2026), a 60-unit special needs (large family) project that is income restricted at lower incomes or 80% of Area Median Income (AMI) and below. Ten units in this project are restricted to extremely low-income households (30% AMI and below) and are designated for permanent supportive housing. Five units are set aside for developmentally disabled households and six units are reserved for veterans. The project consists of 45 two- and three-bedroom units, which designates the project as a special needs "large family" project. *The City provided over \$10 million to the developer in financial assistance (consisting of loans) to incentivize the project and ensure financial feasibility.*

Additionally, a 144-unit 100% affordable apartment project for households at 80% AMI and below opened in 2024 in the Great Park planning area. In total, 852 units for lower income households and seniors have been completed in this planning area alone since its creation, approximately 20 years ago. An additional planned project, Parasol Irvine, received low-income housing tax credits in 2025 and is moving forward. This lower income project will include 40 units at 60% AMI and below (36 of the 40 units are reserved for households at 50% AMI and below). This project will bring the total affordable housing units in this planning area to 890, which clearly demonstrates that zoning in the City, including high and highest resource areas, has successfully increased affordable housing development of large family, supportive housing, and extremely low-income households.

Category 1G Enhancement Category 7 – Given the successful use of inclusionary and other zoning policies, as evidenced by the increase in affordable units by 1,200 since the 6th Cycle Housing Element was certified, it is clear that these policies have increased housing choices, particularly for lower income households, in high and highest resource areas. A large majority of the City is designated as High and Highest Resource Areas pursuant to the current HCD resource map. In total, there are 29 existing 100% affordable housing projects and three underway. The map on the following page depicts the location of the 100% affordable projects overlaid with Resource Areas as designated by the State.



Category 1K – As stated under 1G above, the City enacted its inclusionary housing program over 20 years ago and based on housing units produced in the City, this program has resulted in the development of thousands of affordable housing units (according to Annual Progress Reports for the 5th and 6th Housing Element Cycles). Additionally, as stated under 4C, the City has taken proactive steps to work with developers to re-establish income-restrictions for units with expiring affordability covenants. Finally, the City has provided land donations totaling 10 acres as well as substantial financial assistance to the Irvine Land Community Trust (over \$43 million since 2006 from various sources) to assist in the construction of affordable units that will be affordable in perpetuity with income restrictions that will not expire (see Category 4B for additional information on financial assistance). In 2025 and 2026, the City also provided approximately \$750,000 for home improvement grants to owners in The Meadows, a senior affordable mobile home community. This exceeds State requirements, minimizes displacement, and offers the maximum amount of affordable preservation possible.

Category 1K Enhancement Category 4 – The inclusionary housing program allows flexibility for developers to meet inclusionary housing requirements by preserving existing very low, low, and moderate-income housing units that have upcoming expiring covenants and are at risk of changing over to market rate units. More specifically, property owners can extend affordability covenants for a minimum of 55 years for very low and low-income units and convert expiring moderate-income units to very low or low-income units with 55-year income restrictions. Since 2006, 654 very low-income units, 20 low-income units, and 17 moderate-income units were preserved and 13 moderate-income units were converted to low-income units. All of these units were at risk of expiring and instead have been preserved for a minimum of 55 years through negotiations between the City and property owners/developers because of the City's policies to preserve affordable housing.

Category 3E – Many projects are currently underway in the City that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles. These publicly funded projects and studies include expanding sidewalks for pedestrian access, establishing and protecting bike lanes (including around Irvine Train Station), new transit stops, complete streets, adding bicycle and pedestrian bridges, and establishing trail connections to connect villages within the City to encourage pedestrian and bicycle transportation methods of moving throughout the City. Screenshots of the transportation improvements referenced under this category are provided below and can be found at the following locations:

- <https://cityofirvine.gov/transportation/irvine-connect>
- <https://cityofirvine.maps.arcgis.com/apps/dashboards/3e202ab403b84cd882216935627aed49>.

https://cityofirvine.maps.arcgis.com/apps/dashboards/3e202ab403b84c0882216935627aed49

Capital Improvement Program (CIP)
City of Irvine

Filter Project Type: None

2 of 68

IBC Sidewalk Improvements Phase 2

CIP: 311402

Project Type: Streets Division: Engineering

Description
Project will construct sidewalk gap closures and correct deficient curb ramps and driveways at high priority locations within the IBC including McGaw Ave, Hale Ave, Noyes Ave, Armstrong Ave., Cartwright Rd, White Rd, Gillette Ave, and Dairlier St.

Phase
Preliminary Design ROW Bid & Award **Construct.**

Budget: \$5,747,660 Project Manager: Ryan Visperas

Location Description
Project includes various locations within the IBC including McGaw Ave, Hale Ave, Noyes Ave, Armstrong Ave., Cartwright Rd, White Rd, Gillette Ave, and Dairlier St.

https://cityofirvine.maps.arcgis.com/apps/dashboards/3e202ab403b84c0882216935627aed49

Capital Improvement Program (CIP)
City of Irvine

Filter Project Type: None

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South Yale Ave Corridor Improvements

CIP: 312204

Project Type: Bike Trails Division: Engineering

Description
Corridor improvements for Yale Avenue, between University Drive and the I-405 (just past Michelson Drive) to improve bicycle connectivity and enhance safety.

Phase
Preliminary Design **ROW** Bid & Award Construct.

Budget: \$2,225,000 Project Manager: Youichi Nakagawa

Location Description
Yale Ave between University and 405

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Capital Improvement Program (CIP)

City of Irvine

Filter Project Type None

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Irvine Station Class IV Connections

CIP: 312604

Project Type: Streets Division: Transportation Planning & Project Development

Description
The project designs and constructs Class IV protected bikeway connections from the Spectrum area to Irvine Station. The Class IV bikeways will follow City standards, and provide a protected bikeway for bicyclists at all skill levels.

Phase

Preliminary	Design	ROW	Bid & Award	Construc.

Budget: \$1,250,000 Project Manager: Wendy Wang

Location Description: Spectrum area to Irvine Train Station



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Capital Improvement Program (CIP)

City of Irvine

Filter Project Type None

64 of 68

Barranca Channel Trail (IBC Segment 6)

CIP: 371302

Project Type: Bike Trails Division: Transportation

Description
The Irvine Business Complex (IBC) Trails Feasibility Study and Implementation Plan (IBC Trails Plan) examined potential corridors for the feasibility of implementing multi-use trails and linear park elements within the IBC area. Prioritized Segments: (1) Segment 6, (2) Segment 4, (3) Segment 5, (4) Segment 2, and (5) Segment 3.

Phase

Preliminary	Design	ROW	Bid & Award	Construc.

Budget: \$1,291,115 Project Manager: Amit Ainechi

Location Description: Eight potential corridors

IBC Segment 6 Alignment



<https://cityofirvine.maps.arcgis.com/apps/dashboards/3e702ab403b64cd892216935627aed49>

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Capital Improvement Program (CIP)
City of Irvine

Filter Project Type: None

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Jeffrey Rd/Barranca Pkwy Intersection Improvements

CIP: 312209

Project Type: Streets
Division: Engineering

Description
Project widens the Jeffrey Road/Barranca Parkway intersection, adding de-facto right-turn lanes on northbound and southbound Jeffrey Rd to improve traffic flow. Improvements include new bus stops for transfer point between Regional Bus Routes and Irvine Connect service.

Phase
Preliminary Design ROW Bid & Award Construct.

Budget: \$2,567,000
Project Manager: Toshiaki Nakagawa
Location Description: Intersection of Jeffrey Road and Barranca Parkway

<https://cityofirvine.maps.arcgis.com/apps/dashboards/3e702ab403b64cd892216935627aed49>

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Capital Improvement Program (CIP)
City of Irvine

Filter Project Type: None

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Harvard Complete Streets

CIP: 312505

Project Type: Streets
Division: Transportation

Description
Improvements as identified in the Local Roadway Safety plan for Harvard Avenue, between Walnut Avenue and Irvine Center Drive, to enhance corridor for safety of users of different transportation modes.

Phase
Preliminary Design ROW Bid & Award Construct.

Budget: \$4,416,000
Project Manager: Wendy Wang
Location Description: Harvard Ave between Irvine Center Drive and Walnut Ave

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Capital Improvement Program (CIP)

City of Irvine

Filter Project Type None

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Irvine Station Class IV Connections

CIP: 312604

Project Type: Streets Division: Transportation Planning & Project Development

Description
The project designs and constructs Class IV protected bikeway connections from the Spectrum area to Irvine Station. The Class IV bikeways will follow City standards, and provide a protected bikeway for bicyclists at all skill levels.

Phase

Phase
Preliminary
Design
ROW
Bid & Award
Construct.

Budget: \$1,250,000 Project Manager: Wendy Wang

Location Description: Spectrum area to Irvine Train Station



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Capital Improvement Program (CIP)

City of Irvine

Filter Project Type None

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Campus Dr Complete Streets and Safety Study

CIP: 312617

Project Type: Streets Division: Transportation Planning & Project Development

Description
The study will analyze opportunities and develop alternatives to enhance Campus Drive as a multimodal facility that provides a gateway to UCI and University High School. Safety enhancements to be analyzed include high visibility crosswalk striping, buffered bike lanes, conflict zone improvements, signage improvements, and traffic signal improvements.

Phase

Phase
Preliminary
Design
ROW
Bid & Award
Construct.

Budget: \$333,000 Project Manager: Melissa Dugan

Location Description: Campus Drive between University Drive and Turtle Rock Drive

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Capital Improvement Program (CIP)

City of Irvine

Filter Project Type: None

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Jamboree Rd/Michelson Dr Bicycle and Pedestrian Bridge

CIP: 321601

Project Type: Bridges Division: Project Management

Description
The project consists of the construction of a pedestrian bridge over Jamboree Road, just north of Michelson Drive. Improvements include: bridge installation, utility modifications, street lighting, sidewalk/hardscape, curb and gutter, curb ramps, signing and striping, irrigation and landscape installations. The project will reduce traffic, and provide pedestrians and bicyclists safe access across Jamboree Road without impacting traffic operations. The project is funded by IBC funds and developer contributions.

Phase

Phase
Preliminary
Design
ROW
Bid & Award
Construct

Budget: \$36,400,000 Project Manager: Stacy DeLong

Location Description: Crossing Jamboree Road, north of Michelson Drive



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Capital Improvement Program (CIP)

City of Irvine

Filter Project Type: None

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Jamboree Pedestrian Bridge (North of I-405)

CIP: 322101

Project Type: Bridges Division: Transportation

Description
Design and construct a bicycle and pedestrian bridge over Jamboree Road, at/south of Alton Parkway. The preliminary phase of the project included location feasibility and prioritization.

Phase

Phase
Preliminary
Design
ROW
Bid & Award
Construct

Budget: \$10,500,000 Project Manager: Melissa Dugan

Location Description: Alton at Jamboree



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Capital Improvement Program (CIP)

City of Irvine

Filter Project Type None

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Jeffrey Open Space Trail/I-5 Bicycle and Pedestrian Bridge

CIP: 341502

Project Type: Bike Trails Division: Project Management

Description
The project consists of constructing a separated Class 1 bicycle-pedestrian bridge that spans over Interstate 5, the Caltrans Park & Ride, and Walnut Avenue, south of Jeffrey Road. The bridge will connect the Jeffrey Open Space Trail (JOST)/Cypress Village Trail to the north and the future JOST Extension at the southeast corner of Jeffrey Road and Walnut Avenue. The JOST bicycle-pedestrian bridge, and planned JOST Extension will ultimately provide a key linkage between trails that extend from the Pacific Ocean, to the Santa Ana Mountains, and Cleveland National Forest. This project is identified in the City's Bicycle Transportation Plan and is funded by Federal, State, Air Quality and Great Park funds.

Phase
Preliminary Design ROW Bid & Award **Construct.**

Budget: \$30,608,348 Project Manager: Anthony Caraveo

Location Description: Crossing I/5, the Caltrans Park and Ride, and Walnut Avenue, south of Jeffrey Road



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Capital Improvement Program (CIP)

City of Irvine

Filter Project Type None

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Irvine Center Drive Sidewalk (Culver to Yale)

CIP: 342401

Project Type: Streets Division: Engineering

Description
Project installs new sidewalk along ICD between Culver and Yale. Work also includes utility relocations, driveway and ramp improvements for accessibility, and irrigation and landscape modifications as needed to accommodate the new sidewalk.

Phase
Preliminary **Design** ROW Bid & Award Construct.

Budget: \$1,960,000 Project Manager: Ryan Visperas

Location Description: Along the North side of Irvine Center Drive between Bear Paw and Yale



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Capital Improvement Program (CIP)

City of Irvine

Filter Project Type: None

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Venta Spur to JOST Bicycle & Pedestrian Bridge

CIP: 342403

Project Type: Bridges | Division: Engineering

Description
Construct a pedestrian bridge to continue the Venta Spur Trail, as determined by the Bridge Prioritization Study.

Phase

Phase	Status
Preliminary	Completed
Design	Current
ROW	Planned
Bid & Award	Planned
Construct.	Planned

Budget: \$6,400,000

Project Manager: Vu Tran

Location Description: Bridge crossing on Jeffrey Road, between Bryan Avenue and Irvine Boulevard.

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Capital Improvement Program (CIP)

City of Irvine

Filter Project Type: None

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IBC Sidewalk Improvements (Phase 4)

CIP: 342501

Project Type: Streets | Division: Transportation

Description
Project installs new sidewalks and corrects deficient curb ramps and driveways to improve City walkability and mobility access within the Irvine Business Complex at Phase 4 locations prioritized in the revised/updated 2024 IBC Sidewalk Prioritization Study.

Phase

Phase	Status
Preliminary	Current
Design	Planned
ROW	Planned
Bid & Award	Planned
Construct.	Planned

Budget: \$500,000

Project Manager: Alex Co

Location Description: TBD



Category 4B – The City of Irvine is a member of the Orange County Housing Finance Trust. Additionally, the City established the Irvine Community Land Trust (ICLT) in 2006 and since that time has provided a donation of 10 acres of land that resulted in three 100% affordable housing projects. These projects include approximately 165 rental units below 80% AMI and a 65-unit ownership project for up to 120% AMI (130 of the units were completed within the last 7 years). The City has provided a total of \$43.6 million in General Fund, HUD funding, and inclusionary housing fees to ICLT since 2012, including annual payments between 2012 and 2024 totaling over \$29 million. It is important to note that the City provided annual funding to ICLT every year between 2012 and 2025 and is in negotiations for additional assistance for a new 100% affordable project at the present time. The source of this funding was a loan repaid to the City's General Fund by the former redevelopment/successor agency and would be considered General Fund revenue. The City elected, but was not required, to allocate over \$29 million to ICLT, one of the most significant and regular financial contributions to affordable housing in the State.

Category 4C – In 2025, the City allocated \$500,000 from the City's Asset Management Plan to provide grants to seniors on fixed income in The Meadows mobile home park to correct code enforcement issues and rehabilitate properties, thereby preventing displacement residents and preserving mobile homes, one of the few remaining affordable housing options for seniors in the City. Additionally, the City negotiated with a large apartment owner to preserve 50 expiring affordable units in the San Paulo apartments rather than allow the units to revert back to market rate at the end of their affordability covenants. This involved the extension of affordability covenants for 55 years to provide a credit to the property owner for inclusionary housing requirements associated with another project where the City could have collected fees totaling approximately \$3.9 million. Therefore, the City's financial contribution to preserving the affordability of these units is estimated at \$3.9 million. The process to extend the affordability covenants occurred in 2024.

Category 4E – The City has implemented a number of affordable housing projects on City-owned land or land dedicated to the City. First, the City entered into a Development Agreement with Irvine Company in 2006 that allowed Irvine Company to meet inclusionary housing requirements for a planned development by dedicating a total of 17 acres of land to the City. The City dedicated the 10 acres received to date to ICLT to develop three separate 100% affordable housing projects – Alegre Apartments (110 lower income units), Salerno Apartments (80 lower income units), and Sage Park (65 moderate-income for sale townhomes). The City also contributed financial assistance to these projects. The City plans to leverage the remaining seven acres of land donations for 100% affordable housing. In April 2023, the City acquired an 81-acre site for housing development. The City partnered with Brookfield Development on the Gateway Residential Project to facilitate the development of over 1,000 market rate and 287 affordable units. Brookfield is in the process of selecting an affordable housing development partner (expected in July 2026), while overall project construction began in June 2026.

Category 4I – The City has provided regular annual subsidies and land donations for over 20 years to assist with the development and/or acquisition of over 20 100% affordable housing projects and individual units, totaling over 1,500 units. This involved annual contributions that can be documented back to 1990 with regular contributions over the last 36 years as shown in the table on the following page. The City has contributed over \$100 million, demonstrating a significant commitment to providing financial assistance to facilitate affordable housing. It is important to note that over 4,000 affordable housing units as part of mixed income projects have been developed in the City in previous years that did not receive subsidies or financial assistance from the City.

The table on the following page lists all financial assistance and contributions (including land donations) by year, project, and amount for 100% affordable projects only. The funding sources utilized the number and type of affordable units as well are also provided.

Links to the backup documentation for the information in this table (by document number - the first column in the table on the next page) are provided starting on page 62.

Category 4L – Table 1 on the following page shows that the City has provided more than \$130 million in financial assistance to 100% affordable housing projects that include extremely low-income units since 1990. More specifically, the City assisted the financing of the Granite Court, Villa Hermosa, Arbor at Woodbury, Doria (Phases I and II), Alegre, Parc Derian, Salerno, and Cartwright Family Apartments, as well as individual units through Families Forward (a local non-profit) for transitional housing, with a grand total of 267 extremely low-income units to date. The City is also in the process of analyzing an opportunity to financially assist an upcoming project with extremely low-income units dedicated to those that are currently, or at risk of becoming, unhoused utilizing Homeless Housing, Assistance, and Prevention (HHAP) grant funds. These units would be deed restricted to be permanently affordable to extremely low-income households and would be added to the City's existing inventory.

Affordable Housing Funding Timeline. Table 1

Doc. #	Year	Project Name	Address	Developer	Housing Type	Extremely Low-Income Units	Very Low-Income Units	Low Income Units	Moderate Income Units	# of Units	Funding Amount	Funding Type
1	1990	OCCHC	Scattered Sites	OC Community Housing Corporation	Rental	0	6	0	0	6	\$634,500	CDBG Grant
2	1996	Families Forward	123 Greenfield, 15 Brookfield, 6 Exeter, 113 Huntington	Families Forward	Rental	4	0	0	0	4	\$500,034	CDBG - transitional housing
3	1998	Meadows Mobile Home Park	14851 Jeffrey Road	Jamboree	Ownership; Seniors Age 55+	0	72	198	90	360	\$2,300,000	Series A 1998A-Bonds
4											\$5,520,000	Series A 1998B-Bonds
5	2000	Families Forward	N/A	N/A	Rental	1	0	0	0	1	\$128,000	CDBG - transitional housing
6	2003	Families Forward	83 Oval & 19 Meadowgrass	N/A	Rental	2	0	0	0	2	\$192,000	CDBG - transitional housing
7	2004	Families Forward	391 Huntington # 342	N/A	Rental	1	0	0	0	1	\$183,139	HOME = transitional housing
8	2005	Montecito Vista	4000 El Camino	Jamboree	Rental	0	161	0	0	162	\$237,013	HOME
9											\$62,987	CDBG
10	2005	Woodbury Walk	99 Talisman	Bridge Housing	Rental	0	150	0	0	150	\$2,850,000	In-Lieu Fees
11	2005	Granite Court Apartments	2853 Kelvin	Jamboree	Rental	25	46	0	0	71	\$4,660,000	In-Lieu Fees
12											\$1,350,000	CA Housing Finance Agency-HELP Program
13											\$1,690,000	ReDev Agency
14	2005	Families Forward	391 Huntington #342	Families Forward	Rental	1	0	0	0	1	\$155,624	CDBG - transitional housing
15	2006	Windrow Apartments	5300 Trabuco	Bridge Housing	Rental	0	96	0	0	96	\$417,036	HCD Workforce Loan
16	2006	Villa Hermosa Apartments	14501 Harvard	AbilityFirst	Rental	15	9	0	0	24	\$215,868	CDBG
17											\$684,031	HOME
18											\$71,058	In-Lieu Fees

Doc. #	Year	Project Name	Address	Developer	Housing Type	Extremely Low-Income Units	Very Low-Income Units	Low Income Units	Moderate Income Units	# of Units	Funding Amount	Funding Type
19	2006	Arbor at Woodbury	300 Regal	Jamboree	Rental	27	45	18	0	90	\$300,000	CDBG
20	2006	ICLT Condos	Scattered Sites	ICLT	Rental	0	0	9	0	9	\$289,133	CDBG Grant
21											\$617,184	HOME Grant
22	2006	ICLT Condos	Scattered Sites	ICLT	Rental	0	0	9	0	9	\$909,322	HCD Workforce Grant
23	2008	Arbor at Woodbury	300 Regal	Jamboree	Rental	27	45	18	0	90	\$275,000	HOME
24	2010	Doria Apartments Phase I	1000 Crested Bird	Jamboree	Rental	45	14	0	0	60	\$288,727	HOME grant
25											\$397,450	HOME Loan
26											\$464,164	CDBG grant
27	2012	Doria Apartments Phase II	1000 Crested Bird	Jamboree	Rental	55	19	0	0	74	\$506,810	HOME Loan
28											\$400,572	HOME Grant
29											\$93,043	CDBG Loan
30											\$288,019	CDBG grant
31	2012	Alegre Apartments	3100 Visions	ICLT	Rental	N/A	N/A	N/A	N/A	0	\$13,200,000	Land Donation - 3 acres
32	2013	Alegre Apartments	3100 Visions	ICLT	Rental	38	65	0	0	104	\$416,930	HOME
33											\$837,673	CDBG
34	2014	ICLT	N/A	ICLT	N/A	N/A	N/A	N/A	N/A	0	\$8,320,000	Financial Contribution
35	2014	Salerno	501 Nightmist	ICLT	Rental	35	34	10	0	80	\$17,600,000	Land Donation - 4 acres
36	2015	Parc Derian	16201 Derian	C & C	Rental	9	70	0	0	80	\$1,533,755	City Loan
37											\$603,848	HOME Loan
38	2015	ICLT	N/A	ICLT	N/A	N/A	N/A	N/A	N/A	0	\$409,775	Financial Contribution
39	2016	ICLT	N/A	ICLT	N/A	N/A	N/A	N/A	N/A	0	\$998,602	Financial Contribution
40	2017	ICLT	N/A	ICLT	N/A	N/A	N/A	N/A	N/A	0	\$3,588,399	Financial Contribution
41	2018	ICLT	N/A	ICLT	N/A	N/A	N/A	N/A	N/A	0	\$5,372,974	Financial Contributions & Community Award
42	2019	ICLT	N/A	ICLT	N/A	N/A	N/A	N/A	N/A	0	\$2,687,943	Financial Contribution
43	2019	Salerno	501 Nightmist	Chelsea	Rental	35	34	10	0	80	\$676,952	HOME Loan
44	2020	Cartwright Family Apartments	17861 Cartwright Road	C & C	Rental	10	5	31	13	60	\$3,824,857	In-Lieu Fees
45	2020	ICLT	N/A	ICLT	N/A	N/A	N/A	N/A	N/A	0	\$3,763,270	Financial Contribution
46	2021	ICLT	N/A	ICLT	N/A	N/A	N/A	N/A	N/A	0	\$3,881,467	Financial Contribution

Doc. #	Year	Project Name	Address	Developer	Housing Type	Extremely Low Income Units	Very Low Income Units	Low Income Units	Moderate Income Units	# of Units	Funding Amount	Funding Type
47	2021	Families Forward	117 Streamwood	N/A	Rental	0	1	0	0	1	\$399,000	CDBG grant
48	2022	Sage Park	Jeffrey & Walnut	ICLT	Ownership	0	0	0	68	68	\$17,600,000	Land Donation - 4 acres
49	2022	ICLT	N/A	ICLT	N/A	N/A	N/A	N/A	N/A	0	\$4,816,186	Financial Contribution
50	2023	ICLT	N/A	ICLT	N/A	N/A	N/A	N/A	N/A	0	\$4,899,183	Financial Contribution
51	2023	Cartwright Family Apartments	17861 Cartwright Road	C & C Development	Rental	10	5	31	13	60	\$2,451,838	HOME Loan
52											\$3,875,265	Park Place Settlement
53											\$720,100	PLHA Grant
54	2024	ICLT	N/A	ICLT	N/A	N/A	N/A	N/A	N/A	N/A	\$3,548,125	Financial Contribution
TOTALS						267	793	266	171	1,503	\$132,706,855	

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