

# Housing Element Update

## 2014-2021



CDM  
Chamber of Commerce  
Government Affairs & Community Updates  
January 10, 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
- Special housing needs (i.e. elderly, disabled, female-headed households, large families, farm workers and homeless persons and families)
- RHNA - Regional Housing Needs Allocation
- Analysis of units at-risk of conversion to market-rate

# 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%

# 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

# Units At-Risk of Conversion

- Seven existing affordable housing agreements set to expire during the planning period
- 153 units total consisting of very low-, low-, and moderate income rental units
- Resources for preservation
  - Financial
  - Inclusionary Housing Ordinance

# Current On-Going Programs



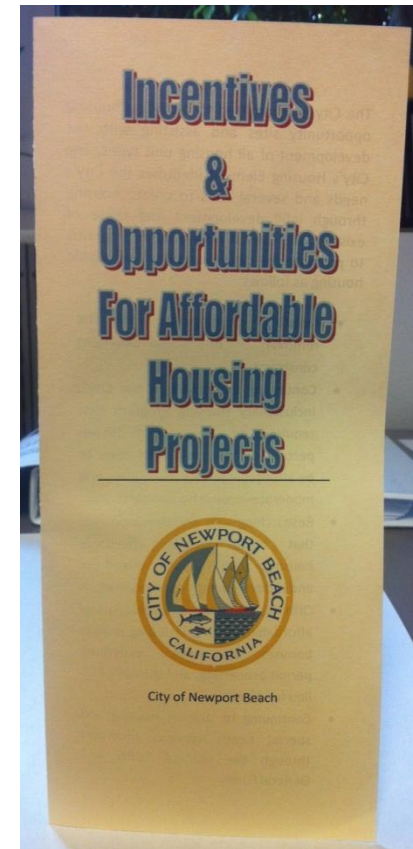
- Inclusionary Housing Program
- In-lieu Housing Fund - \$2,148,802
- Financial assistance to homeless services/shelters and other agencies that serve special needs
- Financial assistance to fair housing service provider
- Development Incentives



# 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



# 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

# Public Input



Throughout the Housing Element Update process, the City encourages and welcomes public input, suggestions, comments, etc.



# 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

# Stay Involved...

- Call or send staff an e-mail requesting to be added to the City's Housing Interest List
- Receive e-mails and notices regarding various public meeting related to Housing Element Update and other housing efforts
- Staff Contacts:
  - Jaime Murillo, Associate Planner at [jmurillo@newportbeachca.gov](mailto:jmurillo@newportbeachca.gov) or (949) 644-3209
  - Melinda Whelan, Assistant Planner at [mwhelan@newportbeachca.gov](mailto:mwhelan@newportbeachca.gov) or (949) 644-3221