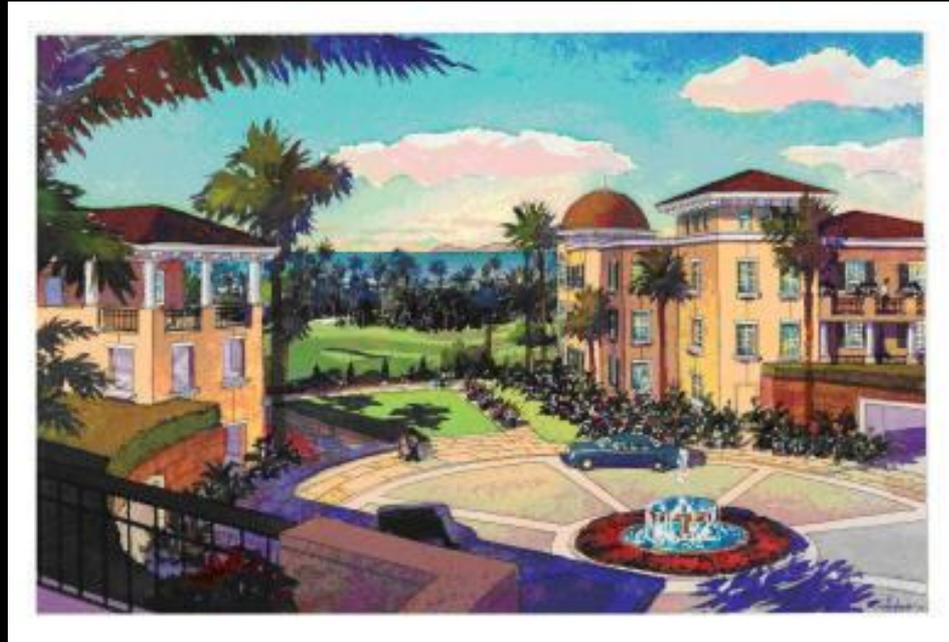


# Housing Element Update

## 2014-2021



Public Workshop  
November 14, 2012



# Workshop Agenda



- Schedule of Housing Element Update and opportunities for public participation
- Learn about the existing Housing Element programs & implementation
- Receive input on housing needs and potential programs in the community

# Schedule



- Two housing community workshops—November 2012 and February 2013
- Public review of Draft Housing Element— February 2013
- Planning Commission and City Council-March and April, 2013
- Submittal of Housing Element to HCD—April 2013
- HCD Review—60 days
- Planning Commission and City Council Hearings for adoption—August and September 2013
- Submittal of Adopted Housing Element to HCD—September 2013

# What is the Housing Element?



- Sets 8-year plan to meet the existing and projected housing needs of all economic segments of the community
- Identifies constraints to the development and maintenance of housing
- Establishes goals, policies, and programs pertaining to housing needs

# Housing Needs



- Analysis of population and employment trends
- Analysis of household characteristics, overpayment, overcrowding, and housing stock conditions
- Analysis of units at-risk of conversion to market-rate
- Special housing needs (i.e. elderly, disabled, female-headed households, large families, farm workers and homeless persons and families)
- RHNA - Regional Housing Needs Allocation

# Regional Housing Needs Assessment (RHNA)



- Southern California Association of Governments (SCAG) prepared a Regional Housing Needs Allocation (RHNA)
- Assigned Newport Beach a share of the region's new housing units for the 2014-2021 planning period:

Very Low	Low	Moderate	Above Moderate	Total
1	1	1	2	5
20%	20%	20%	40%	100%

# What is Considered Affordable ?



<b>Income Group (defined as % of County MFI \$85,300)</b>	<b>Median Income (4-person family)</b>	<b>Rental (Max. Rent)</b>	<b>Ownership (Max. Sales Price)</b>
<b>Extremely Low (&lt;30% MFI)</b>	\$28,900	\$722.50	\$86,700
<b>Very Low (&lt;50% MFI)</b>	\$48,150	\$1,203.75	\$144,450
<b>Low (51-80% MFI)</b>	\$77,050	\$1,926.25	\$231,150
<b>Moderate (81-120% MFI)</b>	\$102,350	\$2,558.75	\$307,050

# Current On-Going Programs

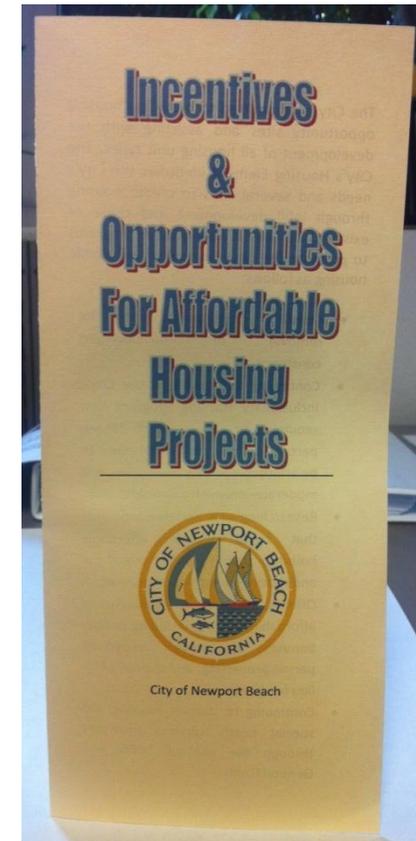


- Inclusionary Housing Program
- In-lieu Housing Fund - \$2,148,802
- Financial assistance to homeless services/shelters and other agencies that serve special needs
- Financial assistance to fair housing service provider
- Development Incentives

# Incentives for Affordable Housing Projects



- Inventory of potential development sites
- Rezoning opportunities
- Density Bonus including incentives
- Fee waivers
- Priority services
- Special incentives for Airport Area



# Program Accomplishments



- Zoning permitting Emergency Shelters
- Residential Overlay in Airport Area (eliminates constraints to affordable housing)
- User-friendly Sites Inventory identifying housing opportunity sites
- Preservation of at-risk housing (Seaview Lutheran Senior Units)
- Housing Development Approvals

# Approved Housing Developments



- Santa Barbara Condos (79 units)
  - In-Lieu Fee Payment \$1.2 million
  
- North Newport Center (524 units)
  - 52 Very Low, 79 Low, or 105 Mod rental units
  
- Banning Ranch (1,375 units)
  - 15% Very Low, Low, or Mod (for-sale and/or rentals)
  - 50% on-site, 50% various options
  
- Uptown Newport – (922 units + 322 density bonus units)
  - Approval anticipated early 2013
  - 11% Very Low or 20% Low rental unit: or
  - 40% Mod For-Sale

# Housing Prices 2012



- Median price for single-family homes and condos ranges in NB zip codes ranged from \$760k to \$2.4 million
- Apartment Complex Rental Rates
  - One Bedroom: \$1,383 to \$2,420 (\$1,941 avg.)
  - Two Bedroom: \$1,806 to \$3,230 (\$2,312 avg.)
  - Three-Bedroom: \$2,510 to \$3,231 (\$2,857 avg.)

# Housing Affordability in Newport Beach



Income Group (defined as % of County MFI \$85,300)	Median Income (4-person family)	Rental (Max. Rent)	Ownership (Max. Sales Price)	Housing Affordability
<b>Extremely Low (&lt;30% MFI)</b>	\$28,900	\$722.50	\$86,700	Affordable/Assisted Rental Housing Units
<b>Very Low (&lt;50% MFI)</b>	\$48,150	\$1,203.75	\$144,450	
<b>Low (51-80% MFI)</b>	\$77,050	\$1,926.25	\$231,150	Affordable/Assisted Rental Housing Units  *Limited Market Rate Rentals Opportunities
<b>Moderate (81-120% MFI)</b>	\$102,350	\$2,558.75	\$307,050	Market Rate Rentals

# More Statistics 2012



- Seniors comprise 18.97% of all residents (County: 11.6%)
- 5,884 persons in Newport Beach had a disability, comprising approximately 7.3% of the population five years and older.
- 2,309 female-headed households with children under 18 years: 6.5%

# Public Input



# Question 1



*What do you feel are the specific housing needs of the City of Newport Beach?*

## Question 2



*What types of housing (e.g. elderly, large families, homeless, students, disabled, workforce housing, etc.) do you think the City is lacking?*

# Question 3



*What do you believe are the constraints or obstacles to providing housing in the City?*

## Question 4



*What programs would you like to see the City provide for the community regarding housing?*

# Next Steps



- Gather comments
- Update and analyze data
- Prepare 1<sup>st</sup> Draft of Housing Element
- Next workshop – review draft



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