



Newport Beach HOUSING ELEMENT UPDATE

Housing Element Update
2008-2014

Developers Workshop

March 31, 2008



Newport Beach HOUSING ELEMENT UPDATE

Workshop Objectives

- Receive input on the existing Housing Element Goals, Policies, & Implementation
- Advise Planning Department on housing incentives and housing options in key areas



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Existing General Plan/Housing Element

- Adopted in 2006
- Involved extensive community outreach
- 423 Vote and limits housing development in the community
- Housing Element reflected new opportunities for infill housing and mixed use in key areas





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Primary Components

- Housing Needs
- Constraints and Resources
- Goals, Policies and Programs



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Housing Prices (2007)

- Median price of all homes and condominiums: \$1.4 M
- Median price for single-family homes and condos ranges from \$1.1 to \$4.4 M
- Rental Rates
 - Apartments: \$1,770 to \$2,500
 - Mobile Homes: \$900 - \$3,200



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Housing Affordability

Income Group (defined as % of County MFI)	Median Income (4-person family)	Max. Affordability		Housing Available
		Rent	Ownership	
Extremely Low (<30% MFI)	\$26,000	\$650	\$70,247	Affordable/ assisted housing units
Very Low (<50% MFI)	\$43,300	\$1,082	\$117,013	
Low (51-80% MFI)	\$69,300	\$1,732	\$187,293	
Moderate (81-120% MFI)	\$94,400	\$2,360	\$255,107	Limited to rental market



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2008-2014 RHNA

Income Group (defined as % of County MFI)	2008-2014 RHNA
Very Low (<50% MFI)	392
Low (51-80% MFI)	322
Moderate (81-120% MFI)	362
Upper Income (>120% MFI)	708
Total	1,784



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Potential Development Areas and Resources

- Airport Area
- Newport Center
- West Newport Mesa
- Balboa Peninsula area and Mariners' Mile and scattered sites*

*Pending Coastal Commission Approval



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Airport Area

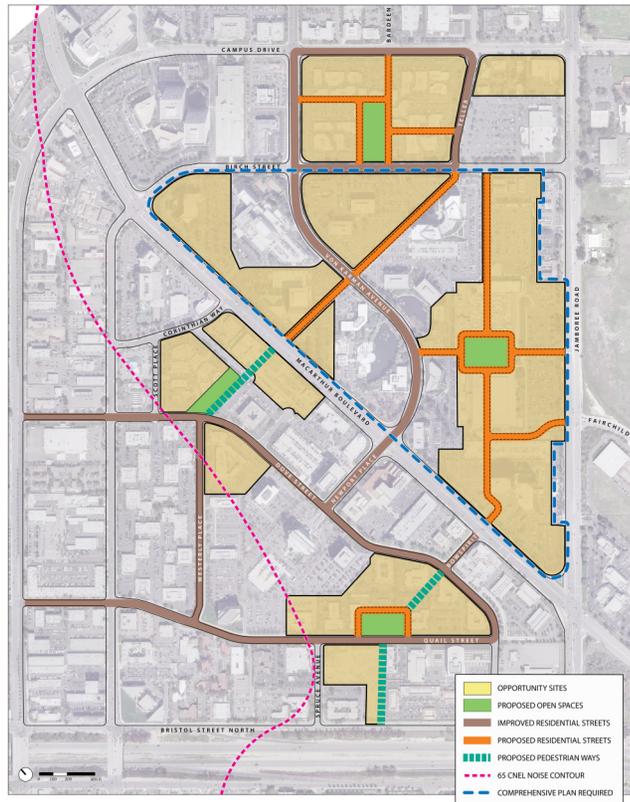
- New housing opportunities (2,220)
- Mixture of residential, office, & commercial uses
- Allows housing outside of high noise impact areas
- Residential units be developed at a max. density of 50 du/acre and min. of 30 du/ acre





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Airport Area



URBAN DESIGN FRAMEWORK

Newport Beach Airport Business Area

Revised for the City of Newport Beach by RCMR Design Group

JUNE 19, 2014



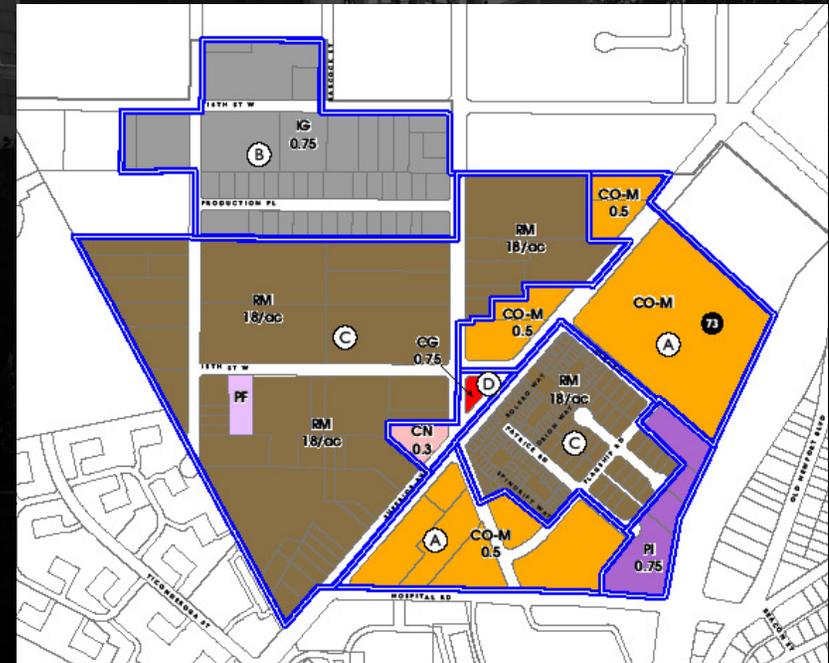
Development standards & design guidelines to achieve cohesive residential villages, parks, & assure land use compatibility



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West Newport Mesa

- New housing opportunities
- Enhances vitality with medical offices, housing, supporting retail & services, & mixed use

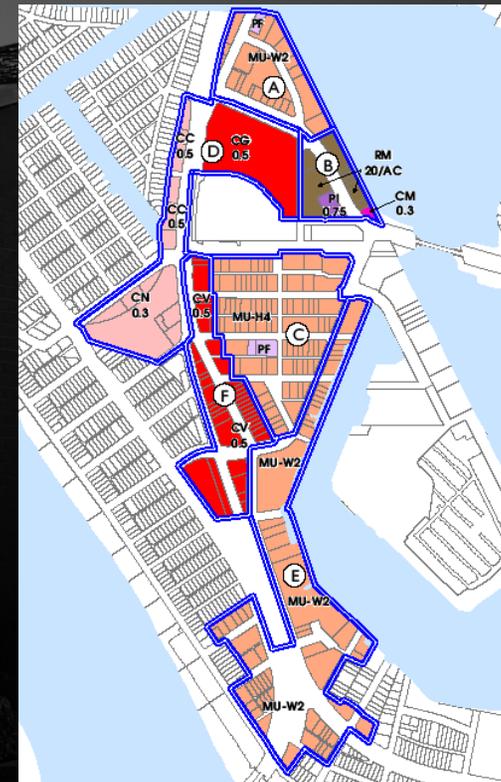
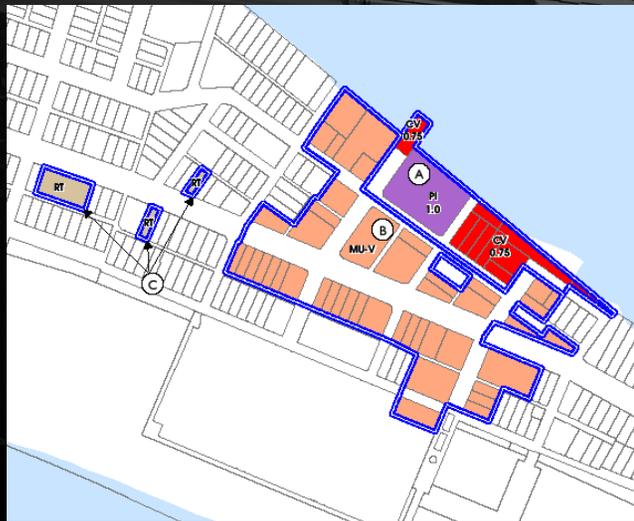




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Balboa Peninsula

- Supports marine-related & visitor-serving uses
- Allows additional housing to enhance vitality (400-600)





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Mariners' Mile

- New housing opportunities (up to 300)
- Provides for a mixed-use village at the base of the bluffs
- Allows limited housing along the Harbor front, with visual and pedestrian access





Housing Programs

- Inclusionary Housing Policy
- Density Bonus
- Expedited project review, development permits and waiver of fees for affordable housing
- In-lieu Housing Fund
- CDBG assistance to homeless services/shelters and other agencies that serve special needs
- Financial assistance to fair housing service provider



Housing Programs

- Restrict conversion of rental units to condominiums
- Ongoing discussion with local developers
- Regular meetings with the Orange County Housing Authority Advisory Committee



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New Programs

- Revised Inclusionary Ordinance and In-lieu fee scheduled for adoption and implementation summer 2008
- Revised Density Bonus Ordinance
- Zoning for Homeless Shelters (SB 2 requirements)



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Next Steps

- Public review of Draft Housing Element—May 2008
- Planning Commission and City Council Hearings—June 2008
- Submittal of Housing Element to HCD—June 30, 2008
- HCD Review—60 to 90 days
- Planning Commission/City Council Hearings—Fall 2008
- Submittal of Final Housing Element to HCD—Fall 2008



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Comments?

