

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

<b>Questions &amp; Answers (Questions from Online Form)</b>		
1	<p>The loss of a bike lane on Los Trancos heading into campus is a big concern. Having to detour into the green space onto a narrow path that is designated for both pedestrians and bicycles is a bad idea. There would need to be separate paths for bicycles and pedestrians. Bike lanes on the streets are at least 6 ft wide in one direction, so it would be very hazardous to designate an 8 foot wide path for bidirectional foot and bicycle traffic.</p>	<p>The design of the proposed transition from the on-street bike lane to the off-street pedestrian and bike path was designed by a registered engineer, with safety in mind. Signage and demarcation will be used to visually notify bicycle riders and pedestrian of the transition and shared pathway. A formal survey is not required.</p> <p>The proposed plan to transition the on-street bike lane on the east side of Los Trancos to the new off-street bike path was designed to accommodate new on-street parking along Los Trancos between the transition point. To prevent bicyclists from having to navigate around parked vehicles and opening car doors, the proposed plan is providing a safe dedicated transition from on-street bicycling to off-street bicycling.</p>
2	<p>If the pool is going to be renovated, then solar heating should be part of the renovation. Is that under consideration?</p>	<p>Yes, solar heating and the use of solar electricity would be considered.</p>
3	<p>We never held a survey in summer of 2020, please update the status.</p>	<p>The Recreation Amenity Survey that was discussed in April of 2020 was delayed as a result of the UC Regents not approving the 89-home plan presented last year. The Recreation Survey will be launched in April of 2021.</p>
4	<p>Are pool plans including solar heating? I am fully in support of retaining the volleyball court as it is well used and the only one for the neighborhood.</p>	<p>Thank you for your feedback. Please keep an eye out for the Recreation Amenity Survey that will be launched in April of 2021 and be sure to provide your comments in the survey.</p>
5	<p>What is the status of the environmental review? I do not see any information on the campus planning website. Noise and dust mitigation efforts and monitoring please describe a brief description.</p>	<p>The environmental review is still underway. The final report will be distributed for the required 30-day review period upon completion. The completion date is not yet known. The report will be posted here: <a href="https://cpep.uci.edu/environmental/review.php">https://cpep.uci.edu/environmental/review.php</a></p> <p>There are strict noise and dust mitigation measures that are monitored by local agencies. All construction activities will comply with these measures.</p>
6	<p>Why was this meeting announced with so little notice to residents? Please out of respect I request that another follow up meeting be planned.</p>	<p>The presentation will remain available here: <a href="https://icha.uci.edu/area12/">https://icha.uci.edu/area12/</a>. Please click on: "VIEW MARCH 10 WEBINAR". You may also ask a question any time by clicking the "SUBMIT A QUESTION" tab on the same web page.</p>
7	<p>How will ICHA measure the amount of dust and toxins that will be spread throughout our neighborhood area?</p>	<p>The South Coast Air Quality Management District (SCAQMD) is responsible for controlling emissions and air pollution. The proposed project would be required to comply with an Air Quality Management Plan, which requires that ICHA and its contractors implement the best available dust control measures during active construction operations. For example, the contractor could be required to suppress dust by using a water truck to spray the area with reclaimed water.</p>
8	<p>Will residents be able to use the facilities in the summer? How long will renovation take? Please! No Kiosk in this area. We need it to continue to be a peaceful, calm, quiet green area for the current residents who live in this area.</p>	<p>The construction schedule has not yet been determined. ICHA will share the construction schedule as soon as it available, which likely will not be until 2022.</p> <p>Please keep an eye out for the Recreation Amenity Survey that will be launched in April of 2021 and be sure to provide your comments in the survey.</p>
9	<p>My concern: Dust, noise pollution, and not being able to keep my windows open in the summer and fall due to noise (work from home) and toxicity from demolition.</p>	<p>Please see the answer to question number 7, above.</p>
10	<p>Given the large number of faculty recruited to UCI based on the premise that they would be offered University Hills housing within a few years of their arrival and that this is no longer the case, will the rules for priority and the lottery system for the new housing be adjusted to reflect these changes in circumstances? e.g., Will new faculty be allowed to enter the lottery for new housing even if they have previously entered a lottery? Will faculty be allowed to stay longer on the priority waiting list if they haven't been offered a house the entire time they have sat on the priority wait list? Will those living in the Miramonte townhomes be allowed to stay longer than 5 years if they are still waiting to come off the housing waiting list?</p>	<p>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.</p>

11	There's not enough parking near this pool. Can more parking spaces be added?	The proposed Area 12 project would add street parking along Los Trancos that could offer additional parking near the Los Trancos pool.
12	We need more "space" for teenagers. Can you add something for older kids to the concept? Maybe a sturdy ping-pong table or a skateboard ramp?	Thank you for your comment. Please keep an eye out for the Recreation Amenity Survey that will be launched in April of 2021 and be sure to provide your comments in the survey.
13	The enclosed pool loungers look fancy, but we like the idea of moving chairs around to gather. Please include flexible/mobile seating.	Thank you for your comment. Please keep an eye out for the Recreation Amenity Survey that will be launched in April of 2021 and be sure to provide your comments in the survey.
14	Will residents who did not get a new home elsewhere be eligible to get a home in Area 12?	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.
15	Given how long the waitlist is now, it seems unfair that new faculty continue to get priority for new development. New faculty clearly do NOT need additional incentive to sign as we all end up being willing to wait anyway. The waitlist may be indefinite under this old system. Can professors on the waitlist enter the new house drawing?	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.
16	Why should stakeholders who live closer to Area 12 have more input on the decision? Has this been the case with other ICHA developments? I do not believe this has been the case. Changing the rules for them seems like an unfair process. If people near Area 12 want to change houses because of the pending construction, there is a list of people who are looking to swap homes, none of whom have said that being close to construction is important.	This is not the case. All residents within University Hills have been given the same opportunity to participate in the community presentations and submit questions. This has been the case for all phases of construction through University Hills over the years.
17	Who will be eligible to purchase for-sale homes in the development? (I am currently considered a "newly hired" faculty, but I worry that I will not be considered so by the time this development is complete.)	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.
18	What is the current projected timeline for the for-sale homes to be completed?	Please review the proposed timeline here: <a href="https://icha.uci.edu/wp-content/uploads/2021/03/3-21-Tentative-Area-12-Timeline.pdf">https://icha.uci.edu/wp-content/uploads/2021/03/3-21-Tentative-Area-12-Timeline.pdf</a>
19	I usually walk across the Las Lomas parking lot to get to the U.S. Mailbox on Los Trancos. How much of a detour is the area under construction going to create? (The postbox on Gabriellino was taken away a few years ago.)	If the proposed project is approved, the U.S. Mailbox on Los Trancos will be removed. The United States Postal Service will determine the location of their mailboxes.
20	What is the committee doing to expedite the approval process so that the extremely long waitlist for housing opportunities can be addressed?	UC Irvine has been aware of the growing waitlist and has been working with UCOP and the Board of Regents on this issue since 2019. Because there is a difference of opinion about the density and housing types between UC Irvine and the Regents, the process has been taking longer than historically. UC Irvine is acutely aware that faculty households need a home size and home design that can accommodate a growing and changing household over 30 to 35 years, the typical length of stay of faculty in University Hills. Density means smaller units, which will not be suitable for most of the faculty households. Counterintuitively, denser housing types are also more costly to construct, and thus less affordable.
21	From Rossella and Joseph: If there is enough community support, would ICHA consider building an additional pool at Los Trancos? The planet is warming and already our pools are getting more crowded. We are thinking of a pool of the same size and style as the Coltrane pool. Such an additional pool would serve a wide variety of potential pool users (lap swimmers, children's training groups, teenagers and kids at play, etc.). We also feel that building such a pool would be environmentally responsible in a time of climate change: encouraging movement and exercise, in a pool of cool water, as substitute for using home air-conditioning. We look forward to detailing this proposal, as well as encouraging others to make their views known, at the HRB Board Meeting on Tuesday, April 6.	Thank you for your comment. Please keep an eye out for the Recreation Amenity Survey that will be launched in April of 2021 and be sure to provide your comments on in the survey.  ICHA understands you have successfully utilized the Policy for Recommending Changes to ICHA Operations Management ( <a href="https://icha.uci.edu/wp-content/uploads/2021/03/21-3-15-ICHA-Policy-no-intro.pdf">https://icha.uci.edu/wp-content/uploads/2021/03/21-3-15-ICHA-Policy-no-intro.pdf</a> ) and you will be presenting your idea to the HRB in April of 2021.

22	What is the mediation plan for the vegetation surrounding the proposed Los Trancos development area? Are the large trees that line Los Trancos and the surrounding areas going to be removed?	No. In order to develop an area to accommodate the proposed homes, new sidewalks, and new pedestrian and bike pathway, the trees along Los Trancos will be removed. ICHA understands the value of creating a visually significant entrance to University Hills along Los Trancos Drive and we believe the combination of our proposed architecture and landscape plan will maintain the impressive visual features of University Hills. ICHA is working with a licensed landscape architect on the landscape design of the entire proposed project area. The impact on existing trees is driven by the footprint required to provide the housing necessary to meet the University's recruitment and retention goals. ICHA has already begun to map and identify the condition of the existing trees. Our goal is to preserve the trees we can. Unfortunately, many of the trees have been infected by the invasive shot hole borer and have already begun to die. We plan to try and preserve the mature trees that are healthy and can withstand a relocation.
23	Will the new development plan include new pool space for the additional residents that will result in the build out of Area 12?	The proposed Area 12 project does not include a pool. University Hills residents will have the opportunity to provide feedback via the Recreation Amenity Survey being launched in April of 2021. Please be sure to keep an eye out for the survey and provide these comments.
24	Which University Hills stakeholder groups were engaged in the planning and design of Area 12?	The design process for new neighborhoods is led by UC Irvine. Though no specific stakeholders are typically engaged, the campus always considers a variety of factors in designing new neighborhoods, including the thoughts and opinions of the Board of Regents, The Provost's Office, Deans & Chairs, and any data about home suitability and affordability.
25	Is having flat open space for playing/recreating a priority for Area 12? I'm worried with all of the construction and re-configuring of the park we are losing multi-purpose space (picnic, soccer, frisbee, running, exercises, etc.) that can never be recovered.	The proposed Area 12 project is dedicated to the construction of housing. Please keep an eye out for the Recreation Amenity Survey that will be launched in April of 2021 and be sure to provide your comments about the park renovation in the survey.
26	It seems like high density buildings would be better suited for this area instead of single family homes. Has this been considered? Why is UHills building more single family homes when we have so much need for housing?	There is a unique balance ICHA strives to achieve in University Hills. The goal of the program is to provide housing that allows the University to recruit and retain employees for many years. Based on ICHA's experience, the typical homeowner prefers a home that is 2,000 square feet, 3-4 bedrooms, with a small outdoor space. In Area 11, we were able to design 138 of the 160 homes (86.25%) to accommodate families through their entire life cycle. The goal in Area 12 was to design a plan that both meets the common buyer preference with a request from the Regents to develop as many units as possible. ICHA also strives to blend the existing neighborhood with new construction. Higher density buildings may negatively impact adjacent neighbors and the aesthetic of the community.
27	Can we please not overbuild this park & pool complex? Will the gravel trails and green flat open space be kept, or is there more concrete and single-use amenities planned?	Thank you for your comment. Please keep an eye out for the Recreation Amenity Survey that will be launched in April of 2021 and be sure to provide your comments about the park renovation in the survey.
28	Will there be any one-story homes? Will academic staff be lower priority compared to faculty?	At this time, there are no one-story homes included in the plan. In order to meet The Regents requirement to increase the density, the homes must be three stories in order to provide sufficient livable square footage.  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.
29	Are the homes attached? Any detached ones?	The proposed Area 12 project includes both attached and detached homes. Please review the architectural elevations for both product types here:  Attached: <a href="https://icha.uci.edu/wp-content/uploads/2021/03/ICHA_ROW_ELEVATIONS.pdf">https://icha.uci.edu/wp-content/uploads/2021/03/ICHA_ROW_ELEVATIONS.pdf</a>  Detached: <a href="https://icha.uci.edu/wp-content/uploads/2021/03/ICHA_SFD_ELEVATIONS.pdf">https://icha.uci.edu/wp-content/uploads/2021/03/ICHA_SFD_ELEVATIONS.pdf</a>
30	How long do you anticipate Los Trancos Drive will be closed to traffic during construction? -- over what time period (months), how much of that time fully closed 24/7	The proposed Area 12 project does not have a construction timeline, nor a complete scope of work, at this time. Our goal is to limit impacts on traffic during construction. There may be intermittent periods where portions of Los Trancos may be closed during business hours, but we do not anticipate full closures for long periods of time.
31	What will happen to the current, expensive, playground equipment?	Given the proposed Area 12 project is still conceptual, we do not have a formal plan to reutilize the existing playground equipment. When the time comes, ICHA will do its best to reuse equipment that is safe to relocate.
32	Is there any evidence that an outdoor amphitheater would be used? The one at the Vista Bonita Park is rarely used; there seems very little point in using limited space to build another.	The final design of the Los Trancos park area has not yet been determined. Please keep an eye out for the Recreation Amenity Survey that will be launched in April of 2021 and be sure to provide your comments about the park renovation in the survey.
33	There has been a strong request for a warmer therapy pool and we wonder how this is accommodated in the discussion.	Your comment can be addressed via the Recreation Amenity Survey. Please keep an eye out for the Recreation Amenity Survey that will be launched in April of 2021 and be sure to provide your comments about the park renovation in the survey.

34	Because many people have to zoom throughout the workdays, it would be helpful if there could be some heads up/notification of days that will be extra noisy. Can the neighbors expect some notification of what the weeks planned activities will be?	ICHA will always do its best to notify neighbors when an unusually loud day of construction may occur.
35	Solar for pool and homes?	Please be sure to include your comments about solar at the Los Trancos pool in the upcoming Recreation Amenity Survey that will be launched in April of 2021.  The new building code requires solar power on all new construction, so yes, the new homes would include solar.
36	Will there be noise and particulate monitors (like Purple Air) that the neighbors can view online?	ICHA will comply with the mitigation requirements of UC Irvine in its approved CEQA documents.
37	Can your future live sessions use an upvoting system to prioritize questions?	Thank you for your comment. ICHA is happy to look into your request for future live sessions.
38	Where are community pools and outdoor space?	University Hills currently offers four pools and a variety of parks, playgrounds, athletic fields/courts, walking trails, bike paths, and open space (see map at <a href="https://icha.uci.edu/amenities-map">https://icha.uci.edu/amenities-map</a> ). ICHA will launch a Recreation Amenity Survey in April of 2021 to all residents in University Hills to collect feedback about the types of amenities the community would like to see as we begin to plan and design the renovation of the Los Trancos Pool and adjacent park area. Please keep an eye out for the survey and be sure to provide your comments.
39	Official USPS blue collection box on Los Trancos. This is the only USPS collection box left in UHills. Due to mail thefts, I use only official USPS collection boxes for my outgoing mail. The USPS collection box on Los Trancos allows walkup or drive up (with pull out parking) for drop offs. I urge ICHA to work with USPS to maintain the collection box and ease of use options. Thanks!	Thank you for your comment. ICHA always works closely with USPS on the locations and access to USPS collection boxes. Ultimately, USPS will determine the necessity and location of their collection boxes.  ICHA has been working with the USPS for the last 2 years to consider providing an additional mail collection box in the neighborhood and suggested a location at the Community Center. Though the USPS is amenable to this idea, they have yet to formally agree to the idea or schedule the installation.
40	Why can't the area be a mix of types of housing so that a smaller condo tower could be built which would have 2 or 3 bedrooms 2 bath and allow retired residents of UHills or people that do not want a big footprint, eco knowledgeable young persons that actually don't want a huge house an opportunity. Also, can the contract have a plan for more trees/shrubbery (or glass walls)? along the roadway to help the Schubert with sounds from Peltason?	The University and ICHA worked together to survey individuals that remain on the for-sale home waitlist to understand preferences and trends in the type of homes they would like to live in. The overwhelming response preferred single family detached, around 2,000 square feet, 3-4 bedrooms, a yard space, and privacy.  The latest site plan does include a mix of housing types, larger detached homes and smaller attached homes with two and three bedrooms.  The landscape and wall plans have not been finalized at this time given we are still in the early stages of design. We will make note of your comments about landscaping and walls. As it relates to the condos along Schubert Court, the proposed Area 12 project would not include any improvements to these yard walls.
41	Will it help the approval process to add the condo units tower? This would give more number of homes and may get a full Regents approval.	We are unable to answer this question specifically. ICHA is aware that the Regents would like to see an increase in the number of units on the Area 12 site and we are working closely with the University to design a plan that blends a variety of factors.  Multi-story condos are more costly and will outprice a significant percentage of assistant professors, so a balance of both density, livability, and affordability must be reached. No one solution can meet the needs of all new faculty recruits.
<b>Questions &amp; Answers (Questions received during Webinar 3/10/21)</b>		
42	how are surveys being distributed to Univ Hills people? By USPS mail, email, etc?	Prior Recreational Amenity surveys were distributed via ICHA's Constant Contact e-mail platform to all resident emails on file with ICHA. ICHA will be sending the Area 12 Recreation Survey in the same manner.
43	surveys are 1 per household or each adult member of household?	The Recreational Amenity survey is open to be taken by anyone that received it. It is not restricted to one survey per household, but is limited to one per e-mail address.
44	My question about the design of the project is if ADA accommodations were taken into account.	During the design process ICHA worked with the University to provide ADA accommodations at some of the units. These accommodations would allow for ground floor access and living (bedroom, bathroom, and kitchen accommodations). Additionally, ICHA complies with all ADA requirements for both buildings and the site. It is important to note that the requirements are different for residential homes than for a state-funded project such as student housing.
45	Was the HRB kept apprised as the various revised plans were developed? Has there been any community consultation since last April?	Yes. When ICHA received confirmed updates from the University, these updates were shared with the HRB. The current proposed project was presented to the HRB prior to the community wide webinar on 3/10/21.

		When the University provides updates on the status of the project or design, ICHA relays that information to residents. Please review prior communication here: <a href="https://icha.uci.edu/area12communication/">https://icha.uci.edu/area12communication/</a>
46	What about the traffic impacts of a denser development? Has this been evaluated/studied?	Yes. The University hired a traffic engineer to review and study traffic conditions both separately and as a part of the CEQA analysis. It was determined that the existing traffic conditions would have no negative impact. Further, the proposed redevelopment site could accommodate up to 280 new units before having a negative impact on local roads and intersections.
47	Was a taller condo tower-style building (5+ stories) considered?	A podium structure was considered, but there are complexities that cause them to not be a viable solution. One is the cost of construction. Podium-style condos with an underground parking structure are more costly and will outprice a significant percentage of assistant professors, so a balance of both density, livability, and affordability must be reached. A second important consideration is the building height of a podium-style condo in relationship to the existing homes to the south and east of the project site. ICHA has expressed our concern to the University and the neighbors on Blake Ct., Russel Ct., and Schubert Ct. about the vertical relationship between these existing homes and the potential build height that would be proposed.
48	I'd like to know why ICHA did not anticipate this demand - i.e., why the Area 11 homes are -not- occupying a smaller footprint where they are? It has been widely known that the priority list has been getting bigger and bigger.	The planning process for Area 11 began in 2014 and analyzed the best information and forecasting available at that time. Various factors began to change in recent years, including a dramatic increase in the percentage of faculty recruits who decided to apply for homes. This increase in local "demand" from historic levels changed the quantity of for-sale units needed.  Until recently, demand for University Hills housing among new faculty recruits has consistently been at roughly 70 percent. Beginning in 2018, however, this demand shifted to nearly 100 percent of incoming faculty who elect to live in University Hills. This change in demand is primarily a result of dramatic increases in housing prices in Irvine and Orange County in recent years, pricing new recruits out of the local market. University Hills is also a highly desirable place to live. New incoming faculty are aware of the University Hills lifestyle thanks to the discussions they are having with peers during in the hiring process. Therefore, most elect to participate in the new home drawings now.
49	Is there a different project being planned that will have even more density for retired/older UHills residents who want to move out of their large homes? Is this a priority for ICHA?	No. At this time there are no projects being planned as described in the question. UCI offers a benefit on the employee perks and discount website, known as the Regents Point discount. Please find additional information here: <a href="https://retirees.uci.edu/pdf/Regents_Point_UCI_Partnership_Information_Brochure.pdf">https://retirees.uci.edu/pdf/Regents_Point_UCI_Partnership_Information_Brochure.pdf</a>  ICHA has an Exchange Sales Process as well. Please find additional information here: <a href="https://icha.uci.edu/wp-content/uploads/2017/08/UHills-Exchange-Sales-Process-5-1.pdf">https://icha.uci.edu/wp-content/uploads/2017/08/UHills-Exchange-Sales-Process-5-1.pdf</a>
50	How many square feet are the lots on the west side (detached homes) ?	The lot size for the proposed single family detached homes ranges from approximately 2,200 to 2,600 square feet. The townhomes lots are smaller, at approximately 1,000 sq.
51	Will 3 story units only have stairs or option for elevator for disabled persons?	All units will have stairs. A lift could be installed along the walls of the stairs to gain access to the second and third stories. Designing a stairwell that could be retrofitted to accommodate an elevator was considered, however, the cost to do this directly impacted the ultimate sales price enough that the homes were no longer within the affordable target range. A few of the units would be designed with accommodations that will allow a disabled person to live on the ground level.
52	Given how oversubscribed the houses are currently, and how few new faculty actually get homes from the lottery, why limit to 3-4 stories? Could the footprint be made smaller (and more homes) added with 5-6?	Please see the answer to question #47, above.
53	Does modification along Peltason prevent any future expansion of Peltason to 2 lanes in each direction (as the LRDP provides)?	No. The site plan is designed to accommodate the potential future widening of Peltason.
54	Being someone living in Univ Hills since the very beginning Phase 1, where over half of my neighbors are still here also and are aging, how do you foresee move-up for the long-haulers living in these new 3-story units, to be able to move into a one story home as they age?	UCI offers a benefit on the employee perks and discount website, known as the Regents Point discount that may help provide housing options when needed. Please find additional information here: <a href="https://retirees.uci.edu/pdf/Regents_Point_UCI_Partnership_Information_Brochure.pdf">https://retirees.uci.edu/pdf/Regents_Point_UCI_Partnership_Information_Brochure.pdf</a>  ICHA has an Exchange Sales Process as well. Please find additional information here: <a href="https://icha.uci.edu/wp-content/uploads/2017/08/UHills-Exchange-Sales-Process-5-1.pdf">https://icha.uci.edu/wp-content/uploads/2017/08/UHills-Exchange-Sales-Process-5-1.pdf</a>
55	Since "building community" and maintaining satisfaction are HRB goals, will ICHA consider surveying *current* residents about the new Area 12 proposal?	It was important for the University and ICHA to understand the consumer preferences of those still waiting to buy a home. The webinars and Q&As like this one give an opportunity to current residents to voice their opinions and ask questions about the proposed project.
56	Being that this project is located at a major thoroughfare leading into/going out of University Hills, isn't there going to be a traffic bottleneck at the stoplight at Peltason & Los Trancos?	Please see the answer to question #46, above.

57	Is there any data to suggest that an amphitheater would be used? the one in the vista bonita park is rarely used, and this plan reduces the footprint available for park use -- esp since we lose the existing playground, so will need to use some of the grass area to replace that	Not yet. An amphitheater has not been proposed at this time. It was simply shown as a suggestion for the types of uses that could exist, pending the results of the Recreation Amenity survey. We look forward to seeing the results of the community wide Recreation Amenity survey that was emailed on April 7, 2021 to all residents with email contact information on file with ICHA.
58	the pool slide skipped 2022, was that a typo?	No. The currently proposed schedule is based on the construction timeline of the proposed Area 12 project. It is likely more cost effective, increases efficiency, and decreases construction impacts if we can work on the park while construction crews are already on site working on Area 12. These schedules have not been confirmed and remain to be determined.
59	how long will los trancos drive be closed to traffic during this construction?	Please see question #30, above.
60	Will there be any consideration given in November/December 2021, during demolition, to the impact of the associated noise upon those of us who live nearby and will still likely be teaching online?	Construction noise is required to stay below certain decibel measurements. While increased noise will exist for a period of time, these impacts are unavoidable. We appreciate your patience and ICHA will do it's best to notify residents if there are particular days where the noise may be louder than usual.
61	Are these homes going to go to faculty on the waiting list or only new faculty and be lotteried off?	Please see the answer to question #15, above.
62	As Las Lomas is demolished, will the windows and doors and kitchen appliances and cabinets be recycled or given to community organizations?	ICHA always does our best to recycle and/or donate any materials we can. This question has come up and we have, and will continue to, discuss the available options prior to demolition.
63	Hi - will the existing trees behind Blake court be preserved on that berm?	The proposed Area 12 project does not impact the plant material and trees that exist on the slope area behind the homes on Blake Court. ICHA began to plant new plant material in 2020 in anticipation that Las Lomas may be redeveloped one day. Our goal was to allow as much time as possible for the new plant material to mature prior to demolition and construction.
64	How many units were at Los Trancos?	100 apartment units.
65	How old are Los Trancos Pool facilities? Is their age the main reason for the renewal?	The Los Trancos pool was built in 1982. Yes, the age of the facility has reached a point that typical maintenance of the property is becoming more costly.
66	It looks like the Los Tranos pool renewal will require the pool area to be closed from January through Fall 2023. Would it be possible to schedule the pool area work, so it could take place over the Winter of 2022-23, so swimmers could have access to the pool area while the rest of the park space was still being built?	ICHA will take into consideration the best time to complete the pool and park renewal work, understanding the seasonal timeframe as well. The schedule has not been finalized yet.
67	Who was living in Los Lomas, and where will they now be housed?	The former residents that lived at Los Lomas were all UCI faculty and staff members. When the decision was made to ask them to relocate, they were all equally given priority to move to another rental unit in University Hills. We were able to relocate everyone interested. Others elected to move outside of University Hills. Many of the former Las Lomas residents moved into the new Miramonte Rental Townhomes—the university gave these residents the highest priority for Miramonte. It was a very successful process.
68	Who would be in the 146 home lottery?	Please see the answer to question #15, above.
69	How many units are in the existing Los Lomas Apartments?	100 apartment units.
70	so are you saying that there will be some ADA 1 story units in this project?	Yes, please see the answer to question #44, above.
71	Since there are more people on the wait list (about 250) than homes proposed (146, was 89), will UCI ask people whether they'd prefer: a) an attached home (guaranteed under the Regents proposal), or b) a *chance* to be offered a detached home (UCI's proposal)?	Historically, names of the eligible applicants are randomly drawn during the lottery and they are assigned the next available home on their list of preferences. Applicants are provided with an application that allows them to identify their preferences, but they may only be offered a home once, so they tend to purchase what is available. If the applicant decides to pass on the home being offered, it will be offered to the next applicant pulled from the lottery.  Ultimately, 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.
72	Is 8 foot wide enough for a safe combined biking and walking path? Many bike riders just zoom past with no verbal warning, and it is very startling.	Yes. This type of design is classified as a Class I bike lane and all users are expected to follow applicable laws, safety standards, and common courtesies. The California Vehicle Code does allow cyclists to use vehicle travel lanes. Those choosing to ride on the street rather than the off-street bike lane are obligated to follow all CVC regulations.
73	We thought you would be demolishing during the autumn this year. We understand why that did not happen. Will most of the demolition be done during the winter when our windows are closed on Blake Court?	At this time, the schedule has not been finalized. If the proposed project were to proceed as currently scheduled the demolition would take place from approximately November through January.
74	Can you verify that there will be no on-street parking on Los Trancos?	The proposed Area 12 project includes on-street parking between the intersection of Peltason Drive to the north and the Los Trancos pool parking lot to the south, on both sides of the street.
75	What is the target \$ per sq ft for this development? For unattached and attached?	At this time, the target price averages approximately \$240 per square foot for both the detached and attached homes. The construction documents are yet to be finalized and those documents are not yet bid out, so pricing is an estimate and very preliminary. Future market costs for commodities such as lumber and labor costs have big impacts on the eventual sales prices.
76	Why does plan II move the pool-park-kiosk right next to my patio on 4 Alcott? It is already a crowded lane, and the present entrance at the middle of the parking lot is most convenient.	We apologize for any confusion. There is no proposed plan for the park design currently. The community-led Recreation Survey will guide the future design of the Los Trancos pool and park area. .
77	Please expand on the SPECIFICS of how the new design process accommodates ADA issues.	Please see the answer to question #44, above. We do not have any further specifics at this time.
78	Is there any consideration in making the houses/units net-zero-energy with solar and also carbon neutral?	The current building code requires that all new home construction include individual solar panel systems. Additionally, the homes are designed to meet a full certification with a Build It Green "Silver" rating per requirements from UC.
79	Is it possible to use some of the Open Space near Las Lomas for homes, and bring down the density?	There are small areas around the edges of Las Lomas, but not enough space to build new units. The residents and ICHA would like to maintain as much of the adjacent park and open space around the Los Trancos pool and park as possible.
80	what discounts for moving out of Univ Hills?	UCI offers a benefit on the employee perks and discount website, known as the Regents Point discount. Please find additional information here: <a href="https://retirees.uci.edu/pdf/Regents_Point_UCI_Partnership_Information_Brochure.pdf">https://retirees.uci.edu/pdf/Regents_Point_UCI_Partnership_Information_Brochure.pdf</a>
81	Has a survey gone out to those 250 on the wait list, to see if they would accept a 3 story home?	Yes. The consumer survey included three-story options, and it was surprising how many respondents were interested in and accepted a three-story home.
82	is the population of the new development really that much greater than the existing Las Lomas apartments?	Las Lomas is a 100 unit apartment community with a mix of one- and two-bed room units. The proposed Area 12 project would include 146 homes with a mix of three-, four-, and five-bedroom homes. Yes, the population of the proposed Area 12 would slightly increase the population when compared to Las Lomas.
83	Are the homes going to go to faculty on the waiting list or are they going to be lotteried off?	Please see the answer to question #15, above.
84	The open area from the Rec Center & former Farm School, up to Anteater Drive, why can't some housing be put in this area?	The Regents and UC use the Long Range Development Plan to determine the best use of land. At this time, the land you are referring to is designated for student housing.
85	Is there a limit to the amount of time that you can rent a rental unit in Univ hills?	Per our current Rental Agreement – Faculty, Academic, and UCI staff are eligible for stays up to five (5) years. If an employee lives in a rental unit and retires from the University, they would have to vacate the unit.
86	Do you plan another meeting with the community? So many questions remain unanswered and replying by wrtting is not the best.	A follow up meeting has not been scheduled at this time. We hope you find value in all of the answers provided here. Please contact ICHA directly should you have any additional questions.