

Path to Acquiring Surplus Land



CA-CLT Network teach-in
“Winning Support from Local Government”

The Irvine Community Land Trust Experience

Mark Asturias - July 26, 2022

Relationship with City of Irvine

- Participate in the development of Policies that encourage partnerships with ICLT.
- City of Irvine Housing Strategy
- Embedded policies into the City's legal documents - Housing Element of the General Plan
- Established objective to work with the Land Trust as part of the Housing Element

City of Irvine Housing Strategy & Implementation Plan

Adopted March 14, 2006
Amended June 24, 2014
Amended November 10, 2015



How did we accomplish this relationship?

- Community engagement - making residents aware and seeking their support.
- Ongoing meetings with elected and appointed officials and staff.
 - Educating official about the CLT program and its benefits:
 - Advocacy during adoption of City policy documents.
- Outreach to civic organizations to gain support from groups like:
 - Chamber of Commerce;
 - Local Business Council;
 - Charitable organizations.
- Meetings with developers/property owners.

Negotiations with Property Owners

- Development Agreements
- Specific Terms

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

CITY OF IRVINE
One Civic Center Plaza
P.O. Box 19575
Irvine, CA 92623-9575
Attn: City Clerk

Recorded in Official Records, Orange County
Tom Daly, Clerk-Recorder

 NO FEE

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(Space Above this Line is for Recorder's Use Only)

This Agreement is recorded at the request and for the benefit of the City of Irvine under the authority of Government Code § 65868.5 requiring recordation by

5.2 Provision of Fifteen Acres of Land. Landowner will provide to the City or an entity designated by the City fifteen (15) acres of land on multiple sites in the manner specified in the MAHP, which land shall be properly zoned, legally subdivided for residential uses, graded, and served by adjacent infrastructure. Unless otherwise agreed, the sites shall be between 1.5 (one and one half) and 8 (eight) acres. The deed restrictions shall provide that the predominate use shall be affordable housing. The Parties shall meet and confer in good faith concerning which, if any, other ancillary uses will be permitted in the deed restrictions. The deed restrictions shall also provide for design review and approval by Landowner. Such deed restrictions shall not limit building density. The plan for site selection and approval and timing is described in the MAHP.

CITY OF IRVINE and its Board of Directors

and

THE IRVINE LAND COMPANY LLC

and

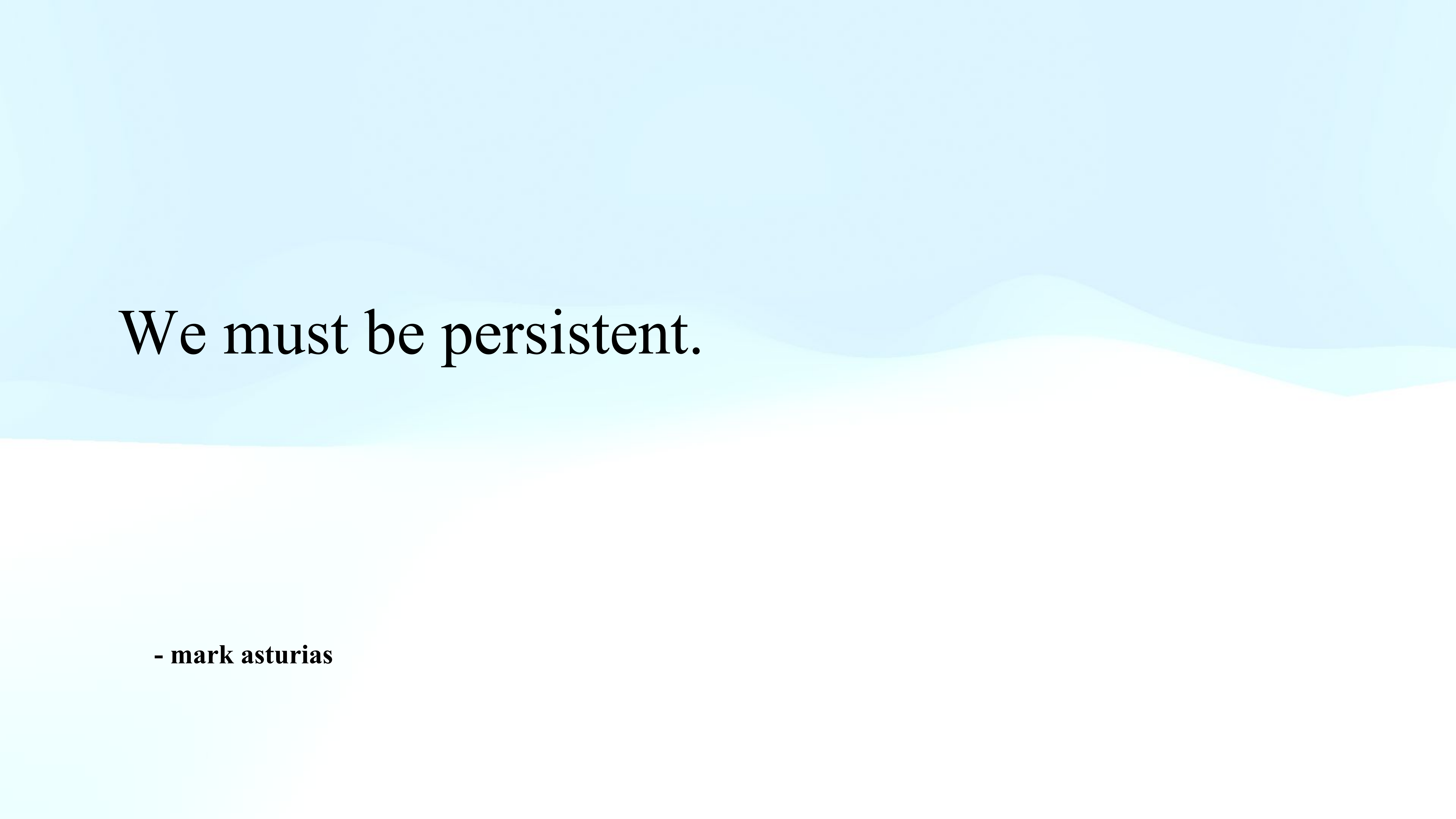
IRVINE COMMUNITY DEVELOPMENT COMPANY LLC

15 Years - Results

Land and Homes

- We have developed 10 acres of land for affordable housing. Land came through the City.
- We have been awarded rights to another 7 acres by the City.
- We have developed 407 permanently affordable very low-income rental homes.
- We have built 68 moderate-income homes.





We must be persistent.

- mark asturias





OVERVIEW LOOKING AERIAL

SITE/FLOOR PLAN

USES

- 1 FARMING
- 2 STAGE
- 3 COMMUNITY AREA
- 4 FLOWERS
- 5 COFFEE
- 6 OFFICE MEETING
- 7 GREENHOUSE
- 8 PROCESSING
- 9 HARDENING
- 10 RESTROOMS
- 11 STORAGE
- 12 COLD STORAGE
- 13 TIENDA
- 14 STORAGE YARD
- 15 MULCH
- 16 STABLE BEDDING
- 17 ACTIVE COMPOST
- 18 FINISHED COMPOST
- 19 VEHICLE PARKING
- 20 BIKE PARKING
- 21 PAVED AREA
- 22 COVERED TRASH ENCLOSURE
- 23 PATH OF TRAVEL
- 24 4' HIGH WOOD FENCE

KEYNOTES

- A Remove concrete in parkway, and replace and repair curbs, gutters and sidewalks per City standards as necessary.
- B Remove existing unused driveway approach. Replace and repair curb, gutters, and sidewalk per City standards as necessary.
- C Repair existing driveway approach. Replace and repair curb, gutters, and sidewalk per City standards as necessary.
- D Install street trees on both Walnut and Daisy per City standard.
- E Remove and replace the existing wheelchair ramp at the northwest corner of Walnut and Daisy per City standard No. 1122.
- F Street lights will need to be installed per City standards.
- G Parkway will be built to city standards.

