

**Irvine Campus Housing Authority University Hills Area 12 Project
September 16, 2021**

Questions & Answers (Questions from Online Form as of 9/16/21)		
1	To what extent will Area 12 pricing be affected by the delay in project approval, the likelihood of a higher-rise multi-unit design, and market trends in cost of construction and cost of construction loans? To what extent might such effects ripple into ICHA finances, and ultimately to other U Hills homeowners? Thanks--keep up the good work.	At this time, we can only make projections. We work closely with our contractor to develop a more accurate bid prior to construction beginning. If sales prices need to be adjusted up or down at that time, we make the adjustment as necessary. The sales prices are not set until we execute our construction loan agreement with the lender. All construction-related costs would be covered by the sales price and we have not experienced pricing effects that ripple into ICHA finances.
2	Would ICHA provide community members with tours of the newly constructed homes once construction is finished but before homeowners move in, as was done with the Alturas Townhomes?	Depending on the circumstances when the first homes are available, and how quickly the buyer is ready to move in, this could be something ICHA can continue to discuss.
3	Will the units have windows that could be opened?	Yes. All homes are required to have operable windows to provide natural ventilation and emergency egress.
4	How many people will remain in the waiting list at the highest priority after assigning all 210 units?	We will not know the answer to this until after we complete the new home drawing.
5	What happened with options for development outside Irvine?	As we understand, the University and The Regents may still be discussing these opportunities. Currently, the focus is on Area 12 as it offers a great opportunity to begin housing families as early as 2023.
6	The webinar mentioned the units are below market. Doing a quick search on Zillow there's similar condos 600-800k, which suggest this isn't true.	In searching for a comparable three-bedroom condo that was recently constructed you will see prices starting around \$800,000. We are aware the cost to build Area 12 means these homes will only be priced slightly below market.
7	The Alturas/Miramonte townhomes seem much more attractive than the condos (no upstairs/downstairs) and lower costs (no condo + HRB fees). Has ICHA considered selling these rental units to current tenants?	The Alturas and Miramonte Townhomes include two- and three-story units, averaging around 1,100 square feet. According to market surveys conducted with current UCI academic recruits, buyers' preference for size is for units larger than 1,100 square feet. ICHA does not have plans to sell these units since the rental housing option plays a critical role in our housing program.
8	In the webinar, it was mentioned that the results from the Area 12 home designs survey cannot be shared. Why was it designed like that? It does not build trust between future residents and ICHA. The lack of transparency is not new and continues to disappoint.	The market study was performed by Zonda. The information collected and the study design is proprietary information that is not available to other clients, per Zonda's requirements. ICHA has indicated some of the high-level findings during our presentations. The information being protected is primarily demographic and lifestyle preference. ICHA has been extremely transparent throughout the entire process.
9	Could you please show us a map? Where is Area 12?	Please visit the Area 12 project webpage and click the "Site Plan" button: https://icha.uci.edu/area12/
10	Why should the location of someone close to or far away from Area 12 influence decision making? Has this been the case for building in new areas?	There are no decision-making responsibilities necessary from homeowners. Therefore, the proximity of an existing homeowner to the Area 12 project site does not change their involvement with the project. The entire University Hills community was invited to attend the webinar to learn more about the proposed project and how to ask additional questions.
11	Can you share the dates and times when proposals for Area 12 been submitted to the Regents? How many times have the Regents approved these proposals?	The first plan (89 detached homes) was presented to the University Hills community on April 27, 2020. The project was rejected before it was reviewed during a Regents meeting in the following months. The second plan (146 homes) was presented to the University Hills community on March 10, 2021 and rejected by The Regents at a meeting on March 17, 2021. We presented the third plan (210 homes) to the University Hills community on August 26, 2021 and it is expected to be on the agenda at the November 17-18, 2021 Regents meeting.
12	Should retired faculty who make up nearly 20% of ICHA residents be included in the decision making as their values may not align with ICHA's goal of creating units for UCI full time employees?	University Hills was created as an academic community in residence to provide affordable housing to eligible full-time employees (see https://icha.uci.edu/). All residents are encouraged to participate in plans that change the neighborhood. Everyone is welcome to approach the Homeowners Representative Board or ICHA with questions, comments, or opinions. The final decision making is controlled by The Regents. For a full list of ICHA and HRB contact, click here .
Questions & Answers (Questions received during Webinar 8/26/21)		

13	Question regarding the order in which the UCI employees are given the chance the purchase a house in UCI housing area (faculty <- academic staff <- staff). I'm a librarian and thus an academic staff. I applied for a house three months before my employment began (in 2018), but the last time I checked, my family was still, like, 160th in the waiting list. I think it's because the incoming faculty members always are prioritized first. Would the faculty privilege always exist? Or would an academic staff also get the chance to purchase a home in UCI housing area? Thank you.	We don't know. Given the proposed project is in the early stages, the process outlining who will have priority eligibility to purchase the new homes has not been confirmed at this time. Historically, ICHA and the campus administration review data, then the campus makes a determination of what employee category will be eligible for the new home drawing. The Ground Lease gives this authority to the campus. For more information, please see the ICHA Sales page Under "For Prospective Homeowners"
14	Follow up: while we see the number of housing units in the presentation, how many academic personnel and/or staff will be provided with an opportunity to purchase in this proposed project (as opposed to faculty)?	Please see the answer to question #13.
15	Will each garage unit be separate from the next one? or is each garage accessible to every other garage?	Yes. All garages will be separated, private, and secured by the individual homeowner. There is no accessibility between private garage space.
16	Given the dramatically smaller sized apartments to be built - can you please consider prioritizing people with larger (2+ kids) families. And please do not say that the "University" or "campus" will make these decisions - I am asking you to push this with the campus.	Similar to Question #13, above, ICHA does not control how the home offerings are prioritized. ICHA has always provided relevant information to UCI decisionmakers on behalf of the University Hills community.
17	Will ICHA release information about statistics in terms of the wait list and housing lottery? There is currently no information about how long the wait list has taken historically, or where people's individual place is on it.	This information is constantly changing. For the latest information, please contact the Sales Office: 949-824-7345
18	Were academic personnel and/or staff recruits consulted on the new proposed project? You mentioned consulting with "recruits."	Yes. The survey was sent to more than 250 academic recruits who remain on the for sale waiting list from prior construction phases.
19	How many academic personnel and/or staff will be provided with an opportunity to purchase in this proposed project?	The first phase of construction would house 102 families. The second phase would house an additional 108 families, for a total of 210 homes.
20	Is it allowed to bbq on the balcony?	No. The homes will be treated like a condo and therefore barbecues on a covered balcony present a dangerous fire hazard and would not be allowed.
21	Are you expecting to have a large HOA fee to cover long term building maintenance or are these costs going to be distributed across the general HOA fees in UHills?	The HOA fee will be higher than other existing homes within University Hills in order to maintain the Area 12 homes properly. These costs would not be distributed across the general HOA fee in University Hills.
22	Are you going to release the survey data that you collect, that I assume suggests that this would be somehow desirable to potential candidates; i.e. \$700k 2000 sqft apartment buildings?	No. The market study was produced by Zonda and includes proprietary information that cannot be shared with other clients. ICHA has indicated some of the high-level findings during our presentations.
23	Are these homes considered townhomes or condominiums and subject to extra fees?	The homes will have a condominium corporation and will be subject to monthly fees to maintain the property.
24	Could you describe other development options that might not be within the scope of what ICHA could do? For example, could another developer build taller flat-stacked housing that would allow greater spacing from existing housing and perhaps some green space within Area 12.	The proposed 210 homes, designed as three- to five-story stacked flat buildings, would be the densest type of development ICHA can execute financially. If the Regents prefer taller buildings or greater density, a different developer will have to be considered.
25	Please clarify/reiterate whether the area 12 construction means that the existing playgrounds at Los Trancos (and the one in Los Lomas apartments) will be removed. That is, that none of the existing playgrounds will remain.	Yes. The existing playground equipment located on the westside of Las Lomas, and the two small tot-lots on the eastside of Las Lomas will be removed.
26	Would it be possible to survey people currently on the UHills lottery waiting list to get feedback from potential stakeholders about these plans?	Over 250 academic recruits that remain on the waitlist from prior phases of construction were included in the survey.
27	The design detailing is ugly. The new Middle Earth dorms are much more attractive and also provide high density. Why wasn't a design like that chosen?	ICHA has worked with an architect to find a design that compliments the surrounding buildings, which include university buildings to the north and residential homes to the east and south.

28	If we understood correctly, the bigger 3bdr new flats will cost 700k, which is about 1.5times more than a 5 bedroom home with yard. Is this equitable at all? Even at the same price equity would be still be questionable..	The sales price is determined by the cost of construction. The type of construction being proposed in Area 12 is much more expensive than all prior types of single-family home construction in University Hills. We are aware of this dynamic and have discussed with our campus partners. Unfortunately, ICHA must recover the full cost of construction.
29	Is there going to be solar installed on these units? If not can owners add it later?	Solar panels would not be required with this type of construction. Allowing homeowners within a condominium corporation to install solar panels on a shared roof is complicated. A final determination has not been made but remains unlikely.
30	Are the efforts and expenditures by ICHA for these multiple designs being reimbursed by the campus or Regents, or are the expenses essentially being supported by current residents?	The expenditures, or cost of the design process, would be recovered through the sale of each home. If the project were rejected for a third time, ICHA would consider seeking reimbursement for the costs associated with the Area 12 project design process.
31	The proposed pricing for the properties is as high, or even higher than, the current single family detached structures in University Hills. The prices for these properties are close to market rates in Irvine, unlike the others, which are more subsidized. What explains the price disparity?	The sales price is determined by the cost of construction. The type of construction being proposed in Area 12 is much more expensive than all prior types of single-family home construction in University Hills. The cost of construction is recovered through the sale of each home, therefore the sales prices are higher.
32	Current rental housing has poor noise insulation from neighbors. What sort of noise insulation is planned?	The Building Code requires that we design and insulate shared walls to mitigate noise impacts. This project will comply with these standards.
33	Will the plumbing for these buildings be in the slab or all above grade?	The plumbing will be installed above grade using PEX piping that is run inside the walls and ceilings, which is standard practice in both slab on grade homes and multi-story buildings.
34	what will be done in construction to provide sound-proofing between units?	The Building Code requires that we design and insulate shared walls to mitigate noise impacts. This project will comply with these standards.
35	Do current renters have any representation on the HRB that we can direct comments or questions to?	Please contact the Homeowners Representative source Board directly with questions or comments: hrb@uhills.org
36	A great increase in the number of residents will have a significant impact on traffic congestion. How will this be mitigated?	A traffic study that was completed by UCI a few years ago stated East Peltason could accommodate traffic volume for an additional 250+ homes. The current Area 12 proposal includes 210 homes. No additional mitigation would be required.
37	Can you discuss interest in the existing Plan 500 series relative to single unit housing, e.g. how relative interest in the lottery, and discuss that in context of creating more codo units	Per the data collected in our market survey, there was some interest in the stacked flat homes. Historically (and also supported in the market survey), new home buyers tend to prefer single family detached homes, around 2,000 square feet, and with at least a small private outdoor space.
38	Will there be SOLAR PANELS on the roofs of these units? The design you showed seemed to suggest there will NOT be any panels.	Solar panels would not be required with this type of construction. At this time, the design of the buildings does not provide an efficient layout for solar panels to capture enough sunlight.
39	We need follow-up clarification on the response. What about taller but LESS dense?	Direction from the Regents has been to maximize density and total unit count. A design with taller buildings and additional space in between would require a different developer. ICHA is not financially capable of developing this type of structure due to the high cost.
40	Will new bike paths be SHARED with pedestrian (which is something that has NOT worked out well on campus). Dedicated bike paths would be far better.	Yes, the eight-foot bike and pedestrian paths will be shared. The new pathways will be designed to meet Class I safety standards. While we wish we could provide dedicated bike paths, the existing space does not allow.
41	Can you tell me how to apply?	Please continue to keep an eye out for updates from the University and ICHA.
42	Also are these units ADA compliant and universal design features? These seem ideal units to build this way.	The Area 12 project will allow ADA accessibility from the street level into the home and navigating through doorways. The units will not have ADA universal design features throughout the unit.
43	Why weren't more smaller floor plans included, to allow for higher density? Fewer bedrooms, etc?	The market survey of academic recruits currently on the waitlist indicated buyer preference for larger units with at least three or four bedrooms. There are a significant number of potential buyers who currently have a family or plan to have one. In addition, the goal of the housing program is to retain employees. Larger units allow families to grow. We believe we have the appropriate mix of smaller and larger units to meet the preferences indicated in the market survey.

44	How much guest parking will there be in total? (if not enough, then adjacent streets will be impacted by visitors' parking)	With the proposed 210 homes, the project will meet the City of Irvine's guest parking requirement, which is 0.7 guest parking stalls per home, for a total of 147 guest parking stalls. These stalls will be provided on site and along Los Trancos Drive, adjacent to the Area 12 boundaries.
45	Will there be parking added.	With the proposed 210 homes, the project will meet the City of Irvine's guest parking requirement, which is 0.7 guest parking stalls per home, for a total of at least 147 guest parking stalls. These stalls will be provided on site and along Los Trancos Drive, adjacent to the Area 12 boundaries. In addition, each home will have a private two-car garage.
46	Can you talk about sound insulation between levels?	The Building Code requires that we design and insulate shared walls to mitigate noise. This project will comply with these standards.
47	Has ICHA considered increasing fees for existing homeowners in order to share costs between new and old residents somewhat?	The proposed Area 12 project will include fees specific to these homes to maintain the property. The Area 12 project residents will also pay additional standard community fees.
48	What is being done for earthquake safety	California has very strict design and building codes to meet earthquake safety. This project will meet all the minimum requirements to ensure earthquake safety.
49	Can you give us at least an estimate of what the condo fees will be?	Based on current data we have collected, monthly condo fees could range between \$450-\$750 per month. This is simply a guess at this time.
50	Apologies for arriving late--can you please show the image of the planned housing once again?	Please visit the Area 12 project website: https://icha.uci.edu/area12/
51	Would there be a pedestrian bridge or crossing connecting area 12 to campus?	At this time, UCI has conceptually discussed the idea of constructing a pedestrian bridge near the northwest corner of the Area 12 project. A pedestrian bridge would be constructed by UCI and ICHA is not currently involved in that discussion. The crosswalks at Los Trancos Drive and East Peltason and at the Engineering Service Road will remain.
52	Considering the greater density and hope that more residents will walk to campus, will the campus and ICHA consider building a walking bridge over Peltason like exist in other areas of campus?	At this time, UCI has conceptually discussed the idea of construction a pedestrian bridge near the northwest corner of the Area 12 project. A pedestrian bridge would be constructed by UCI and ICHA is not currently involved in that discussion.
53	if the regents approve this plan in november, what is the time plan for the los trancos park redevelopment?	If the Regents approve the Area 12 project, ICHA would coordinate the construction timeline so the Los Trancos Pool and Park renovations would be complete around the same time new homes are delivered. The current estimated completion date would be between July and December 2023.
54	Have plans been made to allow for ample BICYCLE PARKING (secure bike racks)?	The focus of the design thus far has been on the site plan, building layout, and unit count. If the Area 12 project is approved by The Regents, ICHA will be able to begin working on these types of specific design features. We always include bike parking in our new construction projects, but we don't have the specific locations just yet.
55	Please tell us more about the guest parking--number of spaces, etc.. Thanks.	With the proposed 210 homes, the project will meet the City of Irvine's guest parking requirement, which is 0.7 guest parking stalls per home, for a total of at least 147 guest parking stalls. These stalls will be provided on site and along Los Trancos Drive, adjacent to the Area 12 boundaries.
56	Would guest parking be managed by the condo corp or open to anyone? The rules in the existing condo units are extremely restrictive; I believe 20 hours per month per unit.	The Area 12 project would include strict parking guidelines for homeowners and guests. Parking restrictions would be outlined in the buyer disclosures packet. Parking rules are enforced by UCI Parking and Transportation.
57	What if a homeowner has more than two cars? Will there be additional dedicated parking spaces for residents?	The specific rules have not been created yet, however, ICHA is aware that some homes may have more than two vehicles. In this circumstance, it is likely that the license plate would need to be registered in UCI's Virtual Parking Program and could then use the guest parking spaces within the project area.
58	Will the demolition crews and builders be mandated to follow Irvine city regs for starting and stopping times during week and weekends/holidays? For instance, NO construction on Sundays or holidays. This has been an issue in the past with every project.	All construction related activity and noise within University Hills follows the City of Irvine Municipal Code, which restricts construction activities to the hours of 7 am to 7 pm (or dusk) Monday through Friday and 9 am to 6 pm (or dusk) on Saturday. Construction work is not allowed on Sundays and campus holidays.
59	Reading the 2007 LRDP, adding more than 120 units would look to take the ICHA area over the 1700 unit threshold. What are the implications of exceeding this threshold in the planning and approval process?	*Question answered by UCI - University approval of a faculty housing project that would exceed the 2007 UCI LRDP Faculty/Staff housing program of 1,700 dwelling units would require an amendment to the LRDP. In this regard, UCI is proposing to amend the LRDP Faculty/Staff housing program capacity to 1,830 total units in parallel with the approval of the Area 12 Project, resulting in an increase in LRDP capacity of 130 dwelling units. The proposed LRDP Amendment would require approval of the UC Regents.

60	To be clear, is quarantine and isolation housing for students going to be used for students who are suffering from COVID?	*Question answered by UCI - UCI has reserved this area for use as a quarantine and isolation area as necessary. This is intended to include housing students that have Covid-19 or are awaiting test results because of a possible exposure.
61	If there are very few cases of Covid, would consideration be given to just demolishing all at once to decrease impact to adjoining homes?	*Question answered by UCI - Given the need to plan and the unknown nature of possible spikes in Covid-19 activity, it is unlikely that this would be done. We are trying to ensure we have capacity to handle potential changes in Covid-19 patterns.