



City of Newport Beach
GENERAL PLAN
HOUSING ELEMENT



Public Review Draft

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CHAPTER 5 Housing Element



HOUSING

A Balanced Residential for All Social and

Executive Summary

The City of Newport Beach's Housing Element details the City's strategy for enhancing and preserving the community's character, identifies strategies for expanding housing opportunities and services for all household types and income groups, and provides the primary policy guidance for local decision-making related to housing. The Housing Element provides in-depth analysis of the City's population, economic, and housing stock characteristics as well as a comprehensive evaluation of programs and regulations related to housing. Through this evaluation and analysis, the City has identified priority goals, policies, and programs that directly address the housing needs of current and future City residents.

The City completed a comprehensive update of its General Plan in 2006. Through the General Plan update process, several key areas in the City were identified as ideal locations for future housing opportunities. Key sites for future development include the Airport Area, Newport Center, Banning Ranch, Newport Mesa and the Balboa Peninsula area.

As part of the comprehensive General Plan update, the existing 2000-2005 Housing Element was reviewed for consistency and updated to reflect land use changes and new residential opportunities identified as part of the General Plan update. The 2008–2014 Housing Element is an update and revision of the 2006 Housing Element and consists of new technical data and updated policies and programs. The land use opportunities areas developed as part of the General Plan have remained the same. This Housing Element also addresses meeting the Regional Housing Needs Allocation (RHNA)

for the planning period of January 1, 2006, through June 30, 2014, and is consistent with recent revisions to State Housing Element Law.

PURPOSE AND STATUTORY AUTHORITY

The Housing Element is mandated by Sections 65580 to 65589 of the Government Code. State Housing Element law requires that each city and county identify and analyze existing and projected housing needs within their jurisdiction and prepare goals, policies, programs, and quantified objectives to further the development, improvement, and preservation of housing. To that end, State law requires that the housing element:

ELEMENT

Community Providing Opportunities Economic Segments

Identify adequate sites to facilitate and encourage the development, maintenance and improvement of housing for households of all economic levels, including persons with disabilities; Remove, as legally feasible and appropriate, governmental constraints to the production, maintenance, and improvement of housing for persons of all income levels including persons with disabilities; Assist in the development of adequate housing to meet the needs of low- and moderate-income households; Conserve and improve the condition of housing and neighborhoods, including existing affordable housing; Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability; and Preserve for lower income households the publicly assisted multi-family housing developments within each community.

California state law requires that Housing Elements be updated at least every five years. The City of Newport Beach has prepared this updated Housing Element in compliance with State law with the established (extended) 2008 deadline for jurisdictions within the Southern California Association of Governments region and addresses all statutory requirements and regulations.

The City has accepted, and is committed to meeting, its 2006–2014 RHNA allocation of 1,784 housing units. Achieving the remaining RHNA units is expected through the future redevelopment of several key housing opportunity areas identified through the General Plan update process and the affordable housing requirements of the Inclusionary Housing Program. The City's Inclusionary Housing Program requires a proportion of affordable housing in new residential developments or payment of an in-lieu fee. The City's goal is that an average of 15 percent of all new residential development will be affordable to very low-, low-, and moderate-income households. The City Council has also established an Affordable Housing Task Force that works with developers and landowners to facilitate the development of affordable units and determines the most appropriate use

of in-lieu fee funds. The Task Force and staff continually investigate and research potential new affordable housing opportunities.

CONSTRAINTS AND OPPORTUNITIES

The City is constrained in its effort to provide new housing opportunities due to many factors beyond its control. A common resource in many communities, the City does not have a Redevelopment Agency, which in turn means that Newport Beach does not have the resource of housing set-aside funds, nor the power to assemble property through eminent domain. However, this General Plan update provides several opportunities to create new residential uses through infill development and reuse of existing land uses.

FOCUS OF HOUSING PROGRAMS

Following are the housing programs that Newport Beach believes will be the most effective in meeting the City's housing goals. These programs will be the focus of the City's housing efforts during the period of this Housing Element.

1. Actively promote the development of affordable housing on the above-mentioned sites and assist developers with the removal of site constraints.
2. Continue to implement the City's Inclusionary Housing Program that requires an average of fifteen percent of new residential units to be affordable to very low-, low-, and moderate-income households.
3. Research sites and developments that could include affordable housing, such as infill, mixed-use and redevelopment opportunities.
4. Discuss the extension of affordability covenants with owners of existing affordable apartments.
5. Offer incentives to developers of affordable housing, including density bonuses, fee waivers, expedited permit processing, and the use of in-lieu fee fund.
6. Continue to support housing and special needs services providers through the use of CDBG and General Funds.

TIME PERIOD COVERED BY THE HOUSING ELEMENT

The Housing Element covers the RHNA allocation period of January 1, 2006, through June 30, 2014 (extended from June 30, 2005, by the State Department of Housing and Community Development).

Introduction

The City has recently completed a comprehensive General Plan update that was adopted by the City Council on July 25, 2006. In November of 2006, the General Plan was placed on the electoral ballot and approved by the voters.

The California Government Code specifies the Legislature's intent to ensure that counties and cities are active participants in attaining the state housing goal and establishes specific components to be

contained in a housing element. These components include the following: identification and analysis of existing and projected housing needs, resources and constraints; a statement of goals, policies, quantified objectives, and scheduled programs for preservation, improvement and development of housing; identification of adequate sites for housing; and adequate provision for existing and projected needs of all economic segments of the community.

The Newport Beach Housing Element has been written in a consistent and mutually dependent relationship with other Elements of its General Plan. Furthermore, the Element is in conformance with Government Code Sections 65580–65589.

The updated Housing Element is a comprehensive statement of the City’s housing policies and serves as a specific guide for implementation of these policies. The Element examines current housing needs, estimates future housing needs, and establishes goals, policies, and programs pertaining to those needs. Housing programs are responsive to current and future needs. They are also established within the context of available community, state, and federal economic and social resources, and realistic quantified housing objectives. State housing goals are as follows:

- Availability of housing is of vital statewide importance. Early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.
- Early attainment of this goal requires cooperative participation of government with the private sector to expand housing opportunities and accommodate housing needs of Californians of all economic levels.
- Provision of housing affordable to low- and moderate-income households requires cooperation among all levels of government.
- Local and state governments have a responsibility to use powers vested in them to facilitate improvement and development of housing to make adequate provision for housing needs of all economic segments of the community.
- The Legislature recognizes in carrying out this responsibility, each local government also has a responsibility to consider economic, environmental, and fiscal factors, and community goals set forth in its general plan. Cities must cooperate with other local governments and the state in addressing regional housing needs.

California state law requires that Housing Elements be updated at least every five years. The City of Newport Beach has prepared this 2006–2014 Housing Element in compliance with the established (extended) 2008 deadline for jurisdictions within the Southern California Association of Governments region. The Housing Element covers the RHNA allocation period of January 1, 2006 through June 30, 2014, time period.

DATA SOURCES

Various sources of information have been consulted in preparing this Housing Element. The 2000 Census provides the basis for population and household characteristics. Where applicable, the following sources of information have been used to supplement and update information contained in the 1990 and 2000 Census:

- Population and demographic data from the State Department of Finance, 2007
- U.S. Census American Community Survey, 2006.

- School enrollment information from the State Department of Education and the Newport-Mesa Unified School District, 2007/08
- Housing market information, such as home sales, rents, and vacancies, as updated by City surveys and recent home sales data, 2007
- Local and County public and nonprofit agency information on special needs populations and available services 2008
- Housing condition information provided by the City of Newport Beach, 2007/08
- Orange County Progress Report demographic information, 2007
- Housing and Community Development Department Income Limits, 2007

ORGANIZATION OF THE HOUSING ELEMENT

This Housing Element has been divided into two sections as follows:

■ **Community Housing Market Analyses**

This section presents the most current available information pertaining to the following seven subsections: housing stock conditions, household characteristics including over-paying, over-crowding, analysis and projection of population and employment; analysis of special population groups; analysis of housing need; inventory of land suitable for residential development; analysis of opportunities for energy conservation; non-governmental constraints to housing production; and governmental constraints to housing production.

■ **Housing Goals and Policies, Quantified Objectives, and Programs**

This section has three primary functions: (1) to establish City housing goals and policies; (2) to quantify the maximum number of housing units that can be constructed, rehabilitated, and conserved over the seven year period between 2008 to 2014; and (3) to present City housing programs, which represent a five-year schedule of actions to be implemented by the City to achieve goals, policies, and quantified objectives of the Housing Element. Government Code Section 65588 requires review of the Housing Element as frequently as appropriate and to evaluate the effectiveness of housing goals, objectives, and policies in contributing to attainment of the State housing goal. Additionally, the City is required to evaluate the effectiveness of the Housing Element in attainment of community goals and objectives and its progress in implementation of its housing goals. This section provides the required review and evaluation of the 2000–2005 Housing Element.

REVIEW AND UPDATE OF THE HOUSING ELEMENT

The City of Newport Beach will review this Housing Element annually as part of its General Plan review to evaluate appropriateness of objectives, effectiveness of programs, and progress in implementation. The Housing Element will be revised again in 2014 in accordance with state law.

PUBLIC PARTICIPATION

Opportunities for residents to recommend strategies for, and review and comment on the Newport Beach Housing Element were an important component of the 2006 General Plan update, including

the Housing Element. The General plan update was the first comprehensive revision of the City's General Plan in more than 30 years and was the result of more than four years of work by the 38-member citizens General Plan Advisory Committee (GPAC), City staff, technical consultants, Planning Commission, City Council as well as input by thousands of residents that were received during the most extensive public outreach and visioning campaign in the City's history. In November 2006, the General Plan was placed on the electoral ballot and approved by 54 percent to 46 percent, validating that the General Plan reflected what residents indicated during the outreach process. Opportunities for residents to recommend strategies, review, and comment upon housing issues and discuss new opportunities for housing were an important component of the update.



Housing service agencies, developers and the public discuss the Housing Element at two special Housing Element workshops on March 31, 2008.

The Housing Element reflects the vision and principles for future land use and housing development that were developed as part of the General Plan process.

As part of the General Plan update, the Housing Element was updated and adopted in 2006 to reflect new land use changes and updated demographics.

As part of development of the 2008–2014 Housing Element, two specialized workshops were held on March 31, 2008. One workshop was specifically targeted for the development community. This workshop was held in the afternoon for housing developers to learn about the existing residential development opportunities and incentives that the City offers to facilitate affordable housing. Developers were also asked to provide input on existing programs and potential new incentives. The second workshop held later that day, was targeted to housing service providers and the general public. Workshop attendees were asked to comment on the existing needs and issues as well as provide feedback for the development of new housing programs.

Invitations were sent out to service providers and developers (Appendix H1 contains the mailing list) and a notice of the workshop was advertised in the Daily Pilot. In addition to residents, representatives from the following agencies attended the workshop and provided input:

- CAA Planning
- Kennedy Commission
- Brookfield Homes
- Western Community Housing
- Colette's Children Home
- Iger and Associates
- Conexant
- HOMES Inc.
- Public Law Center

- Legal Aid
- Social Service Agency of Orange County

Copies of the draft Housing Element were made available on the City’s website and at the Planning Department Counter. The draft Housing Element was reviewed by the Planning Commission on June 5th 2008 and the City Council on June 24, 2008. All City meetings are open to the public. The City provides citizens with advance notice of the public hearing and makes copies of all related materials available for public review as soon as the notice is published. Notice of the public hearings is published in the Daily Pilot at least 10 days prior to the hearing date.

Community Housing Market Analyses

HOUSING STOCK CHARACTERISTICS

Residential Growth and Dwelling Unit Types

Between 1980 and 2007, 11,564 housing units were added to the housing inventory in the City of Newport Beach (refer to Table H1). This indicates an average yearly increase in the housing stock of approximately 330 housing units. Since 1990, this rate of increase has slowed. Between 2001 and 2007, an average of 200 to 300 housing units per year was added to the housing stock with the exception of 2003, which included the annexation of Newport Coast.

Table H1 Net Additional and Total Housing Units, 1980–2007					
<i>Year</i>	<i>Total Housing Units at Beginning of Year</i>	<i>Net Change in Housing Units</i>	<i>Year</i>	<i>Total Housing Units at Beginning of Year</i>	<i>Net Change in Housing Units</i>
1980	31,016	1,233	1994	35,565	38
1981	32,249	152	1995	35,598	33
1982	32,401	109	1996	35,631	33
1983	32,510	225	1997	35,978	347
1984	32,735	108	1998	36,807	829
1985	32,843	216	1999	37,044	237
1986	33,059	306	2000	37,567	523
1987	33,365	971	2001	37,779	212
1988	34,336	312	2002	38,009	230
1989	N/A		2003	41,590	3581
1990	34,861	525**	2004	41,851	261
1991	35,275	414	2005	42,143	292
1992	35,439	164	2006	42,352	209
1993	35,527	88	2007	42,580	228

SOURCES: City of Newport Beach
 State Department of Finance 2007, Population Research Unit

**Two year growth change

The total number of housing units as of January 1, 2007, was estimated to be 42,580. The mix and number of housing units within the City according to the State Department of Finance are shown on Table H2.

Table H2 Housing Unit Mix (2007)		
<i>Housing Unit Type</i>	<i>Number of Units</i>	<i>Percent of Total</i>
Single-Family Detached	19,186	45.1%
Single-Family Attached	7,166	16.8%
Duplex to Fourplex	5,520	12.9%
Multi-Family	9,845	23.1%
Mobile Home	863	2.1%
City Total	42,580	100.0%

SOURCE: State Department of Finance 2007, Estimate

Residential Densities

Residential densities in many older neighborhoods in the City of Newport Beach range from 12 to more than 22 units an acre, according to City figures that were estimated by dividing residential acreage by current dwelling unit counts.

Table H3 Residential Density by Area	
<i>Area</i>	<i>Estimated Density (D.U./ Net Acre)</i>
Balboa Peninsula	22.6
West Newport	18.8
Balboa Island	26.7
Old Corona del Mar	17.9
Lido Island	12.0

SOURCE: City of Newport Beach Planning Department, 2008

In addition, many attached housing projects in the City were developed to maximize land usage. Existing attached projects in the City and their densities are listed in Table H4.

Housing Tenure

The tenure distribution (owner-occupied versus renter-occupied) of a community's housing stock influences several aspects of the local housing market. Residential mobility is influenced by tenure, with ownership housing evidencing a much lower turnover rate than rental housing. The tenure of housing in Newport Beach in 2000 was comprised of 44 percent renter households and 56 owner-occupied households and as shown in Table H5:

The percentage of rental housing in Newport Beach is higher than the corresponding figure for Orange County. The latest data comparing rentals from the 2000 Census is shown in Table H6.

Since 1960, (when only 36 percent of all occupied units were rented) the percentage of rental housing increased due to a sizeable amount of new rental construction. New construction subsided substantially in the 1980s. Table H7 lists the major rental projects in Newport Beach.

Table H4 Densities of Attached Housing			
<i>Project</i>	<i>Gross Acreage</i>	<i>Number of Dwelling Units</i>	<i>Dwelling Units per Gross Acre</i>
Newport Crest	38.0	460	12.1
Bayview Landing	4.5	120	26.7
Versailles (Phase I)	6.8	255	37.5
Lido Condominiums	1.1	54	49.1
621 Lido Park Drive	1.7	36	21.2
Caribe	1.3	48	36.9
The Towers	0.5	28	54.3
Rendezvous	0.75	24	32.0
Coronado	32.3	1,446	44.8
Mariners' Square	6.2	114	18.4
Park Newport	53.2	1,306	24.5
Promontory Point	32.8	520	15.8
Bayview Apartments	5.4	64	11.8
Bayport Apartments	5.3	104	19.6
Baywood Apartments	27.4	320	11.7
Newport Terrace	40.0	281	7
Granville	10.2	68	6.7
Baypoint Apartments	20.36	300	14.7
Bonita Canyon Apartments	57.70	1,052	18.2
The Colony	6.0	245	40.9
One Nautical Mile	2.44	42	17
Bordeaux Apartments	10.76	191	17
Ziani	18.3	168	9.18
Newport Ridge Apartments	21	512	24.3

SOURCE: City of Newport Beach Planning Department. 2008

Table H5 Housing Tenure			
<i>Year</i>	<i>Total Occupied Units</i>	<i>Owner Occupied</i>	<i>Renter Occupied</i>
1980	27,820	14,888 (53.5%)	12,932 (46.5%)
1990	30,860	17,207 (55.8%)	13,653 (44.2%)
2000	33,071	18,408 (55.7%)	14,663 (44.3%)

SOURCES: 1980, 1990, 2000 U.S. Census.

Table H6 Percent of Renter Occupied Units

<i>Area</i>	<i>Percent of Rental Housing</i>
Newport Beach	44.3%
Costa Mesa	59.5%
Huntington Beach	39.4%
Laguna Beach	39.9%
Orange County	38.6%

SOURCE: 2000 U.S. Census

Table H7 Major Rental Projects

<i>Area</i>	<i>No. of Units</i>
Anchorage Apartments	39
The Balboa Bay Club	144
Baypoint Apartments	300
Bayport Apartments	104
Bayview Apartments	64
Bayview Landing Apartments	120
Baywood Apartments	320
The Beach House	226
Fairway Apartments	74
Newport Bluffs	1,052
Mariners' Square	114
Newport North	570
Newport Seaside Apartments	25
Newport Seacrest Apartments	65
Newport Villa	60
Coronado Apartments	1,446
Park Newport	1,306
Promontory Point	520
Seaview Lutheran Plaza	100
Sequoia Apartments	54
The Colony	245
The Terraces	56
850 Domingo Drive	34
Newport Ridge	512
Bordeaux Apartments	191
Newport Bay Terrace Apartments	184
Palm Mesa Apartments	147
TOTAL: 27 projects	8,072

SOURCE: The City of Newport Beach Planning Department, 2008

In addition, the City contains many rented duplex, triplex, and fourplex units. Areas where this type of rental housing is predominant include West Newport, Balboa Peninsula, Balboa Island, and Corona del Mar. One of the most recent new multi-family rental projects in the City is the Bayview Landing project. This affordable housing project provides 120 units for very low- and low-income seniors.

Condominium Conversion Ordinance

In the mid-1990s, the City of Newport Beach adopted a new ordinance to ease restrictions on condominium conversions. Easing restrictions on condominium conversions was intended to promote the availability of first-time home buyer opportunities and to promote the rehabilitation and preservation of smaller, more affordable housing units. Many rental units in certain areas of the community were overcrowded and deteriorating due to absentee owners and the renting of units on a weekly basis. Health and safety issues were also a concern given quality of life impacts resulting from excessive noise, pollution and traffic in areas where weekly vacation rentals were prevalent. In 2005, the City became concerned that severe parking inadequacies of older apartment buildings were being perpetuated through condominium conversions, and adopted ordinances restricting condominium conversions to structures that provide the code required parking at the time of the conversion. Under these ordinances, duplexes, and multi-family properties that are non-conforming by way of parking cannot be converted to condominiums. These regulations will have slowed the rate of condominium conversions in the City.

The total number of units affected by condominium conversions approved since 1995 is 394 units. Table H8 identifies the number of conversions each year between 1995 and 2007.

Table H8 Condominium Conversion, 1995–2007	
<i>Year</i>	<i>No. of Residential Units Converted</i>
1995	37
1996	28
1997	20
1998	30
1999	30
2000	22
2001	43
2002	19
2003	23
2004	43
2005	51
2006	42
2007	6
Total	394

SOURCE: City of Newport Beach Planning Department, 2008

Vacancy Rates

A vacancy rate is often a good indicator of how effectively for-sale and rental units are meeting the current demand for housing in a community. Vacancy rates of 5 to 6 percent for rental housing and 1 to 2 percent for ownership housing are generally considered optimum, where there is balance between the demand and supply for housing. A higher vacancy rate may indicate an excess supply of units and therefore price depreciation, while a low vacancy rate may indicate a shortage of units and resulting escalation of housing prices. The overall housing unit vacancy rate of the City of Newport Beach has varied between 1980 and 2000, as fluctuations have occurred in the housing market. The last available data for all vacant units categorized by the type of housing stock is from the 2000 Census. It indicated that the vacancy rate for rental units was 3 percent versus 1 percent for ownership housing (Table H9). According to State Department of Finance estimates the overall vacancy rate in the community has decreased to 10.9 in 2007.

Year	Vacancies as a % of all housing stock	Vacancies for sale as a % of all housing stock	Vacancies for rent as a % of all housing stock
1980	10.1%	3.8%	6.1%
1990	11.5%	0.8%	4.3%
2000	11.3%	0.9%	3.4%
2007	10.9%	n.a	n.a

SOURCES: U.S. Census 1980, 1990, 2000; Orange County Progress Report 2000; State Department of Finance 2007, Estimate

The discrepancy between overall vacancy rates and vacancy rates among available units may be due to the large number of seasonal units and second homes in Newport Beach. According to the 2000 U.S. Census, 1,994 of 4,217 vacant units were identified as “seasonal use.”

To assist in administration of its condominium conversion ordinance, the City has conducted rental vacancy surveys since 1979. This survey includes only apartment vacancies, not other homes that may be used as rentals. Results of the most recent surveys and the 2000 Census are provided on Table H10. As shown in 2006, the vacancy rate for apartment units was 4.45 percent.

	Percent of Rental Units Vacant										
	1991	1992	1993	1994	1995	1996	2000	2004	2005	2006	2007
TOTAL	4.8%	4.6%	2.7%	4.3%	8%	4.4%	8.0%	6.2%	4.84%	4.45%	

SOURCES: City of Newport Beach Planning Department 2008; 2000 U.S. Census

Housing Condition

There has not been a comprehensive survey of housing conditions in Newport Beach since the 1976 Special Census for Newport Beach. That survey indicated only 1.3 percent of all housing units were deficient. Three neighborhoods in the city contained concentrations of substandard housing. Of all housing units on Balboa Peninsula, 5.1 percent were in substandard condition, while 2.5 percent and

2.6 percent of all units on Balboa Island and in Newport Heights, respectively, were in substandard condition. Deficient units in this regard are defined as deteriorated, dilapidated units, as well as those units inadequate in original construction, or which were under extensive repair.

The lack of complete plumbing, kitchen, or heating facilities serves as a narrow indicator of substandard housing conditions. Only a small number of homes in Newport lacked these basic utilities in 2000. The 2000 Census reported that 125 units had incomplete plumbing, 235 units were without a complete kitchen, and 135 units had no heating facilities. However, it is the consensus of City staff that the condition of housing in Newport Beach is considered to be very good. During 2007, through its ongoing code enforcement program, the City Building Department has not identified any properties in need of repair. Extremely high property values and the lack of code enforcement cases indicate that property owners within Newport Beach are, for the most part, conscientious about maintaining their properties. Substandard housing does not appear to be a problem for the community at this point in time.

Illegal Dwelling Units

Illegal or “bootleg” dwelling units have historically been a problem in Newport Beach, experienced most often in the older, beach-oriented areas of West Newport, Balboa Peninsula, Balboa Island, and Corona del Mar. These units are found in two typical forms: the “splitting” of a single dwelling unit into two separate occupancies, and the conversion of garages to living space. These units usually have a higher number of health and safety code violations than legal units, due to conversion without proper building permits and inspections.

Illegal units continue to be a problem today, but are less prevalent than in the past, due to increased year round owner occupancy in these areas, and inspections which occur when properties are sold. While it is difficult to estimate the number of illegal units, code enforcement personnel estimate that as much as 5 percent of the City’s housing stock may be in the form of illegal units. While not to be safe and adequate housing, these units do provide living arrangements that tend to be more affordable than legal units.

Mobile Homes

As described later, mobile homes generally provide more affordable housing opportunities for residents. There are presently 972 mobile home spaces in ten mobile home parks in Newport Beach.

Many of these units are occupied by permanent residents and some are used by households that use the unit for vacations or weekend visits to the area. The character of the City’s ten mobile home parks varies. Three of the parks are located on or close to Newport Harbor. These three parks appeal to retirees and a substantial number of spaces in these parks are occupied by permanent residents. It should be noted that mobile homes in Cannery Village and some in West Newport have been replaced with manufactured housing that is not affordable to low-income and moderate-income individuals and families.

The state HCD is responsible for issuing permits for mobile home parks. The City of Newport Beach has notified the state that mobile home units affordable to low- and/or moderate-income households have been converted, or are in the process of converting to, market rate status and thereby may lose their affordable status. To date, the state has taken no action regarding this continuing loss of affordable housing.

It should be noted that one mobile home park, the Beach and Bay Mobile Home Park at 7204 W. Coast Highway, appears to be in substantial physical decline and could be subject to redevelopment or replacement within this planning period.

Table H11 Mobile Home Parks			
<i>Mobile Home Park (Site Address)</i>	<i>Total # of Spaces</i>	<i># of Acres</i>	<i># of Spaces/ Acre</i>
Bayside Village 300 East Coast Highway	343	24.66	13.91
Beach and Bay 7204 W. Coast Highway	47	1.41	33.33
Cannery Village 700 Lido Park Drive (replaced with manufactured homes)	34	1.40	24.29
Ebb Tide 1560 Placentia Avenue	77	4.16	18.51
Flamingo 7000 W. Coast Highway	20	0.31	64.52
Harbor 1535 Superior Avenue	40	1.92	20.83
Lido 710 Lido Park Drive	214	12.40	17.26
Marina Park* 1770 W. Balboa Blvd.	57	4.94	11.74
Newport Terrace 824 W. 15th St.	56	4.27	13.11
Seacliffe Mobile Park* 890 West 15 th Street	117	9.11	12.8
Total (10 Parks)	972		

SOURCE: The City of Newport Beach Planning Department, 2007

* Approved for closure.

Both the Marina Mobile Home Park and the Seaclyff Mobile Home Park were approved for closure in 2006. The Marina Park mobile home park has been owned and operated by the City of Newport Beach since 1919. The park presently accommodates 57 mobile homes: 25 used as second homes, 31 permanent residences and 1 that is vacant. Beginning in 1985, the City agreed to enter into long term leases that provided for reduced rents that were below fair market value. In exchange, the Lessees agreed to deliver possession of the premises. In 2006, the City elected to consider closing the Park and changing the use to an interim open space condition.

The Seaclyff Mobile Home Park is a privately owned 117 unit Park near the West Newport Industrial Area. The park owner owns all but 14 of the 117 mobile units. The remaining 103 are rented out on month-to-month tenancies. In 2006, owner decided to terminate the mobile home park space tenancies as part of the park closure.

Pursuant to California law, a Closure Impact Report was prepared for both parks that assessed the impact of the park's closure on tenants. The Report provided numerous options to tenants for relocation assistance, including payment of reasonable costs to relocate the mobile homes, payment to purchase the homes, and payment of relocation expenses.

Assisted Housing Stock

The City has had policies in effect since the mid-1980s requiring the provision of affordable housing in association with all new residential developments where more than 4 units are proposed. Most were provided within new or existing apartment projects. In some cases, an in-lieu fee was assessed. The City also facilitated the teaming of market rate and affordable housing developers to produce required affordable housing. As mentioned earlier, recent projects include the 120-unit Bayview Landing project (2004) and the 79-unit Santa Barbara Condominium project that will provide 12 units that will be affordable to low- and moderate-income households (in the pipeline). Affordability requirements for the Santa Barbara Condominium project will be satisfied through the purchase and rehabilitation of a 12-unit apartment building.

Table H12 summarizes the total number of completed affordable units receiving public assistance as well as regulated affordable housing in private development. Over 400 restricted/assisted affordable housing units are located within Newport Beach. Newport Beach has facilitated affordable housing development using a variety of mechanisms (such as in-lieu fee funding, inclusionary housing requirements, CDBG, fee waivers, land grants, and other support).

State law requires an analysis of existing assisted rental units that are at risk of conversion to market rate. This includes conversion through termination of a subsidy contract, mortgage prepayment, or expiring use restrictions. The following at-risk analysis covers the period of January 1, 2006 through June 30, 2016.

Assisted Housing Stock at Risk

According to the Housing and Community Services of Orange County's list of affordable housing projects and the City's at risk project database, two affordable project covenants may expire during the planning period.

These projects include Newport Seacrest Apartments located at 843 West 15th Street. The project was financed with a 30-year Section 8 loan which is set to expire in 2016. Of the 65 units, 20 are one-bedroom and 45 are two-bedroom units. Contact with the property representative indicates that although the loan is set to expire in 2016, the property owner would be willing to work with the City and negotiate extending the affordability covenants beyond 2016. Since many tenants of this property have Section 8 vouchers provided by the County, it is assumed that many of the tenants are very low-income households.

The Baywood apartment complex includes 46 low-income units, all of which are two-bedroom. These units were developed under the City's inclusionary housing requirement and are set to expire in 2011.

The Irvine Company (TIC) is the primary land owner/developer in the Newport Center area and has submitted a Planned Community Development Plan to build 430 of the permitted 450 mixed-use units (within Block 500, 600 and San Joaquin Plaza). The North Newport Center AHIP was approved in December 2007.

As part of the proposed 430 mixed-use units, the Planned Community Development Plan includes its own Affordable Housing Plan (AHIP) for the project, a required component of the City's existing Affordable Housing Implementation Program requirements. The Irvine Company is required to provide the following number of units of either very low-, low-, or moderate-income housing, or a combination of income categories:

Table H12 City of Newport Beach Assisted (and Affordable) Housing Summary

<i>Project Name/ Location</i>	<i>Type of Assistance Received</i>	<i>Earliest Possible Date of Change</i>	<i>Number of Units/Type</i>
Domingo Drive Apartments 851 Domingo Drive	Section 8	Permanent	25 Very Low Income
Newport Harbor Apartments 538 Placentia	Section 8 Density Bonus CDBG	2020	26 Low Income
Newport Harbor II Apartments	Section 8	2023	14 Low Income
Baywood	City Inclusionary Housing Requirement	2010–2011	46 Low Income
Newport Seacrest Apartments 843 15 th Street	Section 8 CDBG Fee Waivers Tax Credit Financing	2016	65 Low Income
Pacific Heights Apartments 881-887 W. 15 th Street	Section 8	2018	7
Villa Point II 2 Milano Drive	Section 8	Permanent	18 Very Low and Low Income
Newport Seashore Apartments 849 West 15 th Street	Section 8 Fee Waivers	2018	15 Low Income
Newport Seaside Apartment 1544 Placentia	Section 8 CDBG Fee Waivers	2019	25 Very Low Income
Seaview Lutheran Plaza (Seniors) 2800 Pacific View Drive	Section 202 Section 8	Permanent	100 Very Low–Income elderly
Villa del Este 401 Seaward Road	Section 8 Ownership	2021	2 Moderate Income
Villa Siena 2101 15 th Street	Section 8 Ownership Density Bonus	2021	3 Low Income
Bayview Landing (Seniors) 1121 Back Bay Drive	In-lieu Fee Funds Fee Waivers Tax Credit Financing	2056	24 Very Low and 95 Low Income

SOURCE: City of Newport Beach Planning Department, 2008 *City of Newport Beach Consolidated Plan 2000–2005*; Orange County Affordable Housing List, 2008

- Very Low: 43 units
- Low: 65 units
- Moderate: 86 units

To project units within these income categories, the North Newport Center Planned Community AHIP includes the construction of 14 affordable multi-family units on a 0.75-acre parcel of land near the intersection of San Joaquin Hills Road and San Miguel Avenue. The Irvine Company also owns the Bays, an apartment complex consisting of three buildings known as Baywood, Bayview, and Bayport. To meet the AHIP requirements, the Irvine will also/or create affordability covenants for 29 to 89 existing units at the Bays for a period of at least 30 years.

While the Baywood apartment complex may expire in 2011, the North Newport Center Planned Community AHIP provides an important opportunity to create new affordable housing within the community.

Preservation and Replacement Options

Currently, availability of funding for Section 8 contract renewal is uncertain. Under the Section 8 contract program, HUD pays owners the difference between what tenants can pay (defined as 30 percent of household income) and HUD’s payment standard. Rent subsidies using state, local, or other funding sources can be used to maintain the affordability of the at-risk projects and structured to mirror the Section 8 program.

It is assumed that the one-bedroom units are occupied by the one-person household and two-bedroom units are occupied by a four-person household. This analysis assumes that very low-income households earn below 50 percent of the County median. Thus, the average income would be \$30,300 for a one person household and \$43,300 for a four-person household according to 2007 HUD/HCD income limits.

As Table H13 shows, given the 111 units contained in the two housing projects, whose affordability may expire in this planning period, the total anticipated subsidy is \$569,784 annually or \$47,482 monthly.

Unit Size	Monthly Rent			No. of Units At Risk	Annual Subsidies
	Affordable	Fair Market	Subsidy Required		
Studio	\$758	\$1,103	\$345	0	0
One Bedroom	\$758	\$1,238	\$480	20	\$115,200
Two Bedrooms	\$1,082	\$1,485	\$403	94	\$454,584
Three Bedrooms	\$1,082	\$2,125	\$1,043	0	\$0
Total				111	\$569,784

SOURCE: Orange County Housing Authority

- a. When only a portion of a project’s units are covered by the Section 8 contract, the mix of these at-risk units is estimated based on the entire project’s unit mix.
- b. Affordable rent for a studio and one-bedroom units are based affordability level for 1 very low-income person. Affordable rent for two-bedroom units based on a 4-person very low-income family.
- c. Fair Market rents based on the June 2007 maximum rents (payment standard) set by HUD for different unit sizes in Orange County. This payment standard is determined by the Orange County Housing Authority.

Resources for Preservation

The types of resources needed for preserving units at-risk fall into three categories:

1. Financial resources available to purchase existing units or develop replacement units
2. Entities with the interest and ability to purchase/manage the units at risk
3. Management programs to provide replacement funding for potential lost subsidies

The following summarizes financial resources available to the City for preservation of assisted, multi-family rental housing units.

- **CDBG**—The City is programmed to receive approximately \$2,000,000 during the next five years. This program is intended to enhance and preserve the City’s affordable housing stock. CDBG funds are awarded to the City on a formula basis for housing activities. Approximately, \$200,000 per year in CDBG funds are used to repay a 20-year Section 108 loan which was used to provide public facilities improvements project to revitalize the low/moderate-income Balboa Peninsula neighborhoods.
- **In-Lieu Housing Fund**—The City has collected in-lieu fees from various development projects since 1997. The City’s remaining balance as of the end of 2007 was approximately \$1.3 million. Because it is a local housing resource, the City has a large degree of flexibility for use of the funds. In-lieu fee funds can be used for land write-downs, construction, rehabilitation, and acquisition of properties.
- **Section 202**—Provides grant to non-profit developers for supportive housing for elderly. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.
- **California Housing Finance Agency (CHFA) Multiple Rental Housing Programs**—This state program provides below market rate financing to builders and developers of multiple-family and elderly rental housing. Tax exempt bonds provide below market mortgage money. Eligible activities include new construction, rehabilitation, and acquisition of properties with 20 to 150 units.
- **Low Income Housing Tax Credit (LIHTC)**—This state program provides tax credits to individuals and corporations that invest in low-income rental housing. Tax credits are sold to corporations and people with high tax liability and proceeds are used to create housing. Eligible activities include new construction, rehabilitation, and acquisition.
- **California Community Reinvestment Corporation (CCRC)**—This private, non-profit mortgage banking consortium provides long-term debt financing for affordable multi-family rental housing. Eligible activities include new construction, rehabilitation, and acquisition.

Administrative Resources

An alternative to providing subsidies to private for-profit owners to maintain units as low-income housing is for public or nonprofit agencies to acquire or construct housing units to replace “at risk” units lost to conversion. The City can explore prioritizing tenants that have lost their unit or rent subsidy in these at-risk buildings for inclusion in new projects funding by the City. The following nonprofit housing development corporations are active in developing affordable housing in Newport Beach and Orange County:

- *Related Companies of California* has developed and preserved over 6,000 units of housing in California. Related Companies of California recently constructed the affordable Bayview Landing project in 2004. In addition to construction, Related Companies of California is also experienced with the preservation and management of at-risk properties.
- *Jamboree Housing* is an active non-profit housing development that constructs and preserves affordable senior, family, and special needs housing throughout southern California. Jamboree also provides on-site social services with many of its affordable and special needs projects. Jamboree Housing has recently developments projects in the cities of Irvine and Laguna Beach.
- *National Community Renaissance (National CORE)* includes National Community Renaissance of California (formerly So Cal Housing), National Housing Development Corporation (formerly NHDC), and Hope Through Housing Foundation. Together, the combined nonprofit entity

now operates over affordable 9,500 apartments in the United States. Programs include construction, acquisition, rehabilitation, job education and training, adult education and literacy, senior services, and after-school youth programs.

- *Olson Company*—a local, for-profit development, the Olson Company is an experience multi-family and mixed-use housing development that has included affordable housing as a component of many projects. Recent affordable projects have occurred in the cities of Brea and Fullerton.
- *The Irvine Company*—one of the largest land developers on Orange County, the Irvine Company owns and manages over ninety apartment projects located throughout Orange County, Los Angeles, San Diego, and Silicon Valley. Affordable rental units are located at approximately thirty of these projects including inclusionary housing units, HUD-Funded Programs, and Section 8 units. The Irvine Company owns several apartment complexes within Newport Beach.

POPULATION AND HOUSING PROJECTIONS

According to the US Census, the population of Newport Beach in 2000 was 70,032 residents, excluding the Newport Coast area. Updated information from the State Department of Finance estimates the population in 2007 to be 84,218. Pursuant to the updated General Plan, ultimate residential capacity within the City of Newport Beach will be 49,968 dwelling units, including the Newport Coast area. Future residential growth will largely occur through infill development and reuse of existing and obsolete land uses. As discussed in greater detail later in the document, the key sites for future growth include the Airport Area, Newport Center, Banning Ranch, West Newport Mesa, and the Balboa Peninsula area

According to the California State Fullerton Center for Demographic Research projections, the population of Newport Beach is anticipated to grow steadily over the next several years, increasing to 91,321 residents by 2015.

Table H14 and Table H15 were created to demonstrate housing and population trends based on past State Department of Finance estimates. These estimates are supplemented with housing unit and population projections based on estimates of actual construction. Estimates are for 2000 to 2007.

Table H14 Population Trends, 1980–2007			
Year	Total Population	Household Population	Group Quarters
1980*	65,283	64,972	311
1985*	66,817	66,284	533
1990	66,643	65,941	702
1995	68,920	68,199	721
2000	75,627	74,906	721
2005	83,120	82,180	940
2006	83,503	82,563	940
2007	84,218	83,278	940

SOURCES: State Department of Finance 2007, Population Research Unit
 *1992 Housing Element, City of Newport Beach.

Table H15 Housing Trends, 1980–2007

Year	Total # of Units	Dwelling Unit Type			Occupied Units	Percent Vacant	Pop/ Household	
		Single Family	2–4	5+				Mobile Homes
1980*	31,016	17,490	7,149	5,762	615	28,282	8.81%	2.297
1985*	32,843	19,078	5,836	7,052	877	29,605	9.86%	2.239
1990	34,861	20,767	5,355	7,792	947	30,860	11.48%	2.252
1995	35,598	20,776	5,637	8,238	947	31,512	11.48%	2.164
2000	37,567	21,747	5,743	9,130	947	33,255	11.48%	2.252
2005	42,143	26,804	5,475	9,721	863	37,545	10.91%	2.19
2007	42,580	26,352	5,520	9,845	863	37,934	10.91%	2.19

SOURCES: State Department of Finance 2007, Population Research Unit
*1992 Housing Element, City of Newport Beach

POPULATION TRENDS

The city's rate of population growth exceeded the County rate of population growth through 1950. However, since 1950 the City's proportionate gain in population has been substantially less than that of the County. Annexations of the West Newport Triangle in 1980, a portion of Santa Ana Heights in 1987, and construction of large housing developments helped to increase City population 6.5 percent between 1980 and 1990. Construction of housing developments contributed to an increase of City population of 15.2 percent between 1990 and 2000. Population increases after 2000 were generally due through intensification of land uses and annexation of the Newport Coast and Santa Ana Heights areas. Past and future populations of both Orange County and Newport Beach are presented below. Newport Beach population will continue to constitute a decreasing percentage of the County population.

The County population is projected to increase by 8.2 percent between 2010 and 2025. The City of Newport Beach population is projected to increase by a slightly slower rate of 8.0 percent during the same time period.

The 2000 Census estimates the vacancy rate to be 3.5 percent for Orange County in 2000. Of these vacant units, approximately 1 percent is used for seasonal, recreational, or occasional use.

The average household size in 1970 was 2.6; the 1980 Census reported an average household size of 2.2. Between 1980 and 1990, this rate increased to 2.3 persons per unit. The decrease in average persons per household between 1970 and 1980 and the increase in average persons per household between 1980 and 2000 are shown below. This trend is consistent with the trend in Orange County.

Reduction in household size in Newport Beach between 1970 and 2000 had been the result of increased numbers of persons 65 years of age and older and reduced numbers of child-rearing households and child population in the City. This trend is documented by Table H18 (Population by Age, City of Newport Beach 1970–2000). Table H19 further indicates a general aging of the population of the City between 1990 and 2000. However, it also shows an increase in “under 5” and “5 to 13” age categories, which in part may explain the slight increase in numbers of persons per household.

Table H16 Population Growth, Orange County and Newport Beach, 1910–2025

	Orange County		Newport Beach		City Population as a % of County Population
	Population	Growth Rate	Population	Growth Rate	
1910	34,436		445		1.3%
1920	61,375	78.2%	894	101%	1.5%
1930	118,674	93.4%	2,203	146.4%	1.8%
1940	130,760	10.2%	4,438	101.4%	3.4%
1950	216,224	65.4%	12,120	173.1%	5.6%
1960	703,925	225.6%	26,565	119.2%	3.8%
1970	1,420,386	101.8%	49,442	86.1%	3.5%
1980	1,932,709	36.1%	62,556	26.5%	3.2%
1990	2,410,556	24.7%	66,643	6.5%	2.8%
2000	2,846,289	16.5%	70,032	5.08%	2.4%
2010*	3,314,948	16.4%	88,340	26.1%	2.7%
2020*	3,533,935	6.6%	93,195	5.5%	2.6%
2025*	3,586,285	1.5%	95,427	2.4%	2.6%

SOURCES: U.S. Census of Population and Housing and California Department of Finance
 * Projected 2000–2025 Data—Orange County Progress Report (2007)

Table H17 Persons per Occupied Unit, 1970–2000

Area	1970	1980	1990	2000
Newport Beach	2.6	2.2	2.3	2.2
Orange County	3.2	2.7	3.1	3.1

SOURCES: 1990 U.S. Census
 Orange County Progress Report 2000

Table H18 Population by Age, City of Newport Beach, 1970–2000

Year	Age					
	<5	5–13	14–17	18–34	35–64	65+
1970	2,343	6,434	3,799	13,389	18,602	4,859
% of Total	4.7%	13%	7.7%	27.1%	37.6%	9.8%
1976	1,835	6,460	4,270	19,169	24,934	6,240
% of Total	2.9%	10.3%	6.8%	30.5%	39.6%	9.9%
1980	1,663	5,135	3,843	19,342	25,285	7,288
% of Total	2.7%	8.2%	6.1%	30.9%	40.4%	11.7%
1990	2,578	4,115	2,197	19,573	27,862	10,318
% of Total	3.9%	6.2%	3.3%	29.4%	41.8%	15.5%
2000	2,941	5,890	2,291	16,245	30,457	12,198
% of Total	4.2%	8.4%	3.3%	23.1%	43.5%	17.4%

SOURCES: 1970, 1980, 1990, and 2000 U.S. Census and 1976 Special Census for Newport Beach
 Percentages may not add to 100% due to independent rounding.

The 2006 U.S. Census American Community Survey was conducted for the City of Newport Beach to obtain data on limited general demographic characteristics, including age. Information obtained from this survey provided estimated populations with margins of error of $\pm 6,252$. While the error margin for the American Community Survey data is significantly higher compared to the decennial census data, the American Community Survey provides more up-to-date information that can illustrate trends that have occurred in Newport Beach since 2000. Results from the survey are displayed in Table H19.

More recent data displays several population trends within Newport Beach from 2000 to 2005. One of the more notable issues was that the City's senior population remains a significant proportion of the City's population, comprising almost 20 percent in 2005. Another significant population is children under 19 years, which also composed approximately 20 percent of all residents.

In addition, information on public school enrollment in the Newport-Mesa Unified School District (NMUSD) is provided in Table H20. NMUSD serves the majority of the City. Approximately 20,600 students were enrolled in NMUSD during the 2005/2006 school year. Of these, almost 70 percent were in grades K to 8, while the remaining 32 percent were in high school.

**Table H19 Population and Percent Change by Age Group, 2006
American Community Survey City of Newport Beach**

<i>Age</i>	<i>Number</i>	<i>Percent</i>
0-4	5,175	5.9%
5-19	13,355	15.4%
20-34	16,028	18.5%
35-64	35,206	40.6%
65/+	17,062	19.7%
Total	86,820	100.0

SOURCE: U.S. Census American Community Survey 2006.

Table H20 School Enrollment, 2006

	<i>Enrollment</i>	<i>Percent</i>
Public		
K to 8	14,126	68.4%
9 to 12	6,536	31.6%
Total	20,662	100%

SOURCES: California Department of Education, Newport-Mesa School District 2007; City of Newport Beach, Draft General Plan EIR 2006

HOUSEHOLD CHARACTERISTICS

Ethnicity

The following information is based on the most recent information (2000 Census of Population and Housing) available for the City of Newport Beach, as supplemented with information from the 2006 U.S. Census American Community Survey. As shown in Table H21 and Table H22, the City of

Newport Beach has become diverse racially and ethnically in 2000 compared to 1990. Persons who classified themselves as white in 1990 comprised 92.5 percent of the City population. Those classifying themselves as Hispanic in 1990 comprised 4 percent of the City population; in 2000 that increased to 6.2 percent. The percentage of the City population who identified themselves as African American in 1990 was .2 percent; in 2000 this increased to 0.5 percent. Table H21 shows the 1990 and 2000 racial and ethnic composition of Newport Beach. Comparative figures for Orange County are also provided.

As identified in Table H23, according to the U.S. Census 2006 American Community Survey estimates, Newport Beach continues to become more racially and ethnically diverse, although the majority of residents are Non-Hispanic White. As shown, the proportions of Hispanic, Asian and residents identifying themselves as of another racial and ethnic group or of mixed-racial heritage have increased in Newport Beach since the 2000 Census. However, fewer minority groups reside in Newport Beach compared to Orange County as a whole.

Table H21 Racial and Ethnic Composition, Newport Beach and Orange County, 2000					
Race and Ethnicity	Year	City of Newport Beach		County of Orange	
		Number	Percent	Number	Percent
Non-Hispanic White	1990	61,693	92.5%	1,557,956	64.6%
	2000	64,583	92.2%	1,844,652	64.8%
African American	1990	152	0.2%	38,825	.6%
	2000	371	.5%	47,649	1.7%
Asian/Pacific Islander	1990	1912	2.9%	244,407	10.1%
	2000	2,804	4.0%	386,785	13.6%
Hispanic	1990	2,671	4.0%	556,957	23.1%
	2000	3,301	4.7%	875,579	30.8%
Other	1990	215	0.3%	12,411	0.5%
	2000	792	1.1%	421,208	14.8%
Total	1990	66,643	100%	2,410,556	100%
	2000	70,032	100%	2,846,289	100%

SOURCES: Orange County Progress Report 2000, Center for Demographic Research; U.S. Census 2000. Numbers are rounded to nearest decimal place and may not add up to 100%

Table H22 Racial and Ethnic Composition, Newport Coast, 2000					
Race and Ethnicity	Year	Newport Coast		County of Orange	
		Number	Percent	Number	Percent
Non-Hispanic White	2000	2,085	78.1%	1,844,652	64.8%
African American	2000	7	0.3%	47,649	1.7%
Asian/Pacific Islander	2000	483	18.1%	386,785	13.6%
Hispanic	2000	112	4.2%	875,579	30.8%
Other	2000	8	0.3	421,208	14.8%
Total	2000	2,671	100%	2,846,289	100%

SOURCES: Orange County Progress Report 2000, Center for Demographic Research. U.S. Census—2000. Numbers are rounded to nearest decimal place and may not add up to 100%

Table H23 Racial and Ethnic Composition, Newport Beach and Orange County, 2005

Race and Ethnicity	Newport Beach		Orange County	
	Number	Percentage	Number	Percentage
Non-Hispanic White	73,499	84.6%	1,408,486	46.9%
Black	179	0.2%	48,849	1.6%
Asian/Pacific Islander	5,780	6.7%	486,947	16.2%
Hispanic	5,429	6.2%	987,428	32.9%
Other	1,527	1.7%	70,338	2.34%
Total	86,820	100%	3,002,048	100%

SOURCE: U.S. Census American Community Survey 2006
 This information does include demographic information from Newport Coast.

Household Incomes

An important component of housing affordability is household income. Upper income households have substantial discretionary income to spend on housing; low- and moderate-income households are more limited in terms of housing they can afford. Median household income in Newport Beach traditionally has been greater than that of Orange County. In 1990, City median household income was 31.5 percent higher than County household median income. In 2000, City median household income had become 41.8 percent higher. Updated information from the American Community Survey indicates that the median household income in Newport Beach was \$103,068, 46.7 percent higher than the County.

Table H24 Median Household Incomes (1980–2006), Orange County and Newport Beach

Year	Orange County	Newport Beach	(% of County)
1980	\$22,806	\$27,516	(+20.7%)
1990	\$45,922	\$60,374	(+31.5%)
2000	\$58,820	\$83,455	(+41.8%)
2005	\$70,232	\$103,068	(+46.7%)

SOURCE: U.S. Census, 1980, 1990, 2000 and 2006 American Community Survey

In discussing lower income households, it is important to identify the income levels associated with labels such as “very low,” “low” or “moderate” income. These are usually defined as annual household incomes not exceeding a percentage of the median family income identified annually by the Department of Housing and Urban Development (HUD) for the Orange County area, which was \$78,700 in 2007.

For planning and funding purposes, the State Department of Housing and Community Development (HCD) categorizes households into four income groups based on the County area median income (AMI):

- *Very Low Income*—up to 50 percent of County area median income
- *Low Income*—51–80 percent of County area median income

- *Moderate Income*—81 percent to 120 percent of County area median income
- *Above Moderate*—above 120 percent of the County area median income

Income by Household Type and Tenure

Comprehensive Housing Affordability Strategy (CHAS) data based on the 2000 Census developed by the Department of Housing and Urban Development (HUD) is used to provide an overview of income distribution by household type and tenure in Newport Beach. According to HUD data, 7 percent of the City’s total households in 2000 were Extremely Low Income (0–30 percent AMI), 6 percent were Very Low Income (31 to 50 percent AMI), and 9 percent were Low Income (51–80 percent AMI). Approximately 78 percent of the households had incomes above 80 percent of the median in 2000 (Table H25).

**Table H25 Household Income Profile by Household Type
Newport Beach 2000**

Households	Renters				Owners				Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Small Families	Large Families	Total Owners	
Extremely Low Income (0–30% AMI)	454	214	0	1,288	440	204	18	1,017	2,305
Very Low Income (31–50% AMI)*	343	230	10	1,116	460	133	10	762	1,878
Low Income (51–80% AMI)	322	388	75	1,739	740	315	49	1,289	3,028
Moderate and Upper Income (81%+ AMI)	1,105	2,920	105	10,554	4,910	6,799	1,094	15,283	25,837
Total	2,224	3,752	190	14,697	6,550	7,451	1,171	18,351	33,048

SOURCE: 2007 HUD CHAS Data Book, based on 2000 Census.

For planning purposes, the U.S. Department of Housing and Urban Development (HUD) uses Census data to develop special tabulations by HUD income group and special needs category. This data set is collectively known as the Comprehensive Housing Affordability Strategy (CHAS).

Certain groups had higher proportions of lower-income households. As shown in Table H25, elderly and large family renter households had higher proportions of lower-income households than any other household type. Approximately 50 percent of all elderly renter households and 25 percent of elderly owner households earned lower income levels (earned less than 80 percent of AMI). Although according to CHAS data, only 190 large family renter households were located within the community, Among these households, 45 percent earned less than 80 percent of the AMI. However, only 6 percent of large family owner households earned very low– and low-income levels.

Housing Costs

Affordability is determined by comparing the cost of housing to the income of local households. If the costs are high relative to the incomes, housing problems such as overcrowding and cost burden are more likely to occur. This section details the costs of housing in Newport Beach and examines the overall affordability of housing within the City.

Housing Sales Prices

Home sales prices throughout Orange County have escalated dramatically over the past several years. According to DataQuick Information Systems, the median price of all homes and condominiums in Newport Beach sold in the fourth quarter of 2007 was \$1,485,000. Home prices in Newport Beach are second only to Laguna Beach (\$1,530,000) and are higher than Huntington Beach (\$681,250), Costa Mesa (\$670,000), Irvine (\$663,000), and the County median of \$621,000.

As the sales data for homes in Newport Beach by Zip Code in December 2007 in Table H26 shows, housing prices in Newport Beach vary substantially by geographic area. The median price for single-family homes and condos ranges from \$1,110,000 in Zip Code 92660 to \$4,401,250 in Zip Code 92657 (Newport Coast).

Table H26 Single-Family and Condominium Home Sales, December 2007		
<i>Zip Code</i>	<i>Number of Sales</i>	<i>Median Price</i>
Homes		
92625	11	\$2,506,250
92660	11	\$1,110,000
92661	1	\$2,875,000
92662	n.a.	n.a.
92663	21	\$1,379,500
92657 (Newport Coast)	14	\$4,401,250
SOURCE: DataQuick, 2008		

Rental Costs

As part of an analysis of the City's Inclusionary Housing In-Lieu fee program a rental survey of apartment units was conducted in 2007 (Table H27). As shown, the overall median rental price for apartments in Newport Beach ranges from \$1,773 for a one-bedroom, and up to \$2,560 for a three bedroom unit.

Ten mobile home parks are located within the community, with some of the units available as rental units. Discussion with management staff at some of the parks indicate that the rental rates for these units range significantly, from \$800 up to \$4,000, depending on the size and quality of the units and the location of the park.

Table H27 Survey of Apartment Rental Listings in Newport Beach, 2007

<i>Apartment Complex</i>	<i>One Bedroom</i>	<i>Two Bedroom</i>	<i>Three Bedroom</i>
Baypointe	\$1,899	\$2,229	—
Bayport	\$1,590	\$1,880	\$2,425
Bayview	\$1,590	\$1,880	\$2,425
Baywood	\$1,590	\$1,880	\$2,425
Mariner's Square	\$1,790	\$2,240	\$2,485
Newport Bluffs	\$1,815	\$2,295	\$3,040
Newport North	\$1,516	\$1,845	—
Promontory Point	\$2,195	\$2,395	—
The Colony	\$2,705	\$3,015	—
Newport Ridge	\$1,905	\$2,215	—
Coronado at Newport South	\$1,099	\$1,679	—
Fairway at Big Canyon	\$2,150	\$3,400	\$2,560
Average	\$1,820	\$2,246	\$2,560
Low	\$1,099	\$1,679	\$2,425
High	\$2,705	\$3,400	\$3,040

SOURCE: Compiled by EPS. 2007

Table H28 Mobile Home Parks

<i>Mobile Home Park (Site Address)</i>	<i>Total # of Spaces</i>	<i>Rent/Month (\$)</i>
Bayside Village 300 East Coast Highway	343	\$1,600-\$3,250
Beach and Bay 7204 W. Coast Highway	47	Current information unavailable
Cannery Village 700 Lido Park Drive (replaced with manufactured homes)	34	\$1,500-3,000
Ebb Tide 1560 Placentia Avenue	77	Approximately \$800
Flamingo 7000 W. Coast Highway	20	Current information unavailable
Harbor 1535 Superior Avenue	40	Current information unavailable
Lido 710 Lido Park Drive	214	\$1,400-\$4,000
Marina Park 1770 W. Balboa Blvd.	58	\$1,500-\$1,800
Newport Terrace 824 W. 15th St.	56	\$900-\$1,000
Seacliffe Mobile Park 890 West 15 th Street	117	Current information unavailable
TOTAL(S): 10 Parks	972	\$800-\$4,000

SOURCE: Personal communication with managers of Mobile Home Parks. February 2008

Housing Affordability

The costs of home ownership and renting can be compared to a household's ability to pay for housing, based on the 2007 HUD median income of \$78,700 for Orange County and current market prices in Newport Beach (Table H29). While the median household income in Newport Beach is higher than the County, a significant number of households in the City earn lower income levels. Specifically, 22 percent of households earned very low and low incomes. In addition, elderly and large family renter households had higher proportions of lower income levels than any other household type, indicating that finding affordable, adequately sized housing is difficult for these households.

Table H29 Housing Affordability Orange County 2007

<i>Income Group</i>	<i>Annual Income</i>	<i>Maximum Affordable Rental Payment</i>	<i>Estimated Maximum Affordable Purchase Price</i>
Extremely Low			
1 person household	\$18,200	\$455	\$49,166
4 person household	\$26,000	\$650	\$70,247
6 person household	\$28,100	\$702	\$75,922
Very Low			
1 person household	\$30,300	\$758	\$81,890
4 person household	\$43,300	\$1,082	\$117,013
6 person household	\$46,750	\$1,169	\$126,354
Low			
1 person household	\$48,500	\$1,212	\$131,056
4 person household	\$69,300	\$1,732	\$187,293
6 person household	\$74,850	\$1,871	\$202,276
Moderate			
1 person household	\$66,100	\$1,653	\$178,633
4 person household	\$94,400	\$2,360	\$255,107
6 person household	\$102,000	\$2,550	\$275,669
<small>a. Based on HUD/HCD 2007 Income Limits b. Calculated as 30% of income, divided by 12 months c. Assumes 10% down payment, 7% interest rate, 1.25% property tax, and 30-year mortgage.</small>			

- *Moderate-Income Households*—Moderate-income households earn 81 to 120 percent of the County's median family income. Moderate-income households are unable to afford any of the condominiums or single family homes sold in the City at current prices. With a maximum affordable rent payment of \$1,653 to \$2,550 per month, moderate-income households can afford the price of most of the market-rate rental units in the City and the affordable housing in the community listed on Table H12.
- *Low-Income Households*—Low-income households earn between 51 to 80 percent of the County's median family income. Similar to moderate-income households, low-income households are limited to the rental market in Newport Beach. These households are unable to afford any of the homes sold within the city. Low-income households can afford the rent of the affordable housing units in the community (Table H12) a very limited amount of the market-rate one-

bedroom apartment units for rent and some of the mobile home units; however they may have difficulty obtaining affordable larger rental units.

- *Very Low–Income and Extremely Low–Income Households*—Extremely low– and very low–income households are also unable to purchase any market-rate homes in Newport Beach. Affordable/assisted units in the community are affordable to these households.

Overcrowding

A housing unit that is occupied by more than one person per room (excluding kitchens, bathrooms, hallways and porches) is defined by U.S. Department of Housing and Urban Development (HUD) as being overcrowded. A housing unit with more than 1.5 persons per room is considered to be severely overcrowded. The substantial reduction in the average household size in the City of Newport Beach in the last third of the twentieth century indicates the majority of City households are not overcrowded in terms of persons per dwelling unit. The 2000 U.S. Census figure is 1.9 persons per dwelling unit. This figure is well below state and regional averages.

The 1990 U.S. Census indicated that in Newport Beach 66 (0.4 percent) owner-occupied units and 406 (2.8 percent) renter-occupied units included more than 1.01 persons per room. In 2000, these figures were 102 (0.55 percent) for owner-occupied units and 513 (3.4 percent) of renter-occupied units. Approximately 40 (0.2 percent) of owner-occupied units and 275 (1.8 percent) of renter-occupied units were severely overcrowded in 2000.

Within Orange County as whole, overcrowding rates are considerably higher: Countywide 7.8 percent of owner-occupied units and 28.3 percent of renter-occupied units were overcrowded in 2000.

EMPLOYMENT TRENDS AND PROJECTIONS

The California State Employment Development Department estimated the total labor force among the Newport Beach population in January 2008 was 46,100, of whom 44,900 were employed. Labor force is defined as the number of people 16 years of age and older (who reside within the City of Newport Beach) that are employed or are seeking employment. The 2006 U.S. Census American Community Survey estimates that the top eight industries within the City's labor market were as follows: finance, insurance and real estate (10,106); professional services (7,316); manufacturing (4,105); educational services and health care (6,760); arts, entertainment, recreation, and food services (3,216); retail trade (2,778); construction (2,503); and wholesale trade (2,089).

Newport Beach serves as a large employment center within the community and the County, including professional occupations associated with major office centers located within Newport Center and the Airport Area as well as medical and research jobs associated within Hoag Hospital within the West Newport Mesa area. As a beachfront community, tourism is also a key component of Newport Beach's economy and lifestyle. As such, a number of jobs within the community are within the service sector. While many of the industries providing the largest number of jobs consist of higher paid occupations such as jobs within the professional, scientific and portions of the healthcare fields, there are also a number of lower-paid service jobs in the community such as jobs in the retail and food services. Most of these workers likely commute from places outside the City.

Table H30 compares Southern California Association of Governments City projected employment growth (as presented in the *Orange County Progress Report 2000*) with projected employment growth for

Orange County. This reflects the number of jobs available within the City. The Center for Demographic Research has indicated employment in the City is expected to increase by 4.2 percent between 2010 and 2020. The projected countywide employment increase is 9.9 percent during that same period. The City will have about 4.0 percent of the jobs in Orange County by year 2020.

Table H30 Employment—Newport Beach and Orange County

<i>Year</i>	<i>Newport Beach</i>	<i>Orange County</i>	<i>City Employment/ County Employment</i>
2010*	75,110	1,796,726	4.2%
2015*	76,980	1,897,350	4.1%
2020*	78,325	1,975,074	4.0%

SOURCES: Orange County Progress Report 2000
*California State Employment Development Department

Summary

Although employment opportunities within Newport Beach will continue to increase, those increases will also continue to comprise a smaller percentage of the overall job creation within the County. Consequently, additional demand for housing within Newport Beach will be as much a result of overall employment growth within the County, as it would be because of employment growth within the city.

SPECIAL NEEDS POPULATION GROUPS

Certain segments of the population may have a more difficult time finding decent affordable housing due to special circumstances. The state of California defines “special needs” households as the elderly, disabled persons, large families, female-headed households, farm workers, and the homeless. This Housing Element has included students in the “special needs” population.

Data from the 2000 Census of Population and Housing indicate the “special needs” population in Newport Beach most in need of affordable housing is senior citizens (those at least 65 years of age). A large percentage of Newport Beach senior citizens in 2000 had a work disability with a mobility or self-care limitation.

Students attending the University of California, Irvine (UCI) or Orange Coast College (OCC) in Costa Mesa also reside in Newport Beach. The Student Housing Offices provide information to students on locating housing but students do not necessarily obtain housing through the offices. Also, Student Housing Offices have no way of tracking residences of students. The University of California, Irvine Housing Office provides general information on housing listings from the Housing Office over the past year (2006). This information includes rental rates in Irvine, Newport Beach, Costa Mesa, and surrounding communities. Rental information specific to Newport Beach was not available. That study was based on number of rooms and made no distinction between apartments and homes. Rents then ranged from \$1,050 per month for a studio, to \$2,300 per month for a three bedroom, two-bath unit. Those costs for year 2006, based on students helped, are as follows:

**Table H31 UCI Off-Campus Housing Office
Housing Costs for Irvine, Newport Beach, and Surrounding
Communities, 2006**

<i>Housing Type</i>	<i>Cost</i>
Studio-1 bedroom, 1 bath	\$1,050-\$1,150
2 bedrooms, 1 bath	\$1,350-\$1,550
3 bedrooms, 2 bath	\$2,300

SOURCE: UCI Student Services, Housing Information, 2007

Persons with Disabilities

According to the 2000 Census, 8,386 persons in Newport Beach had a disability, comprising approximately 12.5 percent of the population five years and older. Disabilities are defined as mental, physical, or health conditions that last over six months. The proportion of individuals with disabilities increases with age. Approximately 6 percent of children and adolescents aged 5 to 20 had a disability, compared to 10 percent of adults aged 21 to 64 and 26 percent of seniors.

The most prevalent public need for persons with disabilities is access to public places, housing and facilities.

Mobility impaired individuals require special housing or structural needs. These include, but are not limited to, wheelchair ramps, widened doorways, grab bars, and access ramps. Certain individuals may require housing that has access to health care facilities. From available Census data it is not possible to determine how many of these handicapped persons need housing assistance. The City has produced 2 units designed for handicapped occupancy in one of its rent restricted, financially assisted housing developments. Rental on these 2 units was restricted to allow use of Section 8 rental assistance Certificates or Vouchers. These units also are located in close proximity to the largest concentration of health care facilities within Newport Beach.

Female Head of Household

Single-parent households often require special consideration and assistance as a result of their greater need for affordable housing, accessible and affordable day care, health care, and other supportive services. Female-headed households with children in particular, tend to have significantly lower incomes, lower rate of homeownership, and higher poverty levels than other types of households.

Data from the 2000 U.S. Census indicates that there were 1,046 female-headed households with children under 18 years in Newport Beach. The data also revealed that 8.1 percent (99) of these female-headed households with children were living below the poverty level. However, the extent of poverty experienced by female-headed families in Newport Beach was significantly lower than the countywide rate of 21.1 percent.

Elderly

In 2000, the fastest growing segment of the County population was older adults (ages 65 and older). Federal regulations stipulate senior citizens are presumed to have “presumptive benefit” for *Americans*

with Disabilities Act mandated provisions. Additionally, special housing needs of many elderly persons result from lower, fixed incomes, physical disabilities, and dependence needs.

Since 1960, the elderly population in Newport Beach has grown steadily, and there is no indication of this trend reversing. According to the 2000 Census, 12,295 persons in Newport Beach were aged 65 years and older representing 17.6 percent of the City's population. The percentage of older persons in the City is large compared to the region. In 2000, only 9.9 percent of Orange County residents were 65 years of age or older. Due to aging "baby boomers," the 65 years and older age group has been, proportionately, the fastest growing segment of the total population in the previous two decades. The number of elderly can be expected to increase as persons between the ages of 35 and 64 continue to mature.

Many elderly persons residing in Newport Beach are long-time residents. However, many others have arrived more recently to pursue a retirement lifestyle suited to the area's attractive locale. Those persons in the latter category generally are well housed because their housing arrangement was chosen to match their retirement lifestyle and financial situation. Persons in the former category are more often living in houses purchased before real estate prices increased dramatically. Many of these individuals today would be unable to afford the house in which they are currently living. Furthermore, these homes may no longer match their housing needs regarding space, maintenance, and proximity to community facilities. Thus, persons living on low, fixed incomes may be "house rich" in terms of accumulated equity in their homes, but poorly served by the housing unit itself. In such cases, elderly residents may retain their houses only because they wish to remain in the community. Alternative living arrangements in the community, such as smaller units close to commercial and transportation facilities with some congregate services, would better serve the housing needs of this population segment.

According to the Housing and Urban Development (HUD) 2006 CHAS data, 8,774 owner and rental households in the City of Newport Beach were elderly households. These households represented 26.5 percent of the total households in the City. Of the elderly renter occupied households, 56 percent (1,249 persons) and 32 percent (2,082 persons) of elderly owner households had problems as defined by HUD¹. According to CHAS data, approximately 50 percent of all elderly renter households and 25 percent of elderly owner households earned lower income levels (earned less than 80 percent of area median income).

2000 Census data indicated that 412 elderly persons in the City were living below the federally established poverty line. Escalating housing costs, particularly in the rental housing market, severely impact housing affordability for the elderly because many of the elderly live on fixed incomes.

Many elderly residents in the City reside in mobile home parks. A number of long-time elderly residents live in older parks developed in the 1950s and 1960s. Others live in mobile home parks close to the bay that cater to the retirement lifestyle.

Assistance for low-income elderly is a high priority for the City of Newport Beach. Additionally, there are many social service programs whose clients include the elderly in Orange County. These include the Section 8 "Housing Voucher" programs administered by the Orange County Housing Authority, Meals on Wheels, and various social service programs provided by and through the City's OASIS

¹ Housing Problems as defined by HUD are as follows: cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen facilities or plumbing.

Senior Center. A more detailed description of these programs is contained in Appendix H2 to this Housing Element.

Additionally, the Bayview Landing Senior Affordable Housing Project was constructed in 2004. With the exception of one “managers unit,” all of the 120 units are designated for very low- and low-income seniors. This project received \$1 million in funds from the City’s “in-lieu” housing fund reserves. In addition, the City provided expedited permit processing, partial fee waivers of entitlement fees and substantial entitlement assistance.

Large Households

Families are defined as groups of persons related by blood, marriage, or adoption. Households represent all persons living together as groups, whether related or not. The City has identified total households and families with five or more persons.

Table H32 shows distribution of number of persons per household as indicated in the 2000 U.S. Census and demonstrates the number of large households in the City of Newport Beach comprises only 3 percent of all Newport Beach households.

Table H32 Persons per Household			
<i>Number of Persons per Household</i>	<i>Number of Households</i>	<i>Owner</i>	<i>Renter</i>
1	11,698	4,865	6,801
2	9,883	7,992	5,018
3	4,170	2,351	1,819
4	2,747	2,012	735
5	1,110	899	211
6	279	219	60
7+	89	70	19
Total Households	47,734	33,071	14,663

SOURCE: 2000 US Census

Homelessness

Homelessness continues to remain a growing issue in the United States. Factors that contributed to the increase in homelessness included a lack of housing affordable to low and moderate-income persons and families, loss of jobs, increases in number of persons whose incomes fell below the poverty level, reductions in public subsidies to the poor, and de-institutionalization of the mentally ill.

Homelessness is a regional problem throughout Southern California. Homeless persons and families exist in every city and populated unincorporated area of Orange County. Various organizations, institutions, and agencies often generate strikingly different calculations of homeless individuals/families.

The County has developed and assists in funding a housing and service delivery system—the Continuum of Care—that responds to the needs of the region’s homeless. The Continuum of Care

was established through a community-based process to ensure the region's residents and homeless are empowered to affect changes in the existing social services system. The Orange County Community Forum, Orange County Leadership Cabinet, and Orange County Department of Housing and Community Development have shared responsibility for planning and implementing the regional Continuum of Care.

According to the 2007 Homeless Needs Assessment, there were approximately 3,649 unduplicated persons identified in shelters and on the streets of Orange County in January 2007. The Homeless Needs Assessment does not present data by City. Extrapolation of the county data estimates that there are 27,732 incidents of homelessness in Orange County over a 12-month period.²

In addition, 2006 caseload data was collected from shelter service providers and indicates the total number of times homeless persons were sheltered or turned away from shelter over a twelve-month period. Also included is the total number of chronically homeless (street homeless) individuals that typically do not seek shelter. The total number of homeless incidents reflected in this data collection process was 35,065. Of these persons, 24,545 are persons in families with children and 10,520 unaccompanied individuals. Further discussion with service providers indicates that of the homeless population in the county, approximately 4,500 have a mental illness³.

Orange County has a total homeless shelter bed inventory of 3,400 comprised of 1,512 emergency shelter beds and 1,888 transitional shelter beds. The County also has 1,875 permanent supportive housing facilities for individuals and families with children. According to the 2005–2010 Orange County Consolidated Plan, there is an unmet homeless housing need gap of 19,575 beds for homeless individuals and 118,537 beds for families with children. The largest housing gap is for permanent supportive housing. Additionally, there are current unmet needs (gaps) for individuals in the following categories (expressed as estimated need/current inventory/unmet need [gap]): chronic substance abusers (6,328/1,018/5,310); seriously mentally ill (2,218/51/2,167); veterans (471/0/471); persons with HIV/AIDS (2,029/33/1,996); victims of domestic violence (6,988/375/6,613); and youth (492/79/413).

Note that the homeless sub-populations do not total 35,065 because there are homeless who fall into more than one sub-population category and/or not all homeless fall within the federal Department of Housing and Urban Development designated sub-populations listed (e.g., homeless families who are under-employed and unable to afford housing would not be captured under the sub-population categories listed, but would be captured in the total homeless count of 35,065).

Local Strategy

The 2000 U.S. Census did not identify any homeless persons in the City of Newport Beach. However, according to the Newport Beach Police Department, homeless and transient persons are observed traveling through the City, particularly around Balboa Peninsula and on Superior Avenue. Although the Police Department does not keep specific statistics, during the warmer summer months, there tends to be a higher number of homeless people around the beach areas.⁴

According to the Orange County Department of Education, which collects data on the number of youth and homeless children in Orange County, of the 13,130 homeless children enrolled in public

² Orange County Housing and Community Services Department. County of Orange. February 2008

³ Personal Communication: HOMES Inc., April 1, 2008.

⁴ Sgt. Evan Sailer. Newport Beach Police Department. April 2008.

school in Orange County in 2006/07, 107 were enrolled in the Newport-Mesa Unified School District, which serves the majority of Newport Beach and a portion of the City of Costa Mesa. This is a decrease from the 297 homeless youth and children enrolled in 2003/04.

To help ascertain the City's local need, contact was made with groups that provide assistance to persons in need of emergency shelter and assistance. These agencies that provide housing and other services for the homeless in the region include the Orange County Housing Authority, Serving People In Need (SPIN), Families Forward, Human Options, Colette's Children's Home, and others. Detailed descriptions of services offered by these agencies are contained in Appendix H2 to this element.

Conversation with local service providers indicate that while the number of homeless in the City is difficult to quantify, there is a growing number of "at-risk" individuals that are having trouble meeting rising rental and mortgage prices. These persons are not visibly homeless but have difficulty finding and affording housing in Newport Beach. These include senior households that require help with one-time rental assistance or singles and families that live within the City. Due to the recent recession in the mortgage and building industry, there are a growing number of individuals that have lost their jobs or have had a reduction in employment hours and have difficulty making their mortgage payments and other bills. These individuals often request financial or service assistance.⁵⁶ Families Forward, a local service provider, estimates that of the 2,500 persons annually served in south Orange County, between 150 to 200 persons that request assistance are from Newport Beach.

Additional information was provided by Colette's Children's Home (CCH) which provides shelter for homeless women and children throughout Orange County. CCH operates four homes in Orange County including Anaheim, Fountain Valley, and two homes in Huntington Beach. Since 1998, CCH has served over 800 women and children. CCH indicate that approximately 20 requests have originated from women and children in Newport Beach. Human Options, which provides housing and services for women and children in Orange County that deal with the effects of domestic violence, estimate that of the 2,000 persons per year that receive housing and counseling services, about 40 to 45 are from Newport Beach. According to Human Options, the number of women and children seeking services per year has increased slightly, but that may be due more to the center becoming more well-known and not due to rapid increase in need.⁷

The City's strategy to address homelessness in the City is to adopt the regional homeless priorities and strategies, listed herein, as its own. The City will continue to work with the area's Continuum of Care (CoC) providers to address the CoC priorities and goals. In addition, the City continues to utilize CDBG funds to support local and regional homeless and at-risk homeless providers (Appendix H2). The City will also identify appropriate zones within the community where homeless and transitional housing are permitted as per SB regulations. The following section provides the regional strategies that have been adopted by the County.

Regional Strategy

The County of Orange has in place a comprehensive, coordinated, and regional Continuum of Care strategy which includes the participation of all 34 cities in the County, County agencies, homeless housing and service providers, and other community groups (including non-profits, local

⁵ Serving People in Need (SPIN). Personal Communication. April 2008.

⁶ Families Forward: Transitional Housing Program. Personal Communication. April 2008.

⁷ Human Options, Personal Communication. April 2008.

governmental agencies, faith-based organizations, the homeless and formerly homeless, as well as interested business leaders) to identify the gaps and unmet needs of the County's homeless.

Leadership and coordination of Orange County's CoC planning process is the shared responsibility of the Orange County HCS Department, Info Link Orange County, and the OC Partnership. Known as the Community Forum Collaborative (Collaborative), this public-private-nonprofit partnership helps ensure comprehensive, regional coordination of efforts and resources to reduce the number of homeless and persons at risk of homelessness throughout Orange County. The cumulative role of the Collaborative is to act as a regional convener of the year-round CoC planning process and as a catalyst for the involvement of the public and private agencies that make up the regional system of care.

To facilitate their mission, the Orange County Continuum of Care Steering Committee and the Leadership Cabinet were formed. This grassroots, community-based effort, in conjunction with a comprehensive needs assessment, resulted in the development of funding priorities aimed to serve the most pressing, unmet needs of the homeless in Orange County. Orange County's regional CoC provides emergency, transitional, and permanent supportive housing, plus services, to address the needs of homeless persons and enable transition to independent living. The CoC system serves the needs of the homeless through a range of nonprofit organizations (faith-based and community-based), federal, state, and local governmental agencies, public housing authorities, local businesses, schools and universities, law enforcement, private donors, and homeless/formerly homeless persons.

The CoC aims at ending chronic homelessness by 2012 through the following goals:

- Expand chronic homeless population served
- Expand services and shelter for chronic homeless veterans
- Community education and outreach
- Implement regional discharge plan

Farm Workers

The special housing needs of farm workers result from low wages and the seasonal nature of their employment. The 2000 Census of Population and Housing estimated farm workers comprised less than 0.2 percent of the population in Newport Beach and approximately 1 percent of the County population. Therefore, demand for housing generated by farm workers in the City was nominal and could be addressed adequately by overall housing affordability programs in the City and the County. This remains the case in the City of Newport Beach.

HOUSING NEEDS

RHNA Allocation

In accordance with State Housing Element law, the Southern California Association of Governments (SCAG) has prepared a Regional Housing Needs Assessment (RHNA) to identify the housing need for each jurisdiction within the SCAG region. This assessment was prepared for the 2006–2014 period. The RHNA allocates Newport Beach's share of housing units required to satisfy housing needs resulting from projected growth in the region. To accommodate projected growth in the region, SCAG estimates the City needs to target its housing unit production to accommodate 1,769 new housing units. State law requires SCAG to distribute new units on the basis of income to avoid further

impaction of localities with relatively high proportions of low-income households. It also is required that existing housing need be identified. SCAG estimated the existing need in Newport Beach is for 1,769 dwellings. The tables below indicate future need for housing in Newport Beach and its distribution by income group as calculated by the RHNA. The “special needs” population in Newport Beach most numerous and in need of affordable housing is senior citizens (age 65 and older).

Table H33 Total Construction Need by Income, 2006–2014				
Very Low	Low	Moderate	Above Moderate	Total
389	319	359	702	1,769
22%	18%	20%	40%	100%

SOURCE: Southern California Association of Governments, 2007

Inventory of Land Suitable for Residential Development

The City of Newport Beach is not a residential developer and therefore must rely on private developers or organizations that have the capacity to acquire and manage affordable housing or “at-risk” housing developments. The following section of the Housing Element provides an inventory of land determined suitable for development of affordable housing.

In 2006, the City completed a comprehensive update of its General Plan including an update of the Land Use Element. The General Plan recognizes that most of the City will be conserved and establishes policies for their protection and long-term maintenance. However, the General Plan identifies several areas where substantive land use changes may be anticipated over the next 20 years. Other than Banning Ranch, this would occur within existing developed areas of the City as infill and replacement of previously permitted retail and office development capacity. These areas provide an attainable opportunity to create approximately 5,000 new housing units in the community, (up to 3,758 units excluding the Banning Ranch area). In addition, all of the new residential units will be subject to the provisions of the City’s inclusionary housing program. The City’s goal over the planning period is for an average of 15 percent of all new housing units to be affordable to very low-, low-, and moderate-income households.

Since a limited amount of vacant land remains in the community, future housing development in accordance with the update of the General Plan would be achieved through infill development and reuse of sites with existing, possibly obsolete land uses. The land use changes in each of these areas are presented in Table H34.

Table H34 Potential Residential Sites

Site	General Plan Designation	Zoning Designation	Dwelling Unit Capacity*	Density (du/acre)**
VACANT				
Banning Ranch**	RV and OS	Planned Community (PC)	1,375	Land Use Element requires a mixture of unit types and densities in development plan.
Corona del Mar	RM	Subject to provisions of Interim Development Review Process	8	22 units per acre. 8 units are possible on vacant site
INFILL/MIXED-USE				
Airport Area	MU-H2	Planned Community (PC)	2,200	2,200 as replacement of existing office, retail, and/or industrial uses at 30 to 50 units per acre of which 550 units may be infill on surface parking lots.***
Newport Center	MU-H3	Planned Community (PC)	450	Subject to maximum of 450 units and zoning height limits
Mariners' Mile	MU-W1 and MU-H1	Subject to provisions of Interim Development Review Process	300	MU-W-1: <ul style="list-style-type: none"> ■ Mixed-Use FAR: 1.25 , with maximum 0.75 for residential ■ Multi-Family Residential: 12 du/acre (50% of site) MU-H-1: <ul style="list-style-type: none"> ■ Mixed-Use: FAR 1.5, with 1.0 for residential ■ Multi-Family Residential: 20.1–26.7 du/net acre
Newport Mesa	RM-18 du/acre	Subject to provisions of Interim Development Review Process	100	Multi-Family Residential: 18 du/net acre
Balboa Peninsula Area			500–700	
Lido Village	MU-W2 and RM (20/ac)	Subject to provisions of Interim Development Review Process	165	MU-W2: FAR 1.5 , with 0.8 for residential (up to 26.7 du/acre) RM (20 du/acre)
Cannery Village	MU-H4 MU-W2		300–500	MU-H4: <ul style="list-style-type: none"> ■ Mixed-Use: FAR 1.5, with 1.0 for residential ■ Multi-Family: 20.1 to 26.7 du/net acre MU-W2: <ul style="list-style-type: none"> ■ Mixed-Use: FAR 1.25, with 0.75 for residential
Balboa Village	MU-V			MU-V: FAR 1.5, with 1.0 for residential
McFadden Square	MU-W2			MU-W2: FAR: 1.25, with 0.75 for residential
Total			3,558–3,758	

SOURCE: City of Newport Beach Planning Department and General Plan

MU-H1 = Mixed-Use Horizontal 1	RV = Residential Village	RM = Multiple-Family Residential
MU-H2 = Mixed-Use Horizontal 2	MU-W1 =Mixed-Use Water 1	MU-V = Mixed-Use-Vertical
MU-H3 = Mixed-Use Horizontal 3	MU-W2= = Mixed-Use Water 2	OS=Open Space
MU-H4: = Mixed-Use Horizontal 4	MU-W3= Mixed-Use Water 3	PC=Planned Community

* Above existing uses

** Residential development total excludes 1,375 potential units within Banning Ranch. Development will not occur during the 2008–2014 RHNA Planning period. Due to the high proportion of sensitive habitat areas, the actual number of buildable acreage will be determined in subsequent studies to be conducted in accordance with state and federal regulations.

*** Average Density of 30 units/acre is the default density required by Housing Element law to accommodate lower income households for urbanized areas (AB2348)

John Wayne Airport Area

The Airport Area encompasses the properties abutting and east of John Wayne Airport (JWA) and is in close proximity to the Irvine Business Complex and University of California, Irvine (Figure H1). Existing uses include research and development, office, high technology, industrial and commercial uses. Development in the Airport Area is restricted due to the noise impacts of JWA. Much of the southwestern portion of the area is located in the JWA Airport Environs Land Use Plan (AELUP) 65 dBA CNEL, which is unsuitable for residential and other “noise-sensitive” uses. Additionally, building heights are restricted for aviation safety.

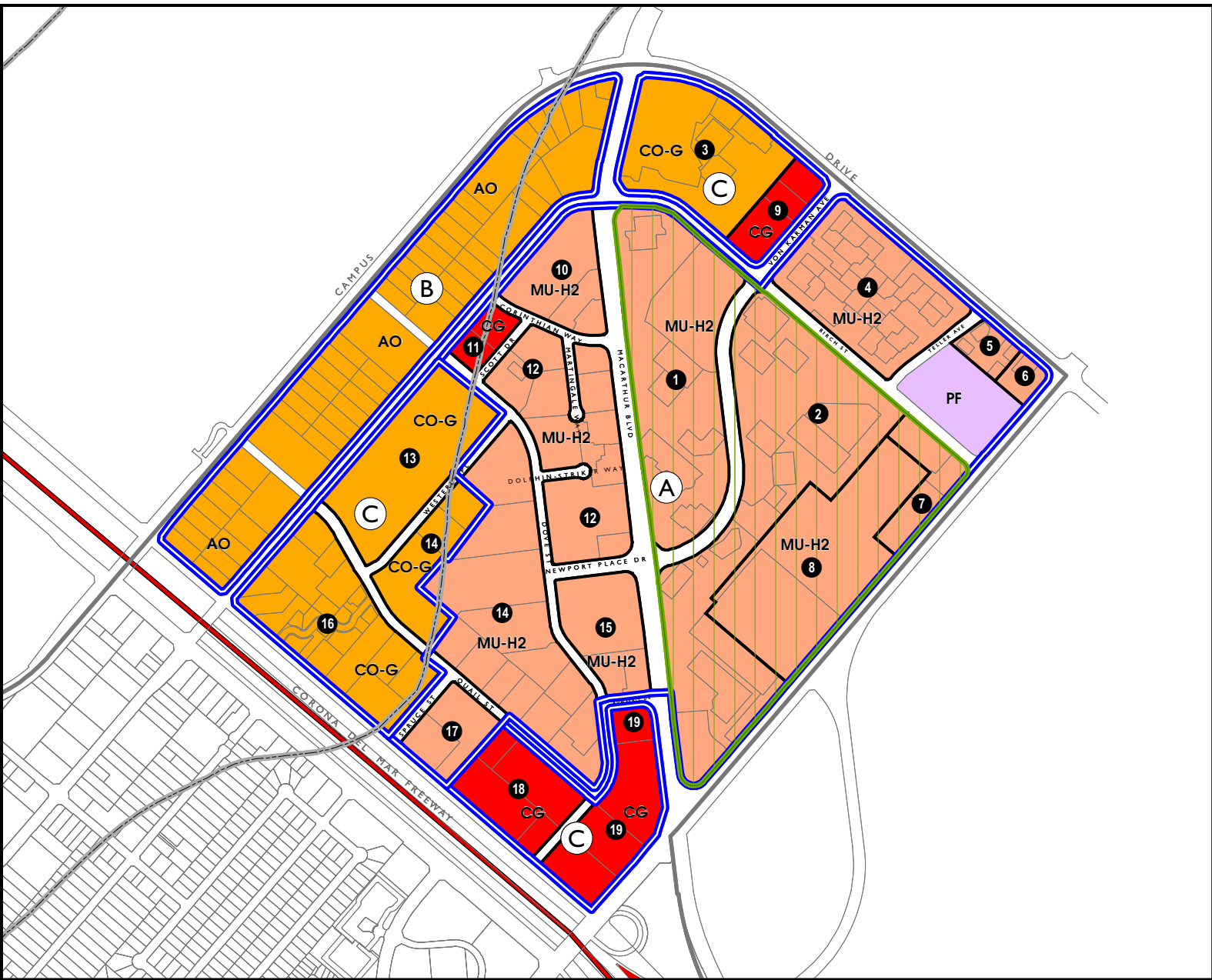
The General Plan provides for the maintenance and limited expansion of the currently developed mix of uses. Additionally, it identifies this Area as one of the greatest opportunities in the community to create new residential neighborhoods including workforce housing, through the replacement of existing uses and new construction on underutilized surface parking lots.

The housing capacity for the John Wayne Airport planning area was determined by the maximum permissible new automobile trips that could be generated for the statistical area in which it is located (Figure LU3 statistical area L4), in compliance with City Charter Section 423 and Measure S. Land Use Element Policy LU 6.15.5 allocates a maximum of 2,200 housing units in areas designated as MU-H2 on the General Plan land use diagram (Figure H1 and Figure H2). Housing and mixed-use areas are not located within areas exposed to noise levels of 65 dBA CNEL and higher. All of the units may be developed as replacement of existing uses, while a maximum of 550 of the total may be developed as infill on existing surface parking lots with the latter replaced in parking structures.

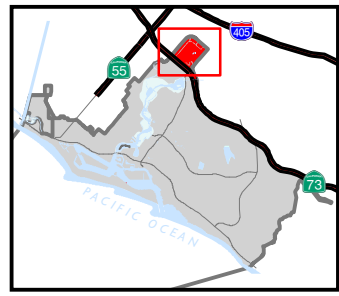
Land Use Element Policy LU 6.15.7 stipulates that residential units be developed at a maximum density of 50 units per acre and minimum of 30 units per acre. As the MU-H2 district contains approximately 207 acres, which, if fully redeveloped, would yield 6,210 to 10,350 units considerably exceeding the limits imposed by Policy LU 6.15.5. Conversion of the entire area designated for housing is unlikely due to the presence of existing viable office, industrial, and retail uses. For the purposes of determining a realistic level of potential development, existing uses were surveyed and properties determined to be underutilized and subject to conversion were identified (Housing Element Appendix H4). Additionally, the owners of a number of properties approached the City and expressed interest in redeveloping these sites for housing. Based on these analyses and input, areas considered highly suitable for change are depicted on Figure H1 and Figure H2, which depicts a series of clustered residential “villages.” Potential housing units include a mix of building types ranging from townhomes to high-rises to accommodate a variety of household types and incomes.

Cumulatively, areas determined as susceptible to change contain approximately 125 acres. Of these, 24.9 acres consist of surface parking lots, which would be limited by Policy LU 6.15.5 to a maximum of 550 units (see above). If developed at the maximum density of 50 units per acre, 11 acres (44 percent) would be re-used, while at the minimum density of 30 units per acre, 18 acres (72 percent) would be re-used. The remaining 100.2 acres would be subject to the replacement of existing uses and buildings. If the 1,650 remaining units permitted by policy are developed here, a maximum of 33 acres (33 percent) would be redeveloped at 50 units per acre and 55-acres (55 percent) at 30 units per acre. If no housing is developed as infill on the parking lots and all 2,200 permitted units are developed as replacement of existing uses, 44 acres would be required at the maximum density and 73 acres at the minimum density. Housing development, however, is likely to occur as both infill and re-development as evidenced by submittal of applications by property owners such as Koll and Conexant which both own large parcels of land.

CITY of NEWPORT BEACH
GENERAL PLAN
FIGURE H1
AIRPORT AREA



- Sub-Area
- Conceptual Development Plan Area
- Tidelands and submerged lands
- City Boundary
- Land Use Delineator Line
- Highway
- 65 CNEL Noise Contour
- Refer to anomaly table



Source: City of Newport Beach and EIP Associates
 PROJECT NUMBER: 10579-01
 Date: 09/14/06

LAND USE POLICY

(A) Underlying Uses: Office, Hotel, Supporting Retail, Residential Village: Housing and Mixed-Use (with Guidelines for Design and Development)

(B) Airport-Supporting Businesses

(C) Commercial and Office










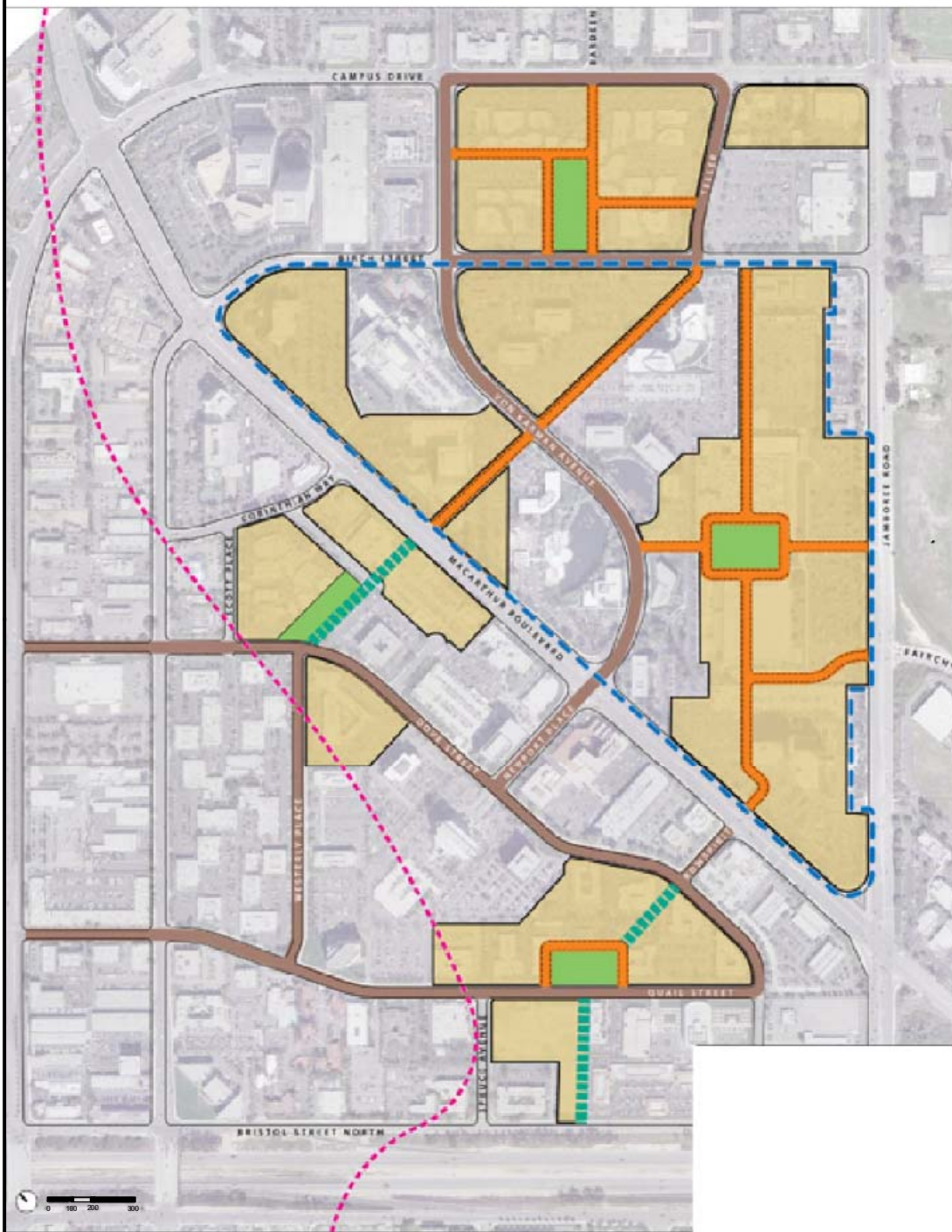
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CITY of NEWPORT BEACH
GENERAL PLAN

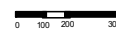
Figure H2
AIRPORT AREA RESIDENTIAL
VILLAGES ILLUSTRATIVE
CONCEPT DIAGRAM

Legend

-  OPPORTUNITY SITES
-  PROPOSED OPEN SPACES
-  IMPROVED RESIDENTIAL STREETS
-  PROPOSED RESIDENTIAL STREETS
-  PROPOSED PEDESTRIAN WAYS
-  65 CNEL NOISE CONTOUR*
-  CONCEPTUAL PLAN REQUIRED



* The 65 CNEL Noise Contour is shown for illustrative purposes only.



Source: ROMA Design Group
PROJECT NUMBER: 10579-01
Date: 08/03/06



Figure_H2_Airport_Area_Concept_Diagram.mxd July/2007

Recognizing that the introduction of residential uses within existing business and industrial areas necessitates sufficient critical mass of units and amenities to create a viable neighborhood, General Plan Policy LU 6.15.6 defines standards for the development of cohesive and integrated neighborhoods. It stipulates that residential neighborhoods contain a minimum of 10 contiguous acres centered on a neighborhood park and other amenities. The first phase of development must contain at least five gross acres, exclusive of rights-of-way, which Policy LU 6.15.7 requires to be developed at 45 to 50 units per acre averaged over the entire first phase development area. This would yield between 225 to 250 units, 15 percent of which must be affordable as per the City's Inclusionary Housing Program.

To determine the market feasibility of unit developed at densities prescribed for the John Wayne Airport Area, housing development densities in the adjoining Irvine Business Complex (IBC) were reviewed. Data indicates that those units constructed have averaged, at 50 units per acre. It can be reasonably expected that the John Wayne Airport Area, could support comparable densities.

The feasibility for infill and re-use for housing is supported by the fact that several property owners and developers have approached the City of Newport Beach to request consideration for new housing development, such as owners of the Conexant site where development on 15.4 of the total 26.9 acres have been proposed. Conexant submitted a Conceptual Development Plan in July 2007, which involves the redevelopment of new residential and mixed-uses as infill and replacement of existing office and business park functions currently on the site. At 30 units per acre this would yield 462 units and at 50 units per acres it would yield 770 units. To the west of Conexant, property owners of the Koll Center Newport have expressed interest in accommodating housing, with approximately 25 acres of surface parking available for development. The City is currently preparing a Community Development Plan for both properties to facilitate residential development.

Newport Center

Newport Center is a regional center of business and commerce that includes major retail, professional office, entertainment, recreation, and housing in a master planned mixed-use development. Fashion Island, a regional shopping center, forms the nucleus of Newport Center (Figure H3).

The General Plan identifies the goal of creating a successful mixed-use district that integrates economic and commercial centers serving the needs of Newport Beach residents and the sub-region, with expanded opportunities for residential development. The Land Use Element creates a new residential land use designation of Mixed-Use Horizontal 3 (MU-H3) on the northern portion of the subarea. The MU-H designation provides for the horizontal intermixing of regional commercial office, hotel, multi-family residential, and ancillary commercial uses. Up to 450 new higher-density multi-family housing units are accommodated in this area. A detailed parcel-specific survey of existing vacant and underutilized parcels that can accommodate the new 450 residential uses is included in Housing Element Appendix H4.

The Irvine Company (TIC) is the main land owner/developer in the Newport Center area and has recently submitted a Planned Community Development Plan to develop 430 of the permitted 450 mixed-use units (within Block 500, 600 and San Joaquin Plaza). The maximum height limits within Block 500 and 600 is 295 feet, while buildings are limited to 65 feet within San Joaquin Plaza. Density levels have yet to be determined.

The City requires that an Affordable Housing Implementation Plan (AHIP) be prepared for projects with more than 50 residential units. As part of the proposed 430 mixed-use units, the Planned Community Development Plan includes an Affordable Housing Plan (AHIP), a required component of the City's existing Affordable Housing Implementation Program requirements. The North Newport Center AHIP was approved in December 2007.

The requirement for affordable housing is based on income categories. The Irvine Company is required to provide either very low-, low-, or moderate-income housing, or a combination of income categories, using the percentages shown below:

- Very Low: 43 units (10%)
- Low: 65 units (15%)
- Moderate: 86 units (20%)

To meet these requirements, the North Newport Center Planned Community AHIP includes the construction of 14 affordable multi-family units on a 0.75-acre parcel of land near the intersection of San Joaquin Hills Road and San Miguel Avenue and/or the creation of affordability covenants for 29 to 89 existing units. At this location, the units must be rented to households qualifying as very low-, low-, or moderate-income households for a period of at least 30 years.

In addition, there are 79 units approved with the Santa Barbara Condominium project within Newport Center that includes 16 affordable low- and moderate-income housing units. All of the affordable units will be required to be affordable for a period of 30 years. This project was approved by the Newport Beach City Council in 2006 by the Local Coastal Commission in 2007.







Another private land owner in the Newport Center area is presently in discussion with the City to develop a 30-unit multi-family rental and condominium project on the site presently occupied by the Newport Beach Tennis Club. This is a market-rate development that would be subject to the City's in-lieu fee program. The developer will have a choice whether to provide affordable units to pay the City's in-lieu fee.

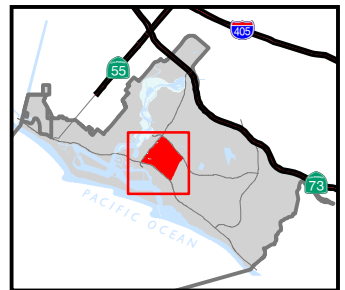
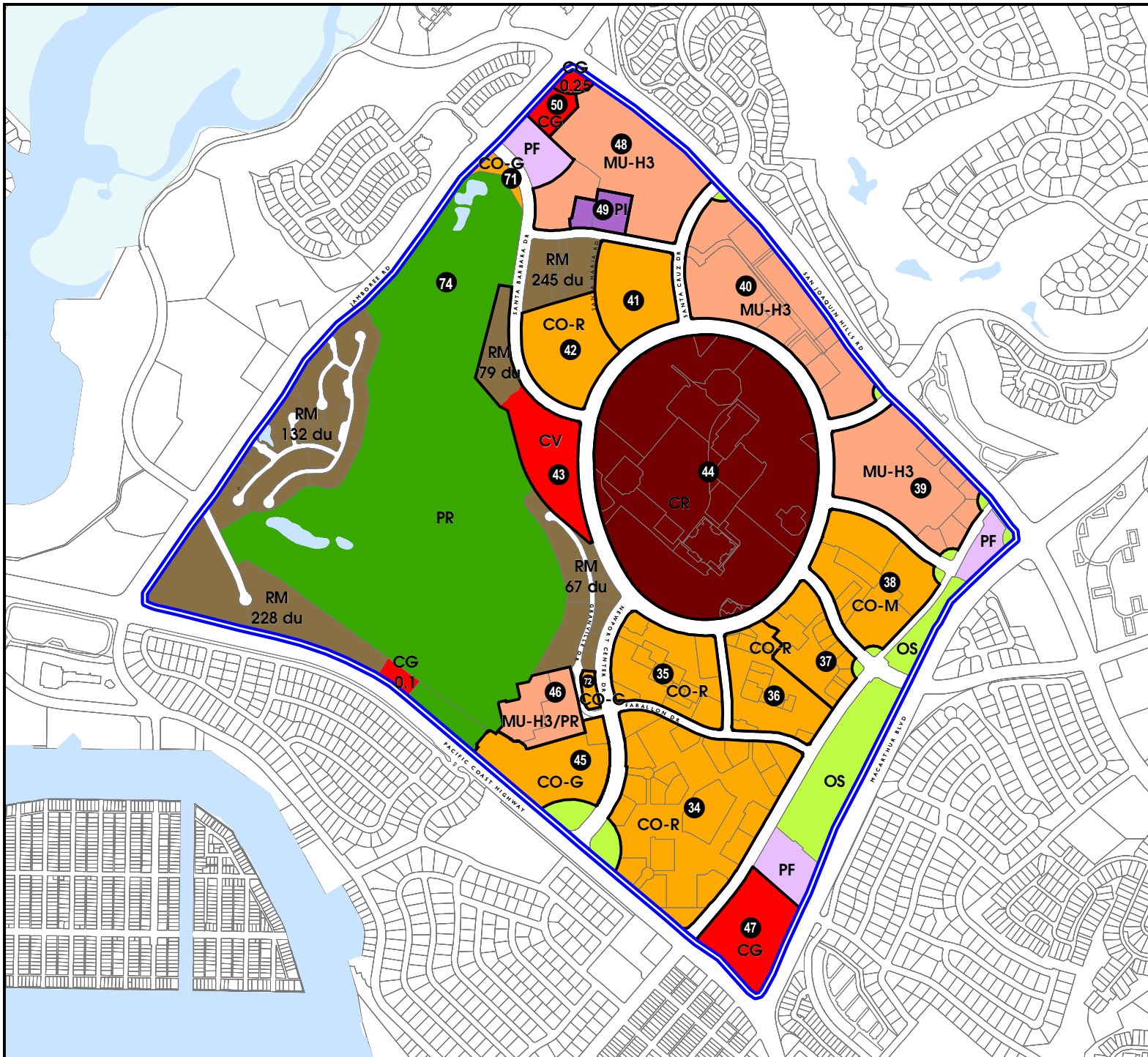
Banning Ranch


Located within the City's Sphere of Influence (SOI) in the western-most portion of the Newport Beach Planning Area, the Banning Ranch area encompasses approximately 518 acres, of which 465 acres (including 47 acres of water features) are under the jurisdiction of Orange County and 53 acres are within the jurisdiction of the City of Newport Beach. The site is located within the coastal zone boundary and is subject to the provisions of the Orange County Local Coastal Program (LCP). However, the site is referred to as a "white hole," because neither the City's nor the County's LCP provides land use designations for the Banning Ranch area (Figure H4).

The Land Use Element prioritizes the retention of the Banning Ranch property as open space, consolidating existing oil operations, restored wetlands and habitat, and a community park to serve adjoining neighborhoods. However, due to the significant cost of purchasing the site and amount of the area that would need extensive habitat restoration, a large amount of revenue would need to be generated to help fund preservation of the majority of the property as open space. Should the property not be acquired for open space, the Land Use Element considers the possible development of a mixed-density residential village that would include open space, convenience commercial, and

CITY of NEWPORT BEACH
 GENERAL PLAN
 Figure H3
 NEWPORT CENTER/
 FASHION ISLAND

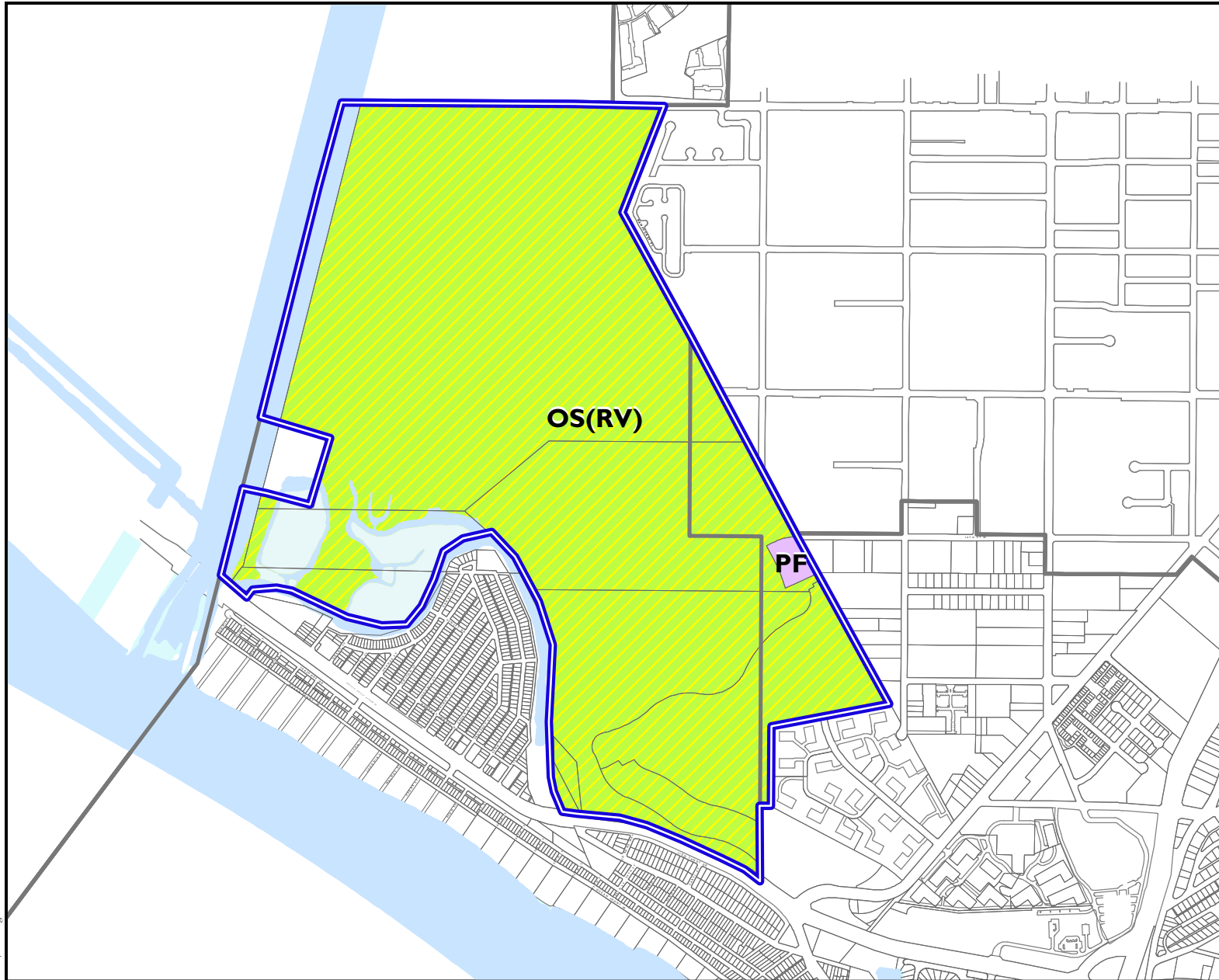
-  Sub-Area
-  Tidelands and submerged lands
-  City Boundary
-  Land Use Delineator Line
-  Highway
-  Refer to Anomaly table







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 Source: City of Newport Beach and EIP Associates
 PROJECT NUMBER: 10579-01
 Date: 12/12/06

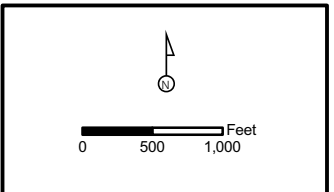
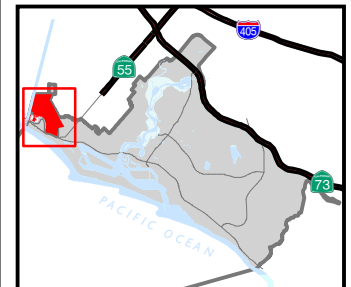


CITY of NEWPORT BEACH
 GENERAL PLAN
 Figure H4
 BANNING RANCH



-  Sub_Area
-  Tidelands and submerged lands
-  City Boundary

* Development Footprint to be determined by State and Federal Permitting Agencies



Source: City of Newport Beach and EIP Associates
 PROJECT NUMBER: 10579-01
 Date: 12/12/06

LAND USE POLICY

- A. Priority: Open Space, Parks and Habitat Restoration
- B. Residential Village with convenience retail, school, parks and overnight accommodations (if not acquired as Open Space)



small hotel uses. The Land Use Element designates the Banning Ranch Area as Open Space (OS) and Residential Village (RV). This designation provides for the development of a planned residential community that integrates up to 1,375 single-family detached, single-family attached, two family, and/or multi-family residential units with supporting schools, parks, community services, local-serving convenience commercial uses and services, and open spaces. Future development would require a master plan or specific plan to depict the specific uses, development standards, density levels, infrastructure improvements, design guidelines, and financial plan.

Due to the long time frame for potential development of the site, including the necessity of obtaining the necessary federal and state regulatory permits and the creation and approval of a planned community development plan, residential development of Banning Ranch will not occur during this Housing Element cycle. However, the owners of the property are actively engaged in planning with the City.

Balboa Peninsula Area

The Balboa Peninsula area is comprised of a series of coastal districts linked by the Newport Boulevard/Balboa Boulevard commercial and residential corridor. These include Lido Village, Cannery Village, McFadden Square, and Balboa Village. The General Plan identifies the potential for new mixed-use development within these areas (Figure H5 and Figure H6). These areas are highly urbanized and are adequately served by existing infrastructure including sewer, water, police, and fire services. These areas also have no significant environmental constraints that would impede new housing development.

Cannery Village

Cannery Village is the historic center of the City's commercial fishing and boating industry and contains a mix of small shops, art galleries, professional offices, and service establishments. Recent redevelopment activity within this area has been composed of new residential and mixed-use development such as Cannery Lofts, a 22-unit live/work project. All of these units were market-rate, loft-style ownership units. Older developments include some single-family residential units combined with commercial uses on single lots. The updated Land Use Element designates the Cannery Village Area as Mixed-Use Horizontal 4 (MU-H4) and Mixed-Use Water 2 (MU-W2).

The intent of the MU-H4 land use category is to create a distinct district or neighborhood containing multi-family residential homes with clusters of mixed-use and/or commercial buildings at intersections. Mixed-use buildings are permissible throughout the area. Density ranges for multi-family residential uses are 20.1 to 26.7 units per net acre. Mixed-use parcels have a maximum floor area ratio of 1.5 with a maximum floor area to land area ratio of 0.5 for commercial and maximum of 1.0 for residential uses.

The MU-W2 designation applies to waterfront parcels within Cannery Village. Permitted uses include mixed-use structures that vertically integrate housing within retail uses, where the ground floor shall be restricted to retail and other pedestrian-active uses along the street frontage and/or the upper floors used for residential units or non-residential uses including retail and office. Mixed-use parcels have a maximum floor area ratio of 1.25 with a maximum floor area to land ratio of 0.35 for commercial and a maximum of 0.75 for residential purposes. The average size of parcels designated as MU-W2 and MU-H4 in Cannery Village 0.08 acre or 3,840 square feet.

Lido Village

Lido Village is primarily developed with commercial uses including grocery stores, restaurants, salons, home furnishings, apparel, and other specialty shops. It also includes Lido Marina Village, a pedestrian-oriented waterfront development that includes visitor-serving commercial uses, specialty stores, and marine uses. The guiding General Plan goal for Lido Village is to create a mixture of land uses within a pedestrian-oriented village environment. To facilitate these uses, a portion of the Lido Village General Plan subarea has been designated as Mixed-Use Water 2 (MU-W2) and Multiple Residential (RM(20/ac)). The MU-W2 designation applies to waterfront parcels. Permitted uses include mixed-use structures that vertically integrate housing with retail uses, where the ground floor shall be restricted to retail and other pedestrian-active uses along the street frontage and/or the upper floors used for residential units or non-residential uses including retail and office. Mixed-use parcels within the Lido Village area have a maximum floor area ratio of 1.5 with a maximum commercial floor area of 0.7 and a maximum of 0.8 for residential purposes. This translates to a maximum density of 26.7 dwelling units per acre for mixed-use projects. The RM(20/ac) designation is intended to provide multi-family residential development containing attached or detached dwelling units up to 20 dwelling units/acre (Figure H7). As shown in Housing Element Appendix H4, up to 165 new dwelling units can be accommodated within Lido Village on sites currently occupied by commercial and office uses.





Balboa Village

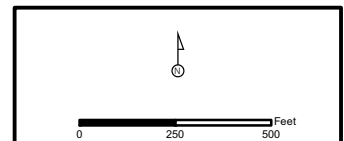
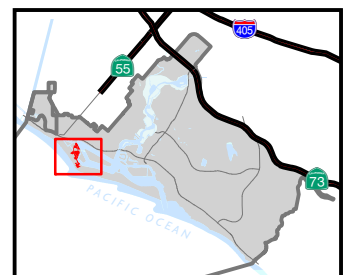
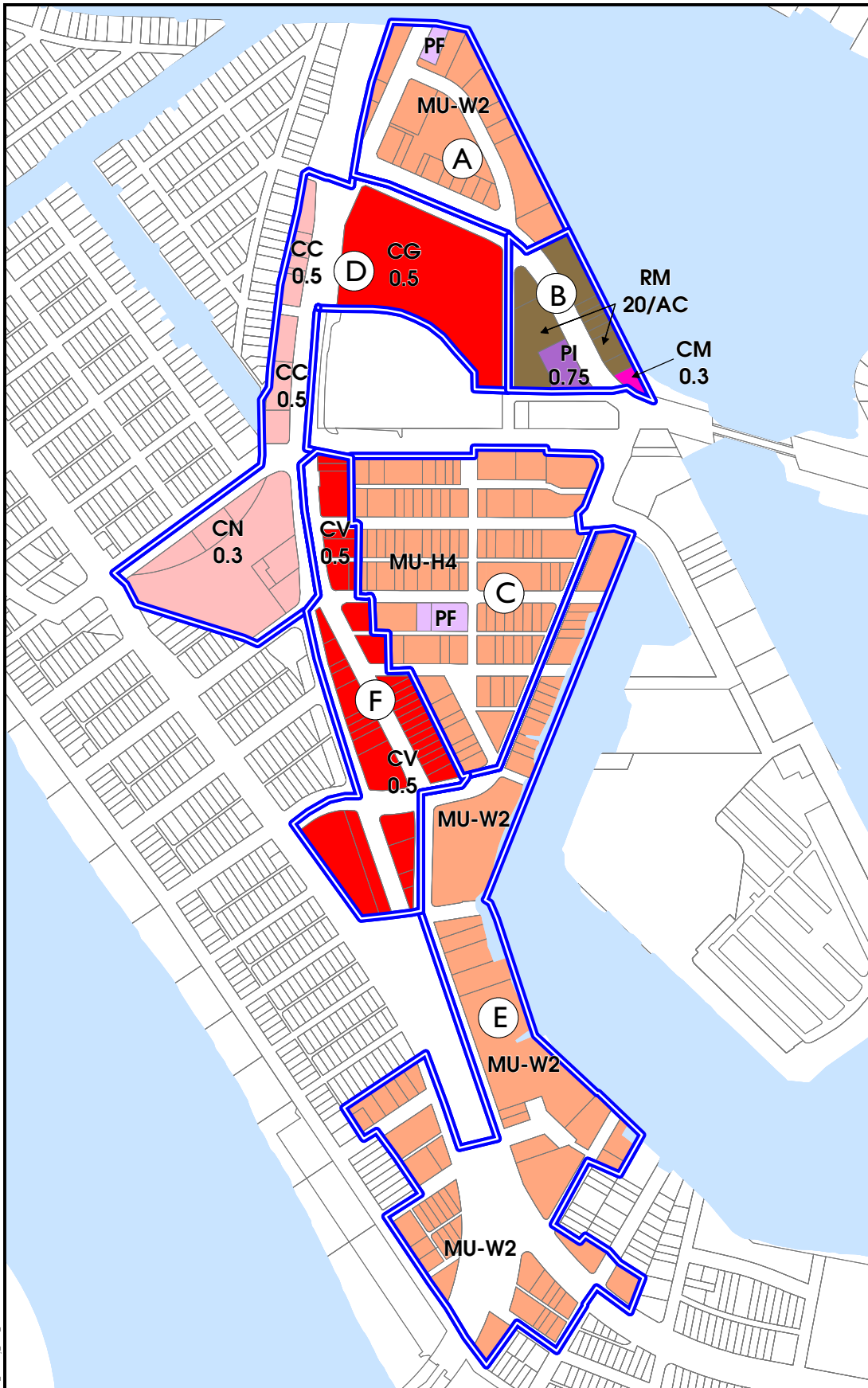
Balboa Village has served as the center for recreational and social activities on the Peninsula. Many of the existing land uses include retail uses and are visitor-oriented and seasonal in nature. The Balboa Village core is surrounded by residences, with isolated pockets of commercial uses scattered along Balboa Boulevard. Balboa Village and the greater Peninsula have experienced a transition to year-round residential occupancy while the visitor uses have continued. The General Plan calls for a portion of the Village Core area to be designated as MU-V which provides for the development of mixed-use structures that vertically integrate retail commercial, and office or related functions on the ground floor and the upper floors used for residential units. Non-residential uses are also permitted including office and commercial activities. The floor area ratio for mixed-use buildings is 1.5; with a floor area ratio of 0.35 -0.5 for commercial and maximum of 1.0 for residential uses. The average size of parcels designated as MU-V in Balboa Village 0.10 acre or 4,356 square feet.

McFadden Square

McFadden Square surrounds the Newport Pier and extends between the ocean front and harbor. Commercial land uses are largely concentrated in the strips along Balboa and Newport Boulevards, with residential along the ocean front and marine-related uses fronting the harbor. Numerous visitor-serving uses include restaurants, beach hotels, tourist-oriented shops (t-shirt shops, bike rentals, and surf shops), as well as service operations and facilities that serve the Peninsula. Historically, the area has been known for its marine-related industries such as shipbuilding and repair facilities and boat storage on the harbor. Much of the McFadden Square area is pedestrian-oriented, with storefronts facing the street, the presence of signage at a pedestrian scale, and outdoor furniture, providing a pleasant environment for visitors. The Land Use Element identifies a portion of McFadden Square as Mixed-Use Water 2 (MU-W2). This designation is applied to waterfront locations in which marine-related uses may be intermixed with mixed-use buildings that integrate housing with ground level

CITY of NEWPORT BEACH
 GENERAL PLAN
 Figure H5
 BALBOA PENINSULA
 LIDO VILLAGE/
 CANNERY VILLAGE/
 MC FADDEN SQUARE

-  Sub-Area
-  Tidelands and submerged lands
-  City Boundary
-  Highway







Source: City of Newport Beach and EIP Associates
 PROJECT NUMBER: 10579-01
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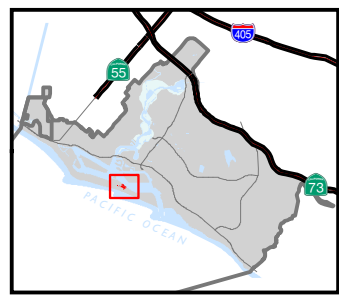
LAND USE POLICY


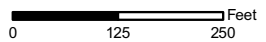
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|---|--|
| (A) Mixed Uses, Visitor-Serving and Retail Commercial, Overnight Lodging Facilities | (D) General and Neighborhood Commercial |
| (B) Multi-Family Residential | (E) Visitor-Serving and Marine-Related Commercial or Mixed Use |
| (C) * Mixed Use Permitted in any Location and Required at Street Intersections,
* Multi Family Residential and Townhomes - any location except intersections
* Intersections: Mixed Use or Commercial | (F) Visitor-Serving Commercial |

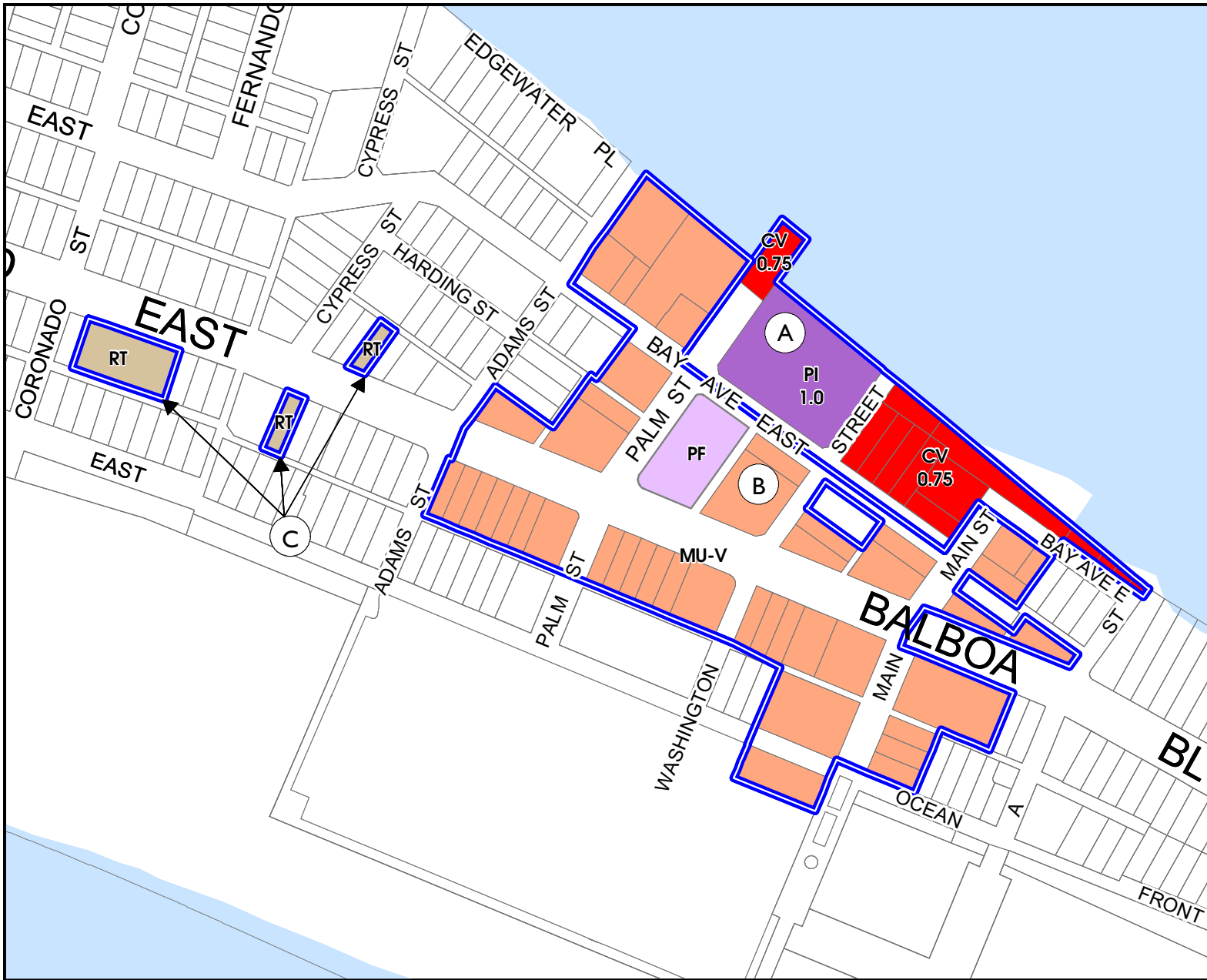


CITY of NEWPORT BEACH
 GENERAL PLAN
 Figure H6
 BALBOA VILLAGE




 Sub-Area
 Tidelands and submerged lands
 City Boundary
 Highway





 Source: City of Newport Beach and EIP Associates
 PROJECT NUMBER: 10579-01
 Date: 12/12/06



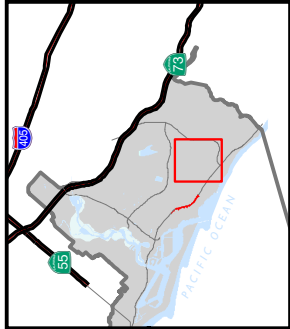
LAND USE POLICY

 Visitor-Serving Commercial and Public Institution
 Commercial or Mixed-Use (Housing above Retail or Office)
 Two-Family Residential



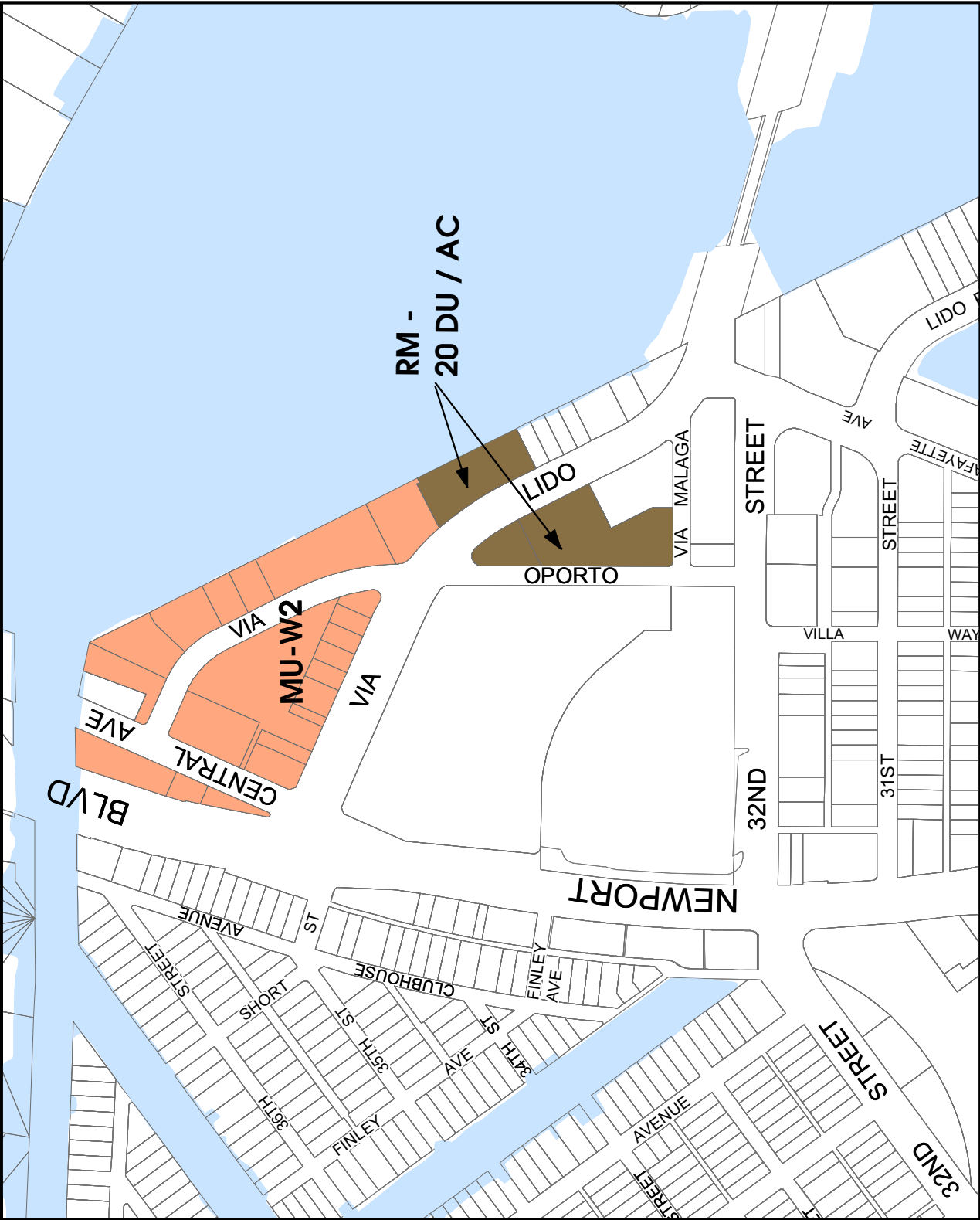
CITY of NEWPORT BEACH
GENERAL PLAN
FIGURE H7
Lido Marina Village

Tidelands and submerged lands
City Boundary
Highway



Scale: 0, 125, 250 Feet
North Arrow

Source: City of Newport Beach and EIP Associates
PROJECT NUMBER: 10579-01
Date: 08/03/06



LIDO MARINA VILLAGE OPPORTUNITY SITES

retail. The floor area ratio for mixed-use buildings is 1.25, with a minimum floor area ratio of 0.35 and maximum of 0.75 for residential uses. The average size of parcels designated as MU-W2 in McFadden Square is 0.12 acre or 5,230 square feet.

Mariners' Mile

Mariners' Mile is a heavily traveled segment of Coast Highway extending from the Arches Bridge on the west to Dover Drive on the east (Figure H8). It is developed with a mix of highway-oriented retail and marine related commercial uses. The latter are primarily concentrated on bay-fronting properties and include boat sales and storage, sailing schools, marinas, visitor-serving restaurants, and comparable uses. There are no significant infrastructure or environmental constraints within the Mariners' Mile area that would impede new housing development.

A number of properties contain non-marine commercial uses, offices, and a multi-story residential building. The General Plan identifies Mariners' Mile as a location appropriate for mixed-use development integrating residential and commercial or office space.

The Land Use Element identifies Mariners' Mile as Mixed-Use Water 1 (MU-W1), Mixed-Use Horizontal 1 (MU-H1) and General Commercial (CG).

On the inland side of Coast Highway, land is designated as Mixed-Use Horizontal 1 (MU-H1), and General Commercial (CG-0.3 and CG-0.5) to accommodate a mix of visitor and local-serving retail commercial, residential, and public uses. Coast Highway frontages shall be developed for marine-related and highway-oriented general commercial uses, and properties located on interior streets may be developed for free-standing neighborhood-serving retail, multi-family residential units, or mixed-use buildings that integrate residential with retail uses on the ground floor. The floor area ratio of mixed-use buildings is 1.5 with a maximum commercial floor area to land ratio of 0.5 and a maximum of 1.0 for residential uses. Densities for multi-family residential uses range from 20.1 to 26.7.

Bayfronting properties along Mariners' Mile are designated MU-W1 which permits the inter-mixing of marine-related and residential uses. Permitted uses include multi-family residential, mixed-use, and commercial activities. Residential uses are permitted on parcels with a minimum frontage of 200 lineal feet where a minimum of 50 percent of the permitted square footage shall be devoted to non-residential uses.

The floor area ratio of mixed-use buildings is 1.25. Multi-family residential densities are 12 units per adjusted gross acre, with the number of units calculated on a maximum of 50 percent of the property.

The average size of parcels designated as MU-W1 and MU-H1 in Mariner's Mile is 0.60 acre or 26,500 square feet.

Corona del Mar

The Corona del Mar corridor extends along Coast Highway between Avocado Avenue and Hazel Drive. It is developed with commercial uses and specialty shops that primarily serve adjoining residential neighborhoods. Among the area's primary uses are restaurants, home furnishing stores, and miscellaneous apparel and professional offices. Almost half of the commercial uses are located in multi-tenant buildings with retail on the ground floor and professional services above. Other uses

include the Sherman Library and Gardens, a research library and botanical garden open to the public, and an assisted-living residential complex.

The updated General Plan intends Corona del Mar as a pedestrian-oriented village with office and service uses that serve surrounding neighborhoods. New development largely would occur as replacement of existing uses and developed at comparable building heights and scale. Additional parking would be provided by the re-use of parcels at the rear of commercial properties and/or in shared parking lots or structures developed on Coast Highway. General Plan land use designations for Coronad del Mar include Corridor Commercial (CC) with an FAR of 0.75 and Multiple Residential (RM). Per the Land Use Element up to 8 dwelling units may be accommodated on the two adjoining RM parcels that are currently occupied by a dirt parking lot. (Appendix H4 and Figure H9). The City has received inquiries from an architect about potential housing development on these vacant parcels, but no formal plans have been submitted.

West Newport Mesa

The West Newport Mesa area contains a mixture of residential, office, commercial, industrial, and public uses. It is immediately abutted by Hoag Hospital, a major employment center. The General Plan identifies the opportunity to develop new, complementary uses such as residential, medical offices and other facilities supporting Hoag Hospital. In addition, providing well-planned residential neighborhoods will enable residents to live close to their jobs and reduce commutes to outlying areas. Residential uses within this area are permitted under the Multiple Family Residential category at up to 18 dwelling units per acre. Approximately 100 new residential units could be developed as new and replacement housing (Figure H10).

Energy Conservation Opportunities



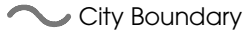


The City of Newport Beach fully enforces provisions of Title 24 of the California Administrative Code, which require energy conservation in new residences. Standards in Title 24 create energy savings of approximately 50 percent over residential construction practices utilized prior to the Title 24 enactment.

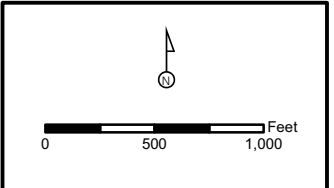
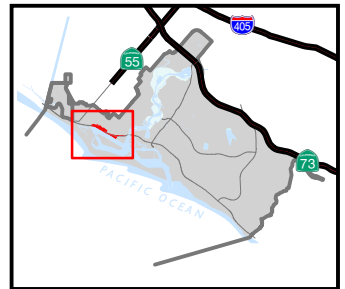
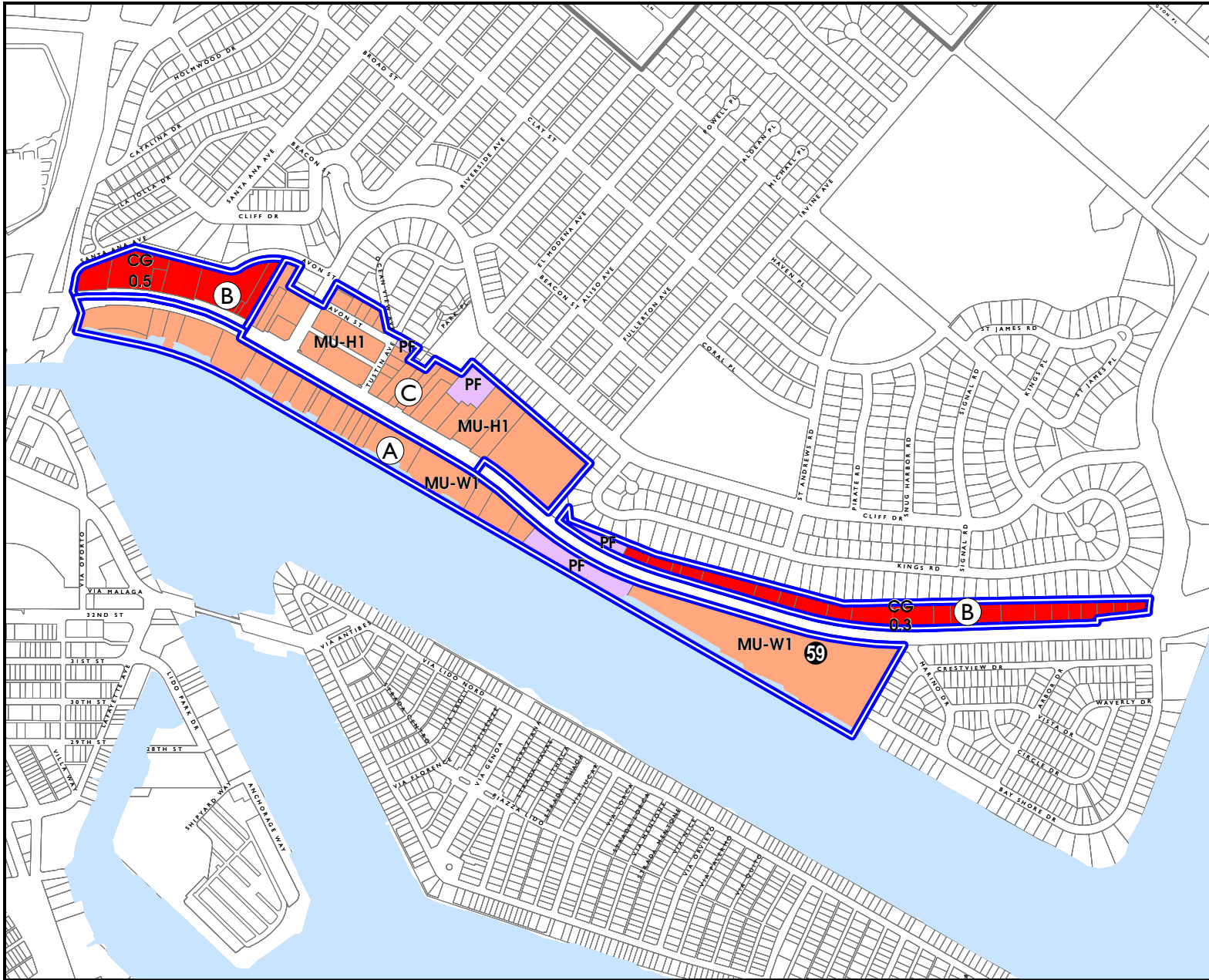
The City of Newport Beach Building Department is aware of energy conserving design innovations and solar technology. The department utilizes the Solar Systems Code Review Manual and its companion document, the Pool and Spa Solar Systems Code Review Manual, published by the International Code Council (ICC) to facilitate installation of appropriate solar systems.

Under existing state law (the California Resources Code), local jurisdictions may adopt structural energy conservation standards in excess of the existing state standard. Such an increase in standards would be of marginal value because of the moderate climate of the City of Newport Beach. Additionally, increases in conservation standards generally increase housing costs and therefore exacerbate the existing housing affordability concern.

The City's updated Natural Resources Element contains policies that promote energy efficient construction for residential development and encourage the provision of energy alternatives such as solar power. Any future residential development would be subject to the policies contained within the General Plan.

CITY of NEWPORT BEACH
 GENERAL PLAN
 Figure H8
 MARINER'S MILE

-  Sub-Area
-  Tidelands and submerged lands
-  City Boundary
-  Highway
-  Refer to anomaly table



Source: City of Newport Beach and EIP Associates
 PROJECT NUMBER: 10579-01
 Date: 08/03/06




- LAND USE POLICY**
- (A)** Harbor and Marine-Related Commercial, Institutional Use, Housing and Mixed-Use on Maximum of 50% of Parcels with 200' Lineal Frontage
 - (B)** Commercial
 - (C)** Neighborhood-Serving Retail, Mixed-Use Buildings (Housing Above Retail), Multi-Family Residential, with Retail on Highway Frontage

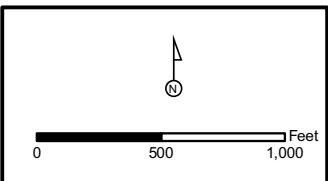
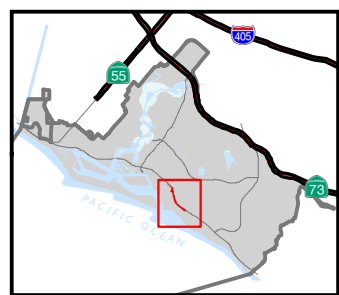


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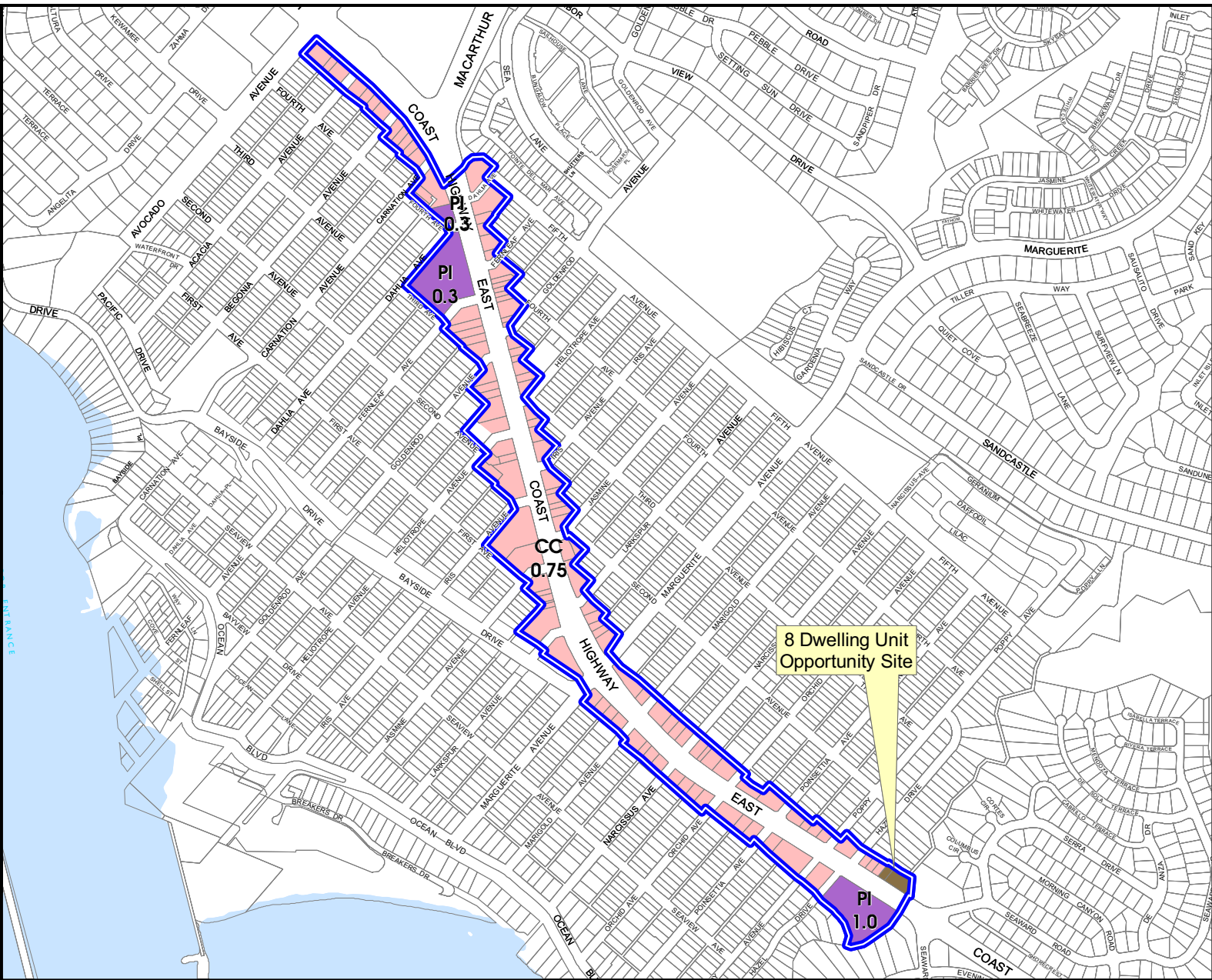
CITY of NEWPORT BEACH
GENERAL PLAN

FIGURE H9
CORONA DEL MAR

-  Tidelands and submerged lands
-  City Boundary
-  Highway



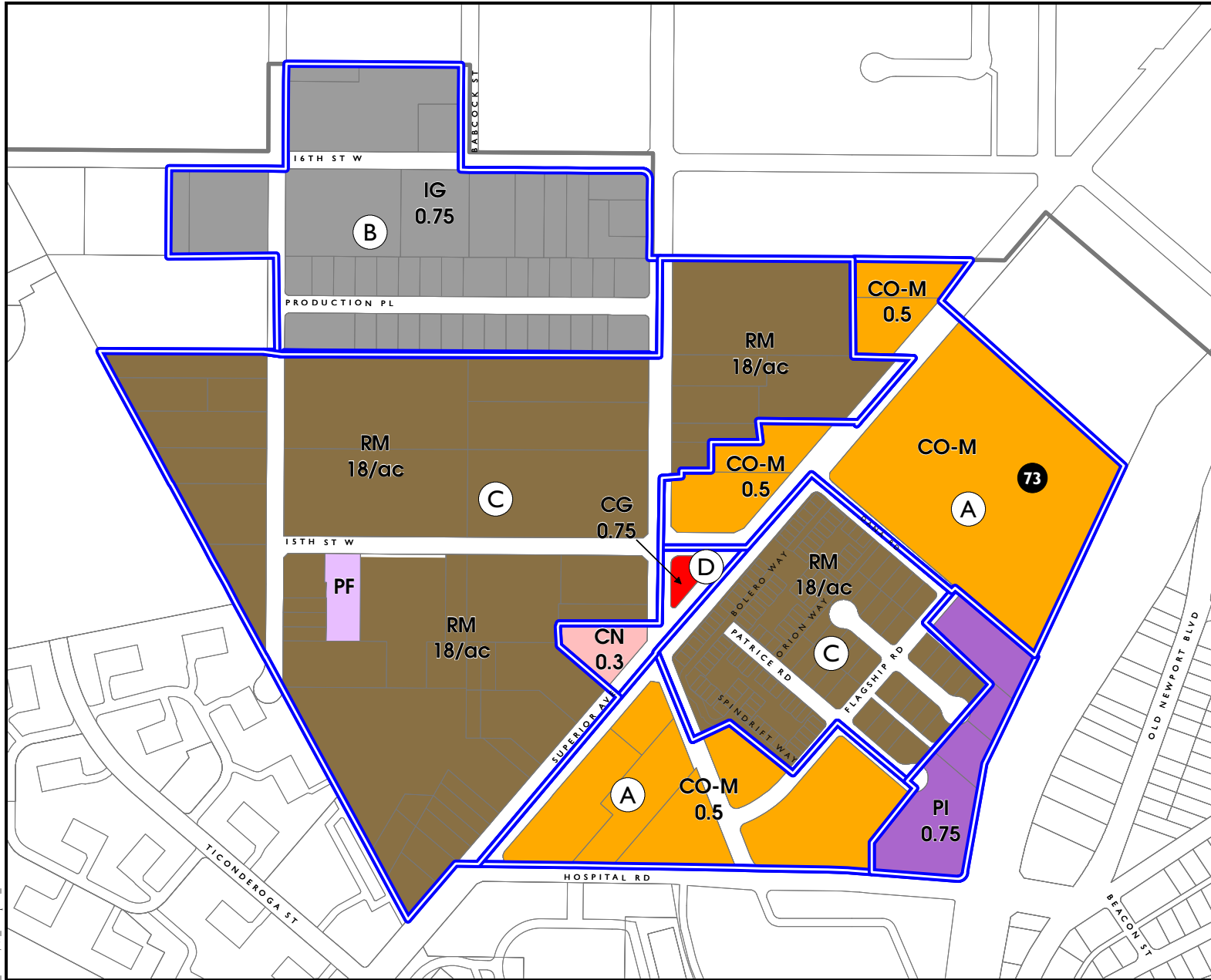
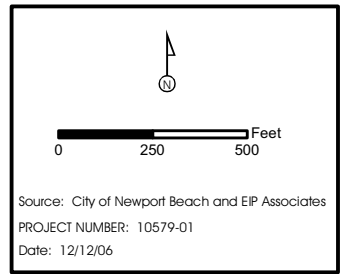
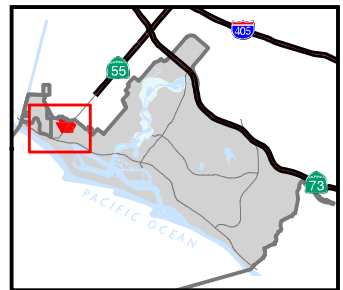
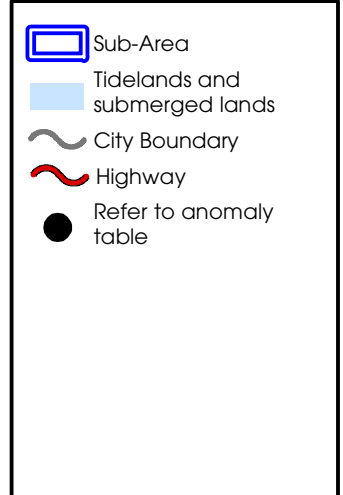
Source: City of Newport Beach and EIP Associates
PROJECT NUMBER: 10579-01
Date: 08/03/06



CORONA DEL MAR OPPORTUNITY SITES



CITY of NEWPORT BEACH
 GENERAL PLAN
 Figure H10
 WEST NEWPORT MESA



LAND USE POLICY

- (A) Medical-Related Uses
- (B) General Industrial
- (C) Multi-Family Residential
- (D) Neighborhood and General Commercial



A major concern pertaining to energy conservation is the relationship of housing to employment and related affected transportation modes. Although specific energy savings are difficult to quantify because of the myriad of variables involved in a transportation system, it is generally true that physical proximity between home and work saves transportation energy. Existing affordability concerns in Newport Beach increase energy use by forcing workers employed within the City to seek less expensive housing outside the City. New mixed-use development opportunities may help by reducing the length and frequency of automobile trips and energy usage. However, the jobs/housing imbalance in the City cannot be totally mitigated by increased residential development within the City.

Newport Beach is not in an area of geothermal or significant wind activity and consequently cannot take advantage of these “alternative” energy sources. It appears that the City, through enforcement of Title 24 and sensitivity to innovative design, is maximizing residential energy conservation opportunities.

NONGOVERNMENTAL CONSTRAINTS

Community Attitudes

The citizenry in Newport Beach is well organized through neighborhood homeowners associations and community environmental groups. There exists strong public sentiment in favor of preserving the suburban environment in the City.

Public sentiment is a constraint because of its influence on local officials and because of the ability of citizens to establish development policies and zoning through the initiative process. In November 2000, an initiative passed in the City of Newport Beach that requires a general election be conducted to approve General Plan Amendment applications that include increases of 100 or more dwelling units or that would generate more than 100 peak hour trips. See Governmental Constraints for additional discussion of this initiative.

Financing Constraints

Financing costs largely are not subject to local influence. Control of interest rates is determined by national policies and economic conditions. Interest rates directly influence purchasing power of home-buyers and cost of home construction through construction loans. Currently, interest rates are at a level that enables many of the upper and middle economic classes to afford a home purchase. However, the banking industry has adopted more conservative lending criteria for construction loans, especially for multiple-family housing. These factors have influenced housing supply throughout Southern California.

High interest rates substantially reduce home purchasing potential of households. New homebuyers find the housing product they can afford is substantially less than their expectation. Difficulty in producing housing affordable to first-time homebuyers is compounded.

While cost of production has increased, purchasing power of some customers has decreased due to inflation, interest rate fluctuations, and limited choices for housing types. Because development costs in Newport Beach are higher than in other areas of the state, housing is even further out of the reach of first-time homebuyers.

With savings and loan institutions and other home loan lenders experiencing higher costs in attracting funds, it is extremely difficult for the fixed rate, long-term mortgage to be used as the primary mortgage instrument for housing finance purposes. Consequently, variable rate mortgages, equity appreciation mortgages, and other techniques are being promoted. This smorgasbord of “creative financing” helps to maintain a higher level of capital for housing than might otherwise be available.

Land and Construction Costs

Land costs and construction costs are significant components of housing cost. Land costs are a function of the private market and are relatively high due to the City’s location near major employment centers and the Pacific Ocean. Due to the built out nature of the City, vacant land that is available for development of any kind and for affordable housing projects in particular, is extremely limited, and cannot be compared to surrounding jurisdictions. Construction costs also are set by the private market and are influenced by a variety of factors including availability and price of materials and labor, quality of construction, and amenities offered.

Cost factors used to estimate the cost of construction for new housing in 2007 is approximately as follows:

- Multi-Family (per gross square foot)
\$140 apartment buildings /\$150 condominiums⁸
- Single-Family Dwellings (per gross square foot)
Wood Frame \$130.00 (average quality); \$160.00 (good quality)

Growing market demand for housing in Newport Beach and little remaining vacant land in the City has had a strong impact on financial aspects of residential development in the City. The greatest impact of this market demand on cost of new housing is seen in the price of residential land in the City. According to a recent study, land entitled for multi-family housing in Newport Beach would cost \$3,250,000 per acre.⁹ Density increases often are used to offset high construction and land costs. Density increases may decrease land costs on a per-unit basis, but sales prices of units in Newport Beach indicate density increases do not necessarily bring the cost of housing to consumers to a level that is affordable to lower- or even moderate-income households.

Assuming that both apartments and condominiums would be built at 20 units an acre, the land cost would be \$162,000 per unit.¹⁰

In addition, high residential densities involving buildings taller than three stories will greatly increase unit marketability in many areas of the City because of the addition of a view factor. Regardless of square-footage or density, a unit with a blue water or white water view can be marketed as a luxury condominium and command an extremely high price.

Higher land costs in the City are the main factor in higher square-footage costs for housing provision. High land costs also trigger higher costs in other areas of development. To balance land prices, developers must increase amenities within the housing unit as well as within the community area. Thus, a higher land price is the factor that triggers increased development costs.

⁸ Inclusionary Housing In-Lieu Fee Study. October 2007. EPS

⁹ Ibid

¹⁰ Ibid

Infrastructure Constraints

The City of Newport Beach is primarily a built-out community that is adequately served by existing infrastructure including sewer, water, and police and fire services. Presently, the main area in the community that is not served by any water or sewer infrastructure is Banning Ranch. However, if the Banning Ranch area is annexed to the City, the City intends to provide service to this area.¹¹ With the exception of the as yet undeveloped Banning Ranch area, which has a potential development horizon beyond the RHNA period, new development will primarily occur through the re-use and intensification of existing land uses in other areas of the City as previously discussed. According to the City of Newport Beach Environmental Impact Report for the General Plan Update (April, 2006), new residential development associated with implementation of the General Plan Land Use Element would not exceed the capacity of existing sewer and water facilities or police or fire protection services. Specifically, new residential development within the Airport Area, Newport Center, Mariners' Mile, and Balboa Peninsula areas will be adequately served by existing infrastructure.

Environmental Constraints

Very few areas of vacant, developable land remain within Newport Beach. Open areas include the beach, bay, parks, and undeveloped areas such as Banning Ranch, and the canyons, hillsides, and bluffs of Newport Ridge/Coast. The Housing Element concentrates new infill housing development and redevelopment within several specified areas: Newport Center/Fashion Island, Balboa Village, Balboa Peninsula, Mariners' Mile, West Newport Mesa, West Newport Highway, and the Airport Area. Development within each of these areas would involve the re-use or intensification of land uses, with no significant environmental constraints within these areas.¹² The only housing opportunity area identified in the updated General Plan and associated Environmental Impact Report with significant environmental constraints is the Banning Ranch area. The Banning Ranch area includes significant environmental resources including wetlands, habitat areas, sensitive wildlife, and valuable biological resources. However, as mentioned previously, the Banning Ranch area has a potential development horizon beyond the RHNA period, and is not identified as a housing opportunity area within this Housing Element.

GOVERNMENTAL CONSTRAINTS

This section of the Housing Element addresses actual and potential City governmental constraints on development of housing for all income levels. Such constraints include land use controls (zoning), building codes and their enforcement, site improvements, fees and local processing, and permit procedures. In many of these areas, localities have varying degrees of discretion to modify state standards for local implementation and/or conditions. Included in this analysis are constraints created by specific state regulations.

As previously mentioned, there is a relatively limited supply of vacant land remaining for development in the City of Newport Beach. This limitation on the supply of land and accompanying existing urban development patterns of the City shape City land use regulations.

¹¹ City of Newport Beach Draft Environmental Impact Report. General Plan Update. 04/2006

¹² Ibid.

Voter Initiative: Section 423 of the City Charter

All housing opportunities identified in the Table H34: Potential Residential Sites are not subject to Charter Section 423 as a result of voter approval of Measure V in November 2006.

Background:

In November, 2000, the voters of the City of Newport Beach approved a ballot initiative (Measure S) which is now “Section 423 of the City Charter.” It requires voter approval of any project that increases density, intensity, or peak hour trip, above that provided for in the General Plan. Significance is quantified as 100 or more dwelling units, over 100 peak hour trips, or 40,000 or more square feet of non-residential floor area. Charter Section 423 applies exclusively to General Plan amendments. For projects with a General Plan amendment, it could delay the effective date(s) of discretionary approval(s) until the approval(s) are submitted to the Newport Beach electorate. The time frame for the potential delay(s) is controlled by the normal election cycle (every two years) or a developer(s) willingness to fund a special election(s).

Should a developer propose a housing project that exceeds the allocation provided in the General Plan, a General Plan Amendment would be required and review of the project would be subject to review pursuant to the Measure S Guidelines. If the project exceeds the established threshold(s) and is approved by the City Council, the General Plan amendment would then be subject to a vote. The project proponent would then have to wait until the next regular municipal election or, a special election could be held if the City and project proponent enter into an agreement to share the costs of the special election.

2006 Election – Voter Approval of the General Plan Update

On November 11, 2006, the City’s comprehensive General Plan Update was placed on the ballot (Measure V) as required by Charter Section 423 and approved by the voters. As a result, all dwelling units and residential densities in the General Plan can be developed without a General Plan amendment and vote. Therefore, it is important to note that all sites identified in Table H34 (Potential Residential Sites) are not subject to an additional Vote under Charter Section 423.

Pursuant to California Government Code Section 65915, Charter Section 423 will have no impact on the City’s ability to provide density bonuses required by state law for affordable housing projects on sites already designated for residential development. California Government Code Section 65915(g)(5) states:

(5) All density calculations resulting in fractional units shall be rounded up to the next whole number. The granting of a density bonus shall not be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, or other discretionary approval. As used in subdivision (b), "total units" or "total dwelling units" does not include units permitted by a density bonus awarded pursuant to this section or any local law granting a greater density bonus. The density bonus provided by this section shall apply to housing developments consisting of five or more dwelling units.

However, Charter Section 423 could be a constraint to development if a development proposal exceeds the updated General Plan levels for market rate units and/or affordable units beyond those provided for in state density bonus law. It is important to note, however, that Charter Section 423 will not have any impact on the allowed density established for the identified housing sites to more than adequately meet the City’s Regional Housing Needs Allocation, including affordable units. As

indicated in the prior paragraph, this section is only applicable when a change to the existing General Plan is proposed.

Zoning

The City Zoning Code is complex but typical for an already highly developed community. The Code uses a “district” concept appropriate to the diverse urban patterns and topography found in the City. The Zoning Code contains six basic zoning districts (excluding Planned Community districts and other specialized districts) to regulate residential uses within the City. These zoning districts are R-A (Residential Agricultural), R-1 (Single Family Residential), R-1.5 (Restricted Two-Family Residential), R-2 (Two-Family Residential), Medium Density Residential (RMD) and MFR (Multi-Family Residential). Table H35 summarizes Zoning Code provisions for residential density, height, set-backs, and parking. Parking requirements are also set forth by the California Coastal Commission.

Zone	R-A	R-1 (S.F.)	R-1.5 (S.F and duplex.)	R-2 (Duplex)	RMD	MFR (Multi.)
Height ^a	24 ft/28 ft	24 ft/28 ft	24 ft/28 ft	24 ft/28 ft	28 ft/32 ft	28 ft/32 ft
Min. Lot Size	2 acres	5,000 sf, 6,000 sf for corner lots	5,000 sf	Same as R-1	Same as R-1	Same as R-1
Min Lot Width	125 ft	50 ft/60 ft	50 ft/60 ft	50 ft/60 ft	----	50 ft/60 ft
Parking	2	2	2	2	2	2.5
Floor Area Ratio ^b		1.5/2.0	1.5	2.0	1.75	1.75
Lot Coverage	40%					
Front Yard (Min./Max.) ^d	20 ft	20 ft/35 ft	20 ft	20 ft.	20 ft ^e	20 ft ^e
Side Yard	5 ft	3 ft or 4 ft	3 ft or 4 ft	3 ft or 4 ft	5 ft	3 ft or 4 ft
Rear Yard ^e	15 ft min/ 25 ft max	10 ft	10 ft	10 ft	25 ft ^e	10 ft
Lot Area per Dwelling			1,000 sf	1,000 sf	3,000	1,200

SOURCE: City of Newport Beach Planning Department

^a Lower number is the basic height limit, which can be increased to higher number upon approval of a use permit in each case.

^b The 1.5 FAR applies to Old Corona del Mar and Balboa Island only. FAR does not include open decks, balconies, or patios.

^c Excludes building area used for parking

^d Twenty feet, unless otherwise specified on districting maps

^e Other special yard and building distance requirements may apply

Zoning Code requirements could be considered constraints to development because they place demands on the land that limit space that could be utilized for dwelling units. However, zoning standards are designed to protect the quality of life and provide, at a minimum, some access to sunlight and fresh air. Access to air and sun are guaranteed through building setbacks, open space requirements, maximum building heights, and floor area ratios.

The Newport Beach Zoning Code controls density for each zoning district through development regulations pertaining to land required per dwelling unit. In the older neighborhoods of the City,

density standards have not changed since 1936. Densities in the amount of approximately thirty dwelling units per acre are still allowed in these areas. In the newer neighborhoods, developed since the 1960s, single-family densities are generally less than 10 dwelling units per acres. The City's Codes contain many procedures to grant relief from certain development standards which can be of assistance in allowing higher densities. However, even if the City is willing to approve reductions in some of the zoning regulations, (such as parking), the California Coastal Commission has similar development requirements which would still need to be complied with for properties in the Coastal Zone. Maximum density in the Multifamily Residential Zone (MFR) is a function of the size of the lot. For example, a minimum lot area per dwelling unit of 1,200 square feet applies, which translates to a maximum density of 36 units per net acre. Within the Medium Density Residential Zone (RMD), up to approximately 22 dwelling units could be developed.

Special Needs Housing

Group Homes

The term “group home” as used by HCD is interchangeable with the City's definition of a “residential care facility.” Licensed residential care facilities for six or fewer persons are permitted by right in all residentially-zoned properties, in accordance with state law, and are treated as single family residences.

Residential care facilities for seven or more persons and unlicensed residential care facilities are permitted in the following zoning districts, with a Use Permit issued by a Hearing Officer

- **Residential District**—MFR zoning district
- **Planned Community Districts**—Property development regulations applicable to residential districts, related to residential care facilities and Single Room Occupancy (SRO) residential hotel uses, shall also apply to the corresponding portions of the PC Districts.

Convalescent facilities that provide care on a 24-hour basis for persons requiring regular medical attention, but excluding facilities providing surgical or emergency medical services are permitted in the GEIF, M-1, and M-1-A Districts with a Use Permit. These facilities are also permitted in the APF District with a Use Permit issued by the Planning Director

Accessory Dwelling Units

The City's Zoning Code includes provisions for “granny units” (accessory, age-restricted units) which may be approved by the Planning Director in single and multi-family districts. The second dwelling unit is intended for the sole occupancy of 1 or 2 adult persons who are 60 years or older, and the size of the unit does not exceed 640 square feet. Since adoption of the City's “accessory dwelling unit” provisions, 24 age-restricted units have been authorized and 15 constructed.

Emergency and Transitional Housing

Transitional housing is typically defined as temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing or for youth that are moving out of the foster care system. An emergency shelter is a facility that provides shelter to homeless families and/or individuals on a limited short-term basis.

Currently, the City's Zoning Ordinance does not contain specific provisions for the siting and development of emergency shelters and transitional housing facilities. SB 2 requires local jurisdictions to strengthen provisions for addressing the housing needs of the homeless, including the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit. This legislation became effective as of January 1, 2008, and will apply to jurisdictions with housing elements due on June 30, 2008, and later. To be compliant with State Housing Law, the City as part of its Housing Plan will revise the Zoning Code to identify zones where emergency shelters and transitional housing are conditionally permitted and permitted by right.

For the Airport Area and Newport Center future development is subject to guidelines within the City's Planned Community (PC) District. The PC district is intended to provide for the development of larger parcels of land as coordinated, comprehensive projects that allow for a diversity of land uses. Any future projects that occur within the PC District must include a development plan and regulations that are consistent with the General Plan. As described in greater detail under the discussion of Inventory of Land Suitable for Residential Development, the General Plan sets forth specific policies for the Airport Area and Newport Center that facilitate the development of mixed-use, higher-density, multi-family housing.

Zoning Code Consistency and Interim Development Review Process

The updated General Plan created several new residential development opportunities and land use categories. Specific policies regarding land use capacity, encouragement of residential development, consolidation, and density levels are contained in the Land Use Element. These new land use categories, associated densities, and FAR limitations are identified in Table H34. For example, the updated Land Use Element calls for residential development in Airport Area to have a density of 50 units per acre, averaged over the first phase for each residential village. The minimum density for subsequent phase of residential development is 30 units per acre.

These Land Use standards are not reflected in the current Zoning Code. It was therefore necessary for the City to initiate a substantial rewrite of the Zoning Code which is estimated to be completed in the summer of 2008. The updated Zoning Code will include new zoning districts and development regulations for several areas of the City including areas where residential and mixed-use designations have been added. As the Code is updated, the City will examine standards and incentives that will encourage the development of mixed-use land uses. In order to allow projects to proceed during the interim period while the Zoning Code is being rewritten, the Newport Beach City Council adopted, by resolution on January 9, 2007, a procedure for the review of projects that are consistent with the General Plan but not with the existing Zoning Code. Additionally, the use of the Planned Community Zoning District remains a viable option for developers proposing projects in the Airport Area or Newport Center. Neither of these procedures would subject a project to a vote under Charter Section 423.

Table H36 Permitted Uses per Zoning Code Provisions by District—City of Newport Beach

Uses	Residential							Gov, Edu	Commercial				Industrial			
	R-A	R-1 (S.F.)	R-1.5 (S.F and 2 family)	R-2 (Duplex)	PRD (Planned Residential)	RMD	MFR (Multi.)	GEIF	RSC	APF	RMC	CN	M-1	M-1A	IBP	
Single-Family	P	P	P	P	Dependent on base district	P	P						L	P		
Two-Family			P	P			P	P								
Multi-Family							P	P	L							
Residential Care Facilities, General (large)					Dependent on base district		UP- OFC									
Residential Care Facilities, Small Licensed	P	P	P	P	P	P	P									
Residential Care Facilities, Small Unlicensed							UP- OFC									
Convalescent Facilities								UP		PD/U			UP	UP		
Second Units	PD/U	PD/U	PD/U	PD/U		PD/U	PD/U									
SRO									UP	UP						

SOURCE: City of Newport Beach Planning Department

P = Permitted

UP = Use Permit

UP-OFC = Use Permit issued by a Hearing Officer

PD/U = Use permit issued by the Planning Director

L = Limited

Interim Study Overlay

The Interim Study Overlay process requires project proponents to request approval of a Code Amendment to apply the Interim Study (IS) Overlay zoning designation (Zoning Code Chapter 20.53) on the property. The applicant would submit a development Study Plan, as required by Chapter 20.53 that establishes all development regulations for the subject property and provides for implementation of General Plan policies. All projects would be required to comply with all applicable density and FAR limitations included in the General Plan. Changes to any existing zoning regulations except height and signage may be proposed. Since applying an overlay district is legislative act, all proposed projects would require City Council review and approval.

Planned Community District Revisions

In areas of the City located within the Planned Community Zoning District or where projects meet minimum land area requirements, project proponents may choose to request amendments to existing planned community regulations or submit new planned community regulations. The Airport Area and Newport Center are the two areas that would be eligible for this process. This process would allow the developer to work with the City to create a master development plan for a particular area. All Planned Community District projects would be required to comply with density and FAR limitation and incorporate the goals and policies of the General Plan.

The Subdivision Process

Basic provisions of the City of Newport Beach Subdivision Code are similar to those of most jurisdictions of similar size to Newport Beach. The Subdivision Code contains design standards that provide minimum criteria for development. In some cases, the Code allows flexibility in application of its provisions and thereby potentially could reduce development costs. Examples of such cases are allowances for the development of non-conforming lots and park fee waivers. The Subdivision Code also addresses improvements (e.g., street trees, placing utilities underground, street lighting) that add to development costs. Additionally, the Newport Beach Subdivision Code requires dedication of parkland and/or payment of in-lieu fees concurrently to recordation of a final subdivision map. This requirement is made in compliance with state law, but also adds to costs of development.

Local Coastal Program

The Coastal Land Use Plan portion of the Local Coastal Program, approved by the California Coastal Commission on October 13, 2005, and adopted by the City Council on December 13, 2005, might be a constraint to providing affordable housing. The Coastal Land Use Plan consists of land use designations and resource protection and development policies for the Coastal Zone. The Land Use Plan policies result in consistency with Chapter 3 of *California Coastal Act*, which addresses the planning and management of coastal resources.

One of the major goals of the *California Coastal Act* and the Coastal Land Use Plan is to assure the priority for coastal-dependent and coastal-related development over other development in the Coastal Zone, which is a constraint on residential development, particularly in areas on or near the shoreline. The Coastal Land Use Plan indicates that areas within the Coastal Zone designated for residential use are to be used primarily for residences, but indicates certain incidental uses that (with proper location

and design) are appropriate within coastal areas with a residential designation. These uses are to be governed by requirements of the Newport Beach Municipal Code and include senior citizen housing facilities (whose occupancy is limited to elderly persons, as defined by state or federal law). In addition, the Coastal Land Use Plan contains restrictions applicable to twelve sensitive habitat areas that limit potential residential development areas and that control and regulate locations on new buildings and structures to ensure (to the extent practical) preservation of unique natural resources and to minimize alteration of natural land forms along bluffs and cliffs.

In 1981, the California Legislature enacted SB 626 (Mello), which added Government Code Section 65590 and eliminated certain provisions of the *California Coastal Act* that required local coastal programs to include housing policies and programs; Section 65590 mandates coastal communities require inclusion of low- and moderate-income housing as part of new residential developments and replacement of low- and moderate-income housing eliminated as a result of demolition of existing housing within coastal zones of those communities. On August 19, 1982, the Newport Beach City Council adopted Council Policy P-1, establishing administrative guidelines and implementation procedures to administer Section 65590 within the coastal zone areas of the City. This Policy now is in the Zoning Code in Chapter 20.86 which establishes the requirement of a Coastal Residential Development Permit for certain activities involving dwelling units within the Coastal Zone. This permit ensures compliance with state law by maximizing low and moderate-income housing opportunities within the Newport Beach Coastal Zone.

A Coastal Residential Development Permit is required in Newport Beach to demolish or convert 11 or more dwelling units in two or more structures, to demolish or convert 3 or more dwelling units in one structure, or to construct 10 or more dwelling units. A Coastal Residential Development Permit is not required for demolition or conversion of a residential structure to establish a nonresidential use that is “coastal related” or “coastal dependent” and that is consistent with provisions of the City of Newport Beach Local Coastal Program Land Use Plan. In addition, a Coastal Residential Development Permit is not required to demolish a residential structure declared a public nuisance or to reconstruct a nonconforming building damaged by fire, earthquake, or other calamity when a use permit is not required.

The Newport Beach Municipal Code indicates replacement affordable units in the Coastal Zone shall be provided on a one-for-one basis when demolition or conversion activities involve low- and moderate-income dwelling units, if feasible. Also, a feasibility study is required for new dwelling unit construction of 10 or more units when low- and moderate-income dwelling units are not proposed at affordability standards contained in this Housing Element. The test of feasibility shall be initially conducted at the Housing Element standard and subsequently at progressively higher standards contained in California State Health and Safety Code Section 50093. Furthermore, the City of Newport Beach and the owner of the low- and moderate- income dwelling units provided are required to enter into an affordable housing agreement (to be recorded against the property) governing the dwelling units.

Senior citizen housing facilities may require higher dwelling unit limits than normally allowed in the Municipal Code. Such higher dwelling unit limits are allowed and are consistent with the Local Coastal Program when a finding can be made that the use is a particular benefit to the City and that traffic generated by the project is not greater than the predominant use allowed in the area. Senior citizen housing facilities must conform to floor area limits of applicable residential zone(s).

Building Codes and Enforcement

Building codes regulate new construction and rehabilitation, and are designed to ensure adequate protection against fire, structural collapse, unsanitary conditions, and other safety hazards. The City Council adopted the 2007 edition of the California Building Code.

These building codes establish minimum standards for construction to protect the health, safety, and welfare of citizens. These codes and regulations are based on uniform standards and are applied throughout the region and therefore are not considered to significantly impact construction costs or constrain the provision of housing for person with disabilities. State energy conservation regulations, which are cost effective in the long term, may add to construction costs.

Although Chapter 11 of the California Building Code pertains only to new multi-family projects of 3 or more units, staff currently processes any and all voluntary proposals of ADA retrofits. If for any reason an applicant should request an accommodation to the code for reasons related to a disability, the Building Department is willing to closely examine the special needs of the applicant and consider a hardship request or an alternative material, design, and methods of construction request.

Impact Fees

The role fees play in constraining production of housing is difficult to measure, although fees can affect housing prices in certain markets. The theory behind fees is that new development should bear its own costs and these costs should be spread equitably among new development. State law requires fees bear a reasonable relationship to actual costs incurred by a city. However, fees may add significantly to the cost of a housing unit. To offset the cost of constructing housing units, the Newport Beach City Council adopted a program that allows for the waiver of all fees when affordable housing units are proposed. In addition the Municipal Code allows for the waiver of fair share trip fees. The City of Newport Beach fees for discretionary applications are compared to discretionary application fees of various nearby cities in Table H37 and Table H38.

<i>Jurisdiction</i>	<i>General Plan Amendment</i>	<i>Zone Change</i>	<i>Parcel Map</i>	<i>Variance</i>
Costa Mesa	\$3,245	\$1,720	\$1,300	\$1,450
Huntington Beach	\$17,998 (minor) \$32,948 (major)	\$19,271	\$4,068	\$2,446 (Admin) \$3,455 (Comm)
Irvine	\$128/ hr	\$128/hr	\$128/hr	\$128/hr
Laguna Beach	\$2,500	\$1,850	\$1,850 + \$615/lot	\$2,000 + \$3.30/ \$100 permit value
Newport Beach	\$135/hr; \$2,200 deposit (minor) \$135/hr; \$5,000 deposit (major)	\$135/hr; \$2,200 deposit	\$710	\$135/hr; \$2,200 deposit
Orange County	\$10,000 deposit	\$10,000 deposit	\$5,000	\$3,500

SOURCE: City Planning Departments 2008, February

Table H38 Additional City Fees				
	Zone A: Single-Family	Zone A: Multi-Family	Zone B: Single Family	Zone B: Multi-Family
Transportation Corridor Fee*	\$4,185	\$2,438	\$3,242	\$1,892
Fair Share Trip Fee	Single-Family Detached \$1,946	Single-Family Attached \$1,522	Apartment \$1,150	Elderly \$708 Mobile Home \$1,062
In-Lieu Park Fee	\$26,125 per dwelling unit			
Newport-Mesa Unified School District Fee	\$1.84 per square foot			

SOURCE: City of Newport Beach Planning and Building Departments 2008, February

*Applies to all development in the San Joaquin Hills Transportation Corridor Agencies Area of Benefit

Development Review Process

All residential development in the City requires review to determine compliance with the City’s development regulations and guidelines. The development review process may require a discretionary approval as part of the process and may include actions such as zone change, modification permit or use permits. The City’s review procedures are considered efficient with typical zone change requests reaching completion in as few as 90 days if no environmental impact report is required. An Environmental Impact Report may require up to one year before a decision is rendered, which is within the time frame established by state law. The City’s policy is that building permit plan checks take a maximum of 4 weeks for first review. Use Permits and subdivision maps typically can be approved in six to eight weeks, provided an environmental impact report is not required. Planning Commission decisions on maps, and use permits are final unless appealed within 14 days of the date of decision to the City Council, or unless a member of the City Council within 14 days of the date of decision requests to review the Planning Commission decision. Zone Changes require City Council action.

It should be noted that the City does not impose a design review. The lack of this procedure further lends to an expeditious approval process.

Reasonable Accommodation procedures specifically for persons with a disability seeking equal access to housing are outlined in Chapter 20.98 of the City’s Zoning Code. Applications for a reasonable accommodation are made available at the public counter and no fees are required for a reasonable accommodation request. A request for a reasonable accommodation may be made by any person with a disability, their representative or a developer or provider of housing for individuals with a disability. A Hearing Officer is designated to approve, conditionally approve, or deny applications for a reasonable accommodation.

Modification Permits

The City has a process to obtain a “Modification Permit.” Whenever strict interpretation of the Zoning Code precludes reasonable use of a property, a modification permit may be issued to deviate from the standards of the Code relating to building setbacks, size, and location of parking spaces, structural appurtenances or projections that encroach into setbacks, and related matters. A public

hearing will be set not less than 10 days or more than 30 days after a completed application is submitted to the Planning Department.

Use Permit

Use permits are required for certain use classifications typically having unusual site development features or operating characteristics requiring special consideration to ensure compatibility with adjacent properties. A noticed public hearing is held by the Planning Commission within 60 days after accepting a complete application. The Planning Commission has the authority to approve, conditionally approve, or deny applications for use permits.

Request for Hardship or Request for Alternative Materials, Design, and Methods of Construction

The Building Department has a process to approve hardship requests, as well as requests for alternative materials, design, and methods of construction when strict compliance with the building codes is impractical. These requests may be approved by the Building Official and Fire Marshall, or their designated agent, if he/she determines that unique characteristics or conditions exist that make compliance with the strict letter of the Code impractical and equivalency is provided. The resulting condition must be in conformance with the spirit and purpose of the Code provisions involved and such modification may not compromise fire protection, structural integrity, or occupant safety. The review of the request is based upon a written report that must be submitted describing the alternate proposal along with applicable data.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The *California Environmental Quality Act* (CEQA) was enacted in 1970, and requires governmental agencies that propose to approve projects to undertake analysis of environmental impacts resulting from that project.

The CEQA process can be lengthy, and project delays can increase costs to developers. Likewise, costs to prepare environmental documentation necessary to satisfy CEQA can be quite high, and traditionally is borne by the project applicant.

The CEQA process particularly affects Newport Beach due to rich natural resources in the area. Concern for protection of natural resources within Newport Beach has in the past required, and will continue to require, modifications to intensity of residential development and design of projects. The City environmental review process is responsive, well coordinated, and meets CEQA requirements. Review of this environmental reporting process for purposes of preparation of this Element illustrates it is not excessive or overly restrictive according to state law.

Housing Plan: Goals, Policies, Quantified Objectives, and Programs

Analyses contained in previous sections of this Housing Element provide the basis for the Newport Beach Housing Plan, which is comprised of housing goals, policies, and programs. The plan places emphasis on providing adequate opportunity for satisfaction of the City's remaining Regional Housing Needs Assessment (RHNA) requirement.

The special needs populations most evident within Newport Beach and most easily quantifiable by United States Census of Population and Housing are the elderly, the challenged (handicapped), and female-headed households. Many of those Policies and Programs in this Housing Plan focus on providing housing opportunities for the dominant Special Needs population—senior citizens (those 65 years of age and older). Senior citizens comprise a large component of the total special needs population and have, as a group, many who are disabled, as well as live at or below the poverty level.

Goals and policies contained in this Housing Plan address the City of Newport Beach's anticipated housing needs during the tenure of this Housing Element (2006–2014) and are implemented by a series of Housing Policies and Programs. These Policies and Programs prescribe specific actions the City of Newport Beach will take during the tenure of this Housing Element. The Housing Plan set forth in this Housing Element contains an annotated description of future actions for each Housing Program policy, the Program funding source, responsible agency, and time frame for implementation.

GENERAL REVIEW OF 2000–2005 HOUSING ELEMENT AND HOUSING ACTIVITIES

California state law requires the City Housing Element be reviewed as frequently as appropriate and that it be revised appropriately, but not less than every five years, to reflect results of the review. The last comprehensive revisions of the Newport Beach Housing Element in 2000 with a subsequent a more minor update in 2006 that reflected changes in the City's Land use Plan. All the following must be evaluated during a review of the Housing Element:

- Appropriateness of housing goals, policies, and programs in contributing to attainment of the state housing goal
- Effectiveness of the Housing Element in attainment of the community housing goals
- Progress of the City in implementation of the Housing Element
- When a City has land within the California Coastal Zone, review of its Housing Element must consider housing pursuant to coastal requirements. This evaluation must include the following.
 - ▶ Number of new housing units approved for construction within the Coastal Zone after January 1, 2000
 - ▶ Number of housing units required to be provided in new housing developments within the Coastal Zone or within 3 miles of the Coastal Zone for persons and families of low- or moderate-income, as they are defined in Section 50093 of the Health and Safety Code
 - ▶ Number of existing residential dwelling units in the Coastal Zone that have been authorized to be demolished or converted since January 1, 1992, that were occupied by persons or

families of low or moderate income, as defined in Section 50093 of the Health and Safety Code

- ▶ Number of residential dwelling units required for replacement of units authorized to be demolished or converted that were occupied by persons or families of low or moderate income, as defined in Section 50093 of the Health and Safety Code; location of replacement units on site, elsewhere within the locality’s jurisdiction within the Coastal Zone, or within 3 miles of the Coastal Zone within the locality’s jurisdiction, must also be designated in the review

In the course of administering the Housing Element and preparing the updated 2000–2008 Housing Element, the City determined that the previously adopted goals and policies continue to contribute to the attainment of California state housing goals as well as the housing goals of Newport Beach. As a result, most of those goals and policies have been retained to facilitate attainment of the 2006–2014 City housing goals. Specific Housing Programs that have not been effective have been revised or deleted. New Housing Programs have been added, and new housing sites, consistent with the updated Land Use Element, have been identified.

According to the Regional Housing Needs Assessment for the Housing Element cycle of 1998-2005, SCAG estimated that the City needed to target its housing unit production to accommodate 476 new housing units.

With the annexation of Newport Coast in 2001, the City agreed to transfer 945 units from the Orange County Regional Housing Needs Allocation to the Newport Coast area. This agreement was made since the Irvine Company committed to the County to fulfill its allocation. However, since the County is still responsible for issuing building permits for the area, the analysis on meeting the RHNA allocation does not include the 945 Newport Coast units,

The distribution of these new units according to income was as follows: Very Low Income (86 units), Lower Income (53 units), Moderate Income (254 units), and Above-Moderate Income (476 units).

Table H39 summarizes the total RHNA construction need by income, calculated through the RHNA process for the 1998–2005 Planning Period.

Table H39 Total RHNA Construction Need by Income, 1998–2005				
Very Low (0–50% MFI)	Low (51–80% MFI)	Moderate (81–120% MFI)	Above Moderate (120%+MFI)	Total
86	53	83	254	476
18%	11%	17%	53%	100%

The Building Department maintains a detailed Building Activity Report for each fiscal year. The report lists the total number of different types of construction permits issued, as well as the number of demolition permits issued. Using this data, staff has created Table H40 illustrating the total number of new additional units that were permitted during the RHNA period of 1998 to 2005.

Table H40 Total Number of New Additional Housing Units Permitted			
<i>Fiscal Year</i>	<i>During Period 1998–2005</i>		
	<i>New Units</i>	<i>Demolished Units</i>	<i>Total Additional Units</i>
1st 6 months of 1998	315	180	135
1998–1999	1018	158	860
1999–2000	742	258	484
2000–2001	234	168	66
2001–2002	159	130	29
2002–2003	162	174	(-12)
2003–2004	198	162	36
2004–2005	329	170	159
Total	3,157	1,400	1,757

The City issued a total of 1,757 residential building permits during the 1998–2005 period. This number well exceeds the total 476 units projected by SCAG. However, given the existing home and rental prices within the community for market-rate units, the majority of these new housing units were only affordable to upper income households. However, of the 159 building permits issued by the City in 2004–2005, 120 of the new units are in the Bayview Landing senior affordable housing project. With the exception of one “manager’s unit,” all of the 120 units are designated for very low- and low-income seniors. This project received \$1 million in funds from the City’s “in-lieu” housing fund reserves. In addition, the City provided expedited permit processing, partial fee waivers of entitlement fees and substantial entitlement assistance. Approximately \$4.5 million in tax credits were also awarded to the project.

As displayed in Table H40 and Table H41, Newport Beach had fulfilled its requirement for low-income housing and above-moderate/upper-income housing for the 1998–2005 RHNA period.

Table H41 Remaining RHNA Allocation, 1998–2005					
	<i>Income Category</i>				<i>Total</i>
	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>	
Projected Need	86	53	83	254	476
Total New Units Permitted					
(1/98–6/05)	24	95	0	1,637	1,757
Remaining Need	62	0	83	0	145

In addition, the City took the following actions to implement its Program objectives in 2000–2007:

- The City received and spent approximately \$3 million of Community Development Block Grant funds. Funds were used to support a variety of housing services including fair housing, homeless housing, supportive services, and services for single women and children.
- The City continued to participate in County of Orange programs that provided housing and social services for special needs populations.
- A comprehensive General Plan update was completed in 2006 which included substantial community outreach. Since the City is largely built out, most of the options being considered involve redesignating some commercial/office/industrial areas for residential or mixed residential/commercial uses. Of these, properties in the Airport Area and Newport Center have been identified as having the potential to yield new dwelling units.
- The Bayview Landing senior affordable housing project was constructed in 2004. With the exception of one “managers unit,” all of the 120 units are designated for very low– and low-income seniors. This project received \$1 million in funds from the City’s “in-lieu” housing fund reserves. In addition, the City provided expedited permit processing, partial fee waivers of entitlement fees and substantial entitlement assistance. Approximately \$4.5 million in tax credits were also awarded to the project.
- The City collected \$1,063,539 in-lieu fees for affordable housing from developers of market-rate residential projects.
- The City established an Affordable Housing Task Force to work with other public agencies and private parties to develop affordable housing projects.
- The City continued to enforce requirements of its inclusionary housing program that requires a proportion of affordable housing in new residential developments or payment of an in-lieu fee. The City has retained a consultant to conduct an analysis of the City’s inclusionary housing program, with a specific focus of an appropriate fee that housing developers may pay in lieu of providing affordable units within their development projects.

- Approval of AHIPs for Lennar and North Newport Center

In 2006, the City conducted a minor update of the 2000–2005 Housing Element to reflect land use changes that occurred as part of the comprehensive General Plan update. The City also consolidated some overlapping housing programs, created new programs, and revised some programs to reflect changes to the General Plan. Table H42 provides a summary of housing program accomplishments by program since 2006.



Constructed in 2004, the Bayview Landing Senior affordable housing project provides 119 units for very low– and low-income seniors. The project received funds from the City’s “in-lieu” housing fund reserves and tax credit financing. In addition, the City provided expedited permit processing and partial fee waivers of entitlement fees.

Table H42 Detailed Housing Program Accomplishments

<i>Program</i>	<i>Accomplishments</i>	<i>Appropriateness</i>
Goal H1 Quality residential development and preservation, conservation, and appropriate redevelopment		
<p>Program 1.1.1 Improve housing quality and prevent deterioration of existing neighborhoods by strictly enforcing building code regulations and abating code violations and nuisances.</p>	<p>Ongoing: The Uniform Housing Code is adopted and continually enforced by the Building Department and Code Enforcement Department.</p> <p>The Water Quality and Code Enforcement Department continually administers an enforcement program to correct violations of municipal codes and land use requirements.</p> <p>A quarterly report on code enforcement activities is kept on file at the City.</p>	<p>This program remains appropriate.</p>
<p>Program 1.1.2 Participate with the Orange County Housing Authority and Housing and Community Development Division in their administration of rehabilitation loans and grants for low- and moderate-income homeowners and rental property owners to encourage preservation of existing City housing stock.</p>	<p>Ongoing: The City staff attends OCHA's City's Advisory Committee meetings to keep up to date on rehabilitation programs offered by the County.</p>	<p>This program remains appropriate.</p>
<p>Program 1.1.3 Require replacement of housing demolished within the Coastal Zone when housing is or has been occupied by very low-, low-, and moderate-income households within the preceding 12 months. The City shall prohibit demolition unless a Coastal Residential Development Permit has been issued. The specific provisions implementing replacement unit requirements are contained in the Municipal Code.</p>	<p>Ongoing</p> <p>Chapter 20.86 of the Zoning Code, "Low and Moderate Income Housing within the Coastal Zone," establishes the standards and requirements to implement this program.</p>	<p>This program remains appropriate.</p>
Goal H2 A balanced residential community, comprised of a variety of housing types, designs, and opportunities for all social and economic segments.		
<p>Program 2.1.1 Maintain rental opportunities by restricting conversions of rental units to condominiums unless the vacancy rate in Newport Beach for rental housing is an average 5 percent or higher for four (4) consecutive quarters, and unless the property owner complies with condominium conversion regulations contained in Chapter 20.83 of the Newport Beach Municipal Code.</p>	<p>Ongoing</p> <p>A vacancy rate survey is completed every quarter to monitor consistency with this policy.</p>	<p>This program remains appropriate.</p>

Table H42 Detailed Housing Program Accomplishments

<i>Program</i>	<i>Accomplishments</i>	<i>Appropriateness</i>
<p>Program 2.1.2 Take all feasible actions, through use of development agreements, expedited development review, and expedited processing of grading, building and other development permits, to ensure expedient construction and occupancy for projects approved with low- and moderate-income housing requirements.</p>	<p>Ongoing</p> <p>Planning staff continually evaluates all proposed affordable housing projects for potential incentives, including expedient processing of permits.</p> <p>During the entitlement process, the Bayview Landing Senior affordable housing project was granted a fee waiver for park, traffic and expedited permit processing, and entitlement assistance.</p> <p>The Santa Barbara Condominium project which included an AHIP will be provided expedited review of development plans.</p> <p>North Newport Center Planned Community project which included a development agreement with an AHIP will also be provided expedited review of development plans.</p>	<p>This program remains appropriate.</p>
<p>Program 2.1.3 Participate with the County of Orange in the issuance of tax-exempt mortgage revenue bonds to facilitate and assist in financing, development and construction of housing affordable to low and moderate-income households.</p>	<p>Ongoing</p> <p>The issuance of tax-exempt mortgage revenue bonds is project driven. The developer typically applies for the bonds.</p> <p>The City will encourage the use of such bonds and inform affordable housing developers of their availability.</p>	<p>This program remains appropriate.</p>
<p>Program 2.1.4 Conduct an annual compliance-monitoring program for units required to be occupied by very low-, low-, and moderate-income households.</p>	<p>Ongoing</p> <p>The City retains a consulting firm that provides an annual compliance monitoring report for the City's income qualified units.</p>	<p>This program remains appropriate.</p>

Table H42 Detailed Housing Program Accomplishments

<i>Program</i>	<i>Accomplishments</i>	<i>Appropriateness</i>
<p>Program 2.2.1 Require a proportion of affordable housing in new residential developments or levy an in-lieu fee. The City's goal over the five-year planning period is for an average of 15 percent of all new housing units to be affordable to very low-, low-, and moderate-income households. The City shall either (a) require the payment of an in-lieu fee, or (b) require the preparation of an Affordable Housing Implementation Plan (AHIP) that specifies how the development will meet the City's affordable housing goal, depending on the following criteria for project size:</p> <ol style="list-style-type: none"> 1. Projects of 50 or fewer units shall have the option of preparing an AHIP or paying the in-lieu fee. 2. Projects where more than 50 units are proposed shall be required to prepare an AHIP. <p>Implementation of this program will occur in conjunction with City approval of any residential discretionary permits or Tentative Tract Maps. To insure compliance with the 15 percent affordability requirements, the City will include conditions in the approval of discretionary permits and Tentative Tract Maps to require ongoing monitoring of those projects.</p>	<p>Ongoing</p> <p>Staff continues to enforce the requirements for affordable housing and/or the payment of in-lieu fees. In addition, the City has hired a consulting firm that is in the process of determining an appropriate in-lieu fee. The City is also in the process of drafting an affordable housing ordinance that will implement the requirements of Program 2.2.1.</p>	<p>This program remains appropriate.</p>
<p>Program 2.2.2 The City shall provide more assistance for projects that provide a higher number of affordable units or a greater level of affordability. At least 15 percent of units shall be affordable when assistance is provided from Community Development Block Grant funds or the City's in-lieu housing fund.</p>	<p>Ongoing</p> <p>The City will provide financial assistance based on a project by project analysis, depending on need and overall project merits.</p> <p>The City continues to participate in this Housing Program. The Bayview Landing Senior Affordable housing project received \$1 million dollars from the City's "in-lieu" housing fund reserves.</p>	<p>This program remains appropriate.</p>
<p>Program 2.2.3 For new developments proposed in the Coastal Zone areas of the City, the City shall follow Government Code Section 65590 and Title 20.</p>	<p>Ongoing</p> <p>Staff continues to implement the provisions of Chapter 20.86 of the Zoning Code (Low and Moderate Income Housing within the Coastal Zone). During the past Housing Element cycle, 24 affordable units were permitted in the coastal zone plus 119 at Bayview Landing.</p>	<p>This program remains appropriate.</p>

Table H42 Detailed Housing Program Accomplishments

<i>Program</i>	<i>Accomplishments</i>	<i>Appropriateness</i>
Program 2.2.4 All required affordable units shall have restrictions to maintain their affordability for a minimum of 30 years.	Ongoing Staff continues to include this affordability restriction as a standard condition on all affordable housing projects, unless an otherwise longer affordability covenant is agreed upon. A comprehensive affordable housing ordinance is currently being developed which will clearly specify all conditions for incentives, including the minimum affordability period of 30 years (Bayview Landing project was 55 years).	This program remains appropriate.
Program 2.2.5 Advise existing landowners and prospective developers of affordable housing development opportunities available within the Banning Ranch, Airport Area, Newport Center, Mariners' Mile, West Newport Highway, and Balboa Peninsula areas.	Ongoing City staff continues to provide prospective developers with information on the City's available land and its incentive program. Development of a plan outlining incentives that implement General Plan is in process.	This program remains appropriate.
Program 2.2.6 Periodically contact known local developers and landowners to solicit new affordable housing construction.	Ongoing The City Manager's Office and Community and Economic Development periodically discuss the construction of new affordable housing with local developers and landowners. City staff also introduces the idea of constructing affordable housing to developers who propose large residential projects and discuss density bonuses to assist in the construction of affordable housing.	This program remains appropriate.
Program 2.2.7 Participate in other housing assistance programs that assist production of housing.	Ongoing City staff attends OCHA Cities Advisory Committee meetings to keep up-to-date with programs that assist in the production of housing. Staff will inform developers of programs that are available to assist in the production of housing for all income levels.	This program remains appropriate.
Program 2.2.8 New developments which provide housing for lower income households that help meet regional needs shall have priority for the provision of available and future resources or services, including water and sewer supply and services.	Ongoing Effective January 1, 2006, local governments are required provide a copy of the Housing Element to water and sewer service providers. The City has done this. Pursuant to state law, water and sewer providers must grant priority to developments that include housing units affordable to lower income households.	This program remains appropriate.

Table H42 Detailed Housing Program Accomplishments

<i>Program</i>	<i>Accomplishments</i>	<i>Appropriateness</i>
<p>Program 2.3.1 Study housing impacts of proposed major commercial/industrial projects during the development review process. Prior to project approval, a housing impact assessment shall be developed by the City with the active involvement of the developer. Such assessment shall indicate the magnitude of jobs to be created by the project, where housing opportunities are expected to be available, and what measures (public and private) are requisite, if any, to ensure an adequate supply of housing for the projected labor force of the project and for any restrictions on development due to the “Charter Section 423” initiative.</p>	<p>Ongoing The City considers “fast-track” development review incentives on a project-by-project basis. The City’s General Plan Implementation Program encourages code amendments and the development of incentives that achieve General Plan goals.</p>	<p>This program remains appropriate.</p>
<p>Goal H3 Housing opportunities for as many renter and owner occupied households as possible in response to the demand for ``</p>		
<p>Program 3.1.1 Provide a streamlined “fast-track” development review process for proposed affordable housing developments.</p>	<p>On-going The City considers “fast track” development review incentives on a project-by- project basis. The City’s General Plan Implementation Program encourages code amendments and the development of incentives that achieve General Plan goals.</p>	<p>This program remains appropriate.</p>
<p>Program 3.1.2 When a residential developer agrees to construct housing for persons and families of very low, low- and moderate-income above mandated requirements, the City shall either (1) grant a density bonus as required by state law or (2) provide other incentives of equivalent financial value.</p>	<p>Ongoing The City considers density bonuses and other incentives on a project by project basis.</p>	<p>This program remains appropriate.</p>
<p>Program 3.1.3 Review and consider in accordance with state law, the waiver of planning and park fees, and modification of development standards, (e.g., setbacks, lot coverage, etc.) at the discretion of City Council and Planning Commission for developments containing very low, low- and moderate-income housing in proportion to the number of low- and moderate-income units in each entire project.</p>	<p>Ongoing Waivers and incentives are considered by the Planning Commission and City Council on a project-by-project basis. The City’s General Plan Implementation Program encourages code amendments and the development of incentives that achieve General Plan goals.</p>	<p>This program remains appropriate.</p>
<p>Program 3.2.1 Identify the following sites as adequate, which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage development of a variety of housing types to meet City housing goals as identified pursuant to Government Code Section 65583(b): Banning Ranch, Airport Area, Newport Center, Mariners’ Mile, and the Balboa Peninsula areas.</p>	<p>As part of the Housing Element update process, the City completed an adequate sites analysis. The analysis will ensure that sites are available to help achieve City housing goals.</p>	<p>This program remains appropriate.</p>

Table H42 Detailed Housing Program Accomplishments		
<i>Program</i>	<i>Accomplishments</i>	<i>Appropriateness</i>
Program 3.2.2 Update the Zoning Code to reflect housing opportunities provided in the Land Use Element.	The City is in the process of updating its Zoning Code to reflect new housing opportunities created by the General Plan Update	This program remains appropriate. The update will be complete by the end of 2008.
Program 3.2.3 When requested by property owners, the City shall approve rezoning of developed or vacant property from non-residential to residential uses when appropriate. These rezoned properties shall be added to the list of sites for residential development.	Ongoing The City continually monitors requests for zone changes of vacant and developed properties from non-residential to residential and approves when determined to be compatible and feasible. When approved, these sites are mapped for residential uses on both the zoning district map and General Plan Land Use Map.	This program remains appropriate.
Goal H4 Preservation and increased affordability of the City's housing stock for very low-, low, and moderate-income households.		
Program 4.1.1 Periodically contact owners of affordable units for those developments listed in Table H12 to obtain information regarding their plans for continuing affordability on their properties.	Ongoing Staff is currently updating the contact list for affordable units. A survey may be developed and sent out annually to each contact.	This program remains appropriate.
Program 4.1.2 Consult with the property owners regarding utilizing CDBG funds and in-lieu housing funds to maintain affordable housing opportunities in those developments listed in Table H12.	Will be discussed during the Affordable Housing Task Force (AHTF) meetings in conjunction with Program 2.2.7.	This program remains appropriate. CDBG funds are committed to payment Section 108 Loan during the 2006-2014 planning period.
Program 4.1.3 Prepare written communication for tenants and other interested parties about Orange County Housing Authority Section 8 opportunities to assist tenants and prospective tenants to acquire additional understanding of housing law and related policy issues.	Ongoing Information pamphlets informing prospective tenants and landlords about the OCHA Section 8 program have been made available in the public lobby. In addition, information about the Section 8 program has been posted on the City website.	This program remains appropriate.
Program 4.1.4 Investigate availability of federal, state, and local programs (including in-lieu funds) and pursue these programs if found feasible, for the preservation of existing low-income housing, especially for preservation of low-income housing that may increase to market rates during the next ten years. A list of these programs, including sources and funding amounts, will be identified as part of this program and maintained on an ongoing basis.	The City has continued to investigate available programs and evaluate the feasibility of participating in such programs.	This program remains appropriate.

Table H42 Detailed Housing Program Accomplishments

<i>Program</i>	<i>Accomplishments</i>	<i>Appropriateness</i>
<p>Program 4.2.1 Investigate the use of federal funds to provide technical and financial assistance, if necessary, to all eligible homeowners and residential rental property owners to rehabilitate existing dwelling units through low-interest loans or potential loans, or grants to very low-, low- and moderate-income, owner-occupants of residential properties to rehabilitate existing units.</p>	<p>The City has continued to investigate available programs and evaluate the feasibility of participating in such programs.</p>	<p>This program remains appropriate.</p>
<p>Program 4.2.2 In accordance with Government Code Section 65863.7, require a relocation impact report as a prerequisite for the closure or conversion of an existing mobile home park.</p>	<p>Ongoing City staff requires special permits for all proposed conversions of mobile home parks. Consistent with state law, a detailed relocation impact report is a requirement for the permit.</p>	<p>This program remains appropriate.</p>
<p>Program 4.2.3 Should need arise, consider using a portion of its Community Development Block Grant funds for establishment and implementation of an emergency home repair program. Energy efficient products shall be required whenever appropriate.</p>	<p>The need for this program has not yet been demonstrated.</p>	<p>This program remains appropriate to consider.</p>
<p>Program 4.2.4 Participate as a member of the Orange County Housing Authority Advisory Committee and work in cooperation with the Orange County Housing Authority to provide Section 8 Rental Housing Assistance to residents of the community. The City shall, in cooperation with the Housing Authority, recommend and request use of modified fair market rent limits to increase number of housing units within the City that will be eligible to participate in the program. The Newport Beach Planning Department shall prepare and implement a publicity program to educate and encourage landlords within the City to rent their units to Section 8 Certificate holders and to make very low-income households aware of availability of the Section 8 Rental Housing Assistance Program.</p>	<p>City Staff regularly attends the quarterly meetings of the OCHA Cities Advisory Committee. In addition, staff continually works in cooperation with the County to provide Section 8 rental housing assistance to residents. Recently, the City worked with the OCHA to help disseminate information regarding the upcoming opening of the Section 8 waiting list. A link to the Orange County Housing Authority website has been placed on the City website to provide information on the Section 8 program.</p>	<p>This program remains appropriate.</p>
<p>Program 4.2.5 Participate in a Joint Powers Authority of Orange County jurisdictions for the purpose of financing and administering a lease purchase program for first-time homebuyers.</p>	<p>Due to potential legal conflicts, the lease purchase program has been discontinued indefinitely.</p>	<p>Discontinued Indefinitely</p>

Table H42 Detailed Housing Program Accomplishments

<i>Program</i>	<i>Accomplishments</i>	<i>Appropriateness</i>
Goal H5 Housing opportunities for special needs population		
Program 5.1.1 Apply for United States Department of Urban Development Community Development Block Grant (CDBG) funds and allocate a portion of such funds to sub-recipients who provide shelter and other services for the homeless.	The City continues to provide CDBG funds to homeless shelters and at-risk service providers. In Fiscal year 2007-2008 the City provided funding to Human Options, Emergency Transitional Shelter (Orange Coast Interfaith Shelter), Serving People in Need (SPIN), and Fair Housing Council of Orange County. The following organizations has been funded to assist homeless battered women and children: Human Options	This program remains appropriate.
Program 5.1.2 Cooperate with the Orange County Housing Authority to pursue establishment of a Senior/Disabled or Limited Income Repair Loan and Grant Program to underwrite all or part of the cost of necessary housing modifications and repairs. Cooperation with the Orange County Housing Authority will include continuing City of Newport Beach participation in the Orange County Continuum of Care and continuing to provide CDBG funding.	This has not yet been completed. The City will conduct an analysis of different programs and the financial feasibility or participating in such programs.	This program remains appropriate.
Program 5.1.3 Permit, where appropriate, development of "granny" units in single-family areas of the City.	Code Amendment No. 2003-001 (PA2003-054) was approved by City Council on May 13, 2003 to grant the Planning Director authority to approve use permits for accessory dwelling units.	This program remains appropriate.
Program 5.1.4 Consistent with development standards in residential and commercial areas, permit emergency shelters and transitional housing under group housing provisions in its Zoning Code.	This has not yet been completed. Will be completed with the comprehensive Zoning Code update (summer 2008)	This program remains appropriate.
Program 5.1.5 Work with the City of Santa Ana to provide recommendations for the allocation of HUD Housing Opportunities for Persons with AIDS (HOPWA) funds within Orange County)	On February 9, 2005, the City participated in the 2005 HOPWA Strategy Meeting hosted by the City of Santa Ana, to provide recommendations for the allocation of HOPWA funds for the 2005 program year. As the most populous city in Orange County, the City of Santa Ana receives HOPWA funding from HUD on behalf of the entire County. Authorized uses of these funds include: acquisition, rehabilitation, conversion, or lease of facilities to provide short-term shelter, new construction, project- or tenant-based rental assistance, short-term rent and utility payments, and supportive services. Should the City wish to partner in the acquisition, development, or rehabilitation of affordable housing for persons with HIV/AIDS , the City may request funding at future HOPWA Strategy meetings.	This program remains appropriate.

Table H42 Detailed Housing Program Accomplishments		
<i>Program</i>	<i>Accomplishments</i>	<i>Appropriateness</i>
Program 5.1.6 Maintain a list of “Public and Private Resources Available for Housing and Community Development Activities.”	Not yet completed. City staff will work to develop and maintain a list of resources that are available for housing and community development activities	This program remains appropriate.
Goal H6 Equal housing opportunities for all residents		
Program 6.1.1 Contract with an appropriate fair housing service agency for the provision of fair housing services for Newport Beach residents. The City will also work with the fair housing service agency to assist with the periodic update of the Analysis of Impediments to Fair Housing document required by HUD. The City will continue to provide pamphlets containing information related to fair housing at the Planning Department counter.	The City annually contracts with the OC Fair Housing Authority annually. The Regional Fair Housing Impediments Analysis was completed in 2000. Pamphlets containing information of Fair Housing and Dispute Resolution Services are available at the public counter.	This program remains appropriate.
Program 6.1.2 Support fair housing opportunities by using Community Development Block Grant funds whenever necessary to enact federal, state, and City fair housing policies.	Ever year during the planning period, Newport Beach allocated approximately \$13,000 in CDBG funding to the Fair Housing Council of Orange County to assist the City in furthering fair housing through education, landlord/tenant counseling, and legal action when necessary.	This program remains appropriate.
Goal H7 Effective and responsive housing programs and policies		
Program 7.1.1 As part of its annual General Plan Review, the City shall report on the status of all housing programs. The portion of the Annual Report discussing Housing Programs is to be distributed to the California Department of Housing and Community Development in accordance with California State Law.	Consistent with State Housing Element Law, the City prepares an Annual Housing Element Progress Report for submission to HCD.	This program remains appropriate.

Housing Element Coastal Zone Review

The City of Newport Beach uses Section 20.86 of the Municipal Code to implement Government Code Section 65590 et seq. Between January 1, 2000, and January 1, 2007, 924 new residential units were approved for construction within the California Coastal Zone. Of these new units, 160 developed as housing affordable to low-income and moderate-income individuals and/or families (Bayview Landing project). During the same time period, the City permitted landowners to demolish 768 residential units within the Coastal Zone for a net increase of 156 units. Of the units demolished, none were occupied by low-income and/or moderate-income persons and/or families.

YEAR 2008–2014 HOUSING PLAN

Quantified Objectives

The 2008–2014 Regional Housing Needs Assessment (RHNA) determined the City of Newport Beach had a construction need for 1,784 residential units between January 2006 and January 2014.

The total need for each target income group is as follows: Very Low Income (392 units); Low Income (322 units); Moderate Income (362 units); and, Above Moderate Income (708 units).

As summarized in Table H43, since January 1, 2006, a total of 461 housing units have been constructed in the community and may be credited toward meeting the adequate sites requirement of the Regional Housing Needs Assessment. Given the home prices within the community all of the 461 single-family and multi-family are assumed to be above-moderate-income units.

Table H43 Remaining RHNA 2008–2014			
<i>Income Group</i>	<i>2008–2014 RHNA</i>	<i>Units Constructed/ in the Pipeline since 2006</i>	<i>Remaining RHNA</i>
Very Low Income	392	0	392
Low Income	322	0	322
Moderate Income	362	0	362
Above Moderate	708	461	247
Total	1,784	461	1,323

* Includes single family and multi-family

In addition, to the 461 market rate units, there are 79 units approved with the Santa Barbara Condominium project that includes 16 affordable low- and moderate-income housing units. All of the affordable units will be required to be affordable for a period of 30 years. This project was approved by the Newport Beach City Council in 2006 by the Local Coastal Commission in 2007. This approval involved the approval of an amendment to the prior General Plan Land Use Plan from Administrative, Professional, Commercial Visitor, and Financial Commercial to Multi-Family Residential.

The Year 2008–2014 Housing Plan for Newport Beach has identified Goals, Policies, and Programs that fulfill the remaining RHNA construction need. Achieving the remaining RHNA allocation is expected to be achieved through the future redevelopment of several key housing opportunity areas such as Airport Area, Newport Center, Newport Mesa, Banning Ranch, the Balboa Peninsula area, and Mariners' Mile. These areas could potentially accommodate up to 4,825 to 5,025 new residential units. The Airport Area in particular is a key opportunity site within the community that can facilitate the development of housing that is affordable at a variety of income levels. General Plan policy for this area stipulates that residential units be developed at a maximum density of 50 units per acre and minimum of 30 units per acre. In addition to the future residential sites identified within the General Plan update, all future residential development citywide would be subject to the City's Inclusionary Housing Program, which establishes a goal that 15 percent of all new units be affordable to very low-, and low-, and moderate-income households.

Projects of 50 or fewer units have the option of preparing an Affordable Housing Implementation Plan (AHIP) or paying an in-lieu fee. Projects of more than 50 units are required to prepare an AHIP that specifies how the development will meet the City's affordable housing goal. It is estimated that the total number of new units that could be developed pursuant to the Land Use Element is 6,900. It is estimated that approximately 1,030 of these would be affordable subject to the provisions of the Inclusionary Housing Program. Affordable units shall be legally restricted to occupancy by households of the income levels for which the affordable units were designated for at least 30 years.

Since approval of the General Plan by the voters in November 2006, there has been significant interest from developers regarding the construction for housing and mixed-use development within the key housing opportunity areas of the Airport Area and Newport Center. The new infill housing development will occur on prior non-residentially designated sites. In addition to the Santa Barbara Condominium project, which will occur within the Newport Center area, the North Newport Center Planned Community Development Plan was approved by the City in 2007. As part of the proposed 430 mixed-use units, the Planned Community Development Plan includes an Affordable Housing Plan (AHIP), a required component of the City's existing Affordable Housing Implementation Program requirements. The North Newport Center AHIP was approved in December 2007.

The AHIP requirement for affordable housing is based on income categories. The Irvine Company is required to provide either very low-, low-, or moderate-income housing, or a combination of income categories, using the percentages shown below:

- Very Low: 43 units (10%)
- Low: 65 units (15%)
- Moderate: 86 units (20%)

To meet these requirements, the North Newport Center Planned Community AHIP includes the construction of 14 affordable multi-family units on a 0.75-acre parcel of land near the intersection of San Joaquin Hills Road and San Miguel Avenue and/or the creation of affordability covenants for 29 to 89 existing units. At this location, the units must be rented to households qualifying as very low-, low-, or moderate-income households for a period of at least 30 years. As the project moves forward, it is anticipated that these units will contribute the affordable housing supply in the community.

Another private land owner in the Newport Center area is presently under discussion with the City to develop 30-unit multi-family rental and for-sale project on the site presently occupied by the Balboa Bay Club. The developer would have the choice of paying the City's in-lieu fee or providing affordable units.

The City has adequate capacity to fulfill its remaining RHNA requirement through future residential capacity identified in the Land Use Element and the City's Inclusionary Housing Program requirements.

Newport Beach Housing Element: Goals, Policies, and Programs

Goals for the City include the following: promoting quality residential development through application of sound planning principles and policies that encourage preservation, conservation, and appropriate redevelopment of housing stock; providing a balanced residential community that contains a variety of housing types, designs and opportunities for all economic segments of the community; extending ownership opportunities to as many households as possible, particularly those of moderate and upper incomes because these comprise the greatest demand; preserving and increasing housing affordability, through rental housing, for very low- and low-income households; and, providing housing for special needs groups. The policies and programs described below focus on providing appropriate and affordable housing opportunities and related services to the special needs populations most in need of such in Newport Beach, that is, in particular to senior citizens. Additionally, the policies and programs (particularly under Goals 3, 4, and 5) will ensure that the City

will meet its remaining RHNA for very low-, low-, and moderate-income of 145 total new units for Newport Beach and 95 total new units in Newport Coast.

For purposes of defining income groups, the Housing Element follows the regulations of Title 25 (Housing and Community Development) of the California Code of Regulations (CCR), Sections 6910 through 6932. The income groups are defined as follows:

Very Low–Income: 50 percent or less of the area median income, as adjusted for family size by the United States Department of Housing and Urban Development.

Low–Income: 50–80 percent of the area median income, as adjusted for family size by the United States Department of Housing and Urban Development.

Moderate–Income: 80–120 percent of the area median income, as adjusted for family size by the United States Department of Housing and Urban Development.

Above Moderate–Income: 120+ percent of the area median income, as adjusted for family size by the United States Department of Housing and Urban Development.

The following affordability standards shall apply to rental and ownership housing:

- Maximum household income shall be determined by number of persons in a family or household.
- Income shall be in conformance with the limits set forth in 25 CCR §6932.

An *efficiency unit* shall be occupied by one person; a *one bedroom* as if occupied by two persons; a *two bedroom* considered to be occupied by four persons; a *three bedroom* considered to be occupied by six persons; and a *four bedroom* considered to be occupied by eight.

Rents for very low-, low-, and moderate-income households shall be no more than 30 percent of the income limits set forth in Section 6932. The selling price of an ownership unit shall be no more than three times the buyer's income. Units may be sold to buyers with qualifying incomes for the limited sales price without regard to the number of persons in the family.

Specific Goals, Policies, and Programs of the 2008–2014 Newport Beach Housing Plan follow.

Conservation and Improvement of Housing

Goal

H 1

Quality residential development and preservation, conservation, and appropriate redevelopment of housing stock

Policies

H 1.1 Support all reasonable efforts to preserve, maintain, and improve availability and quality of existing housing and residential neighborhoods, and ensure full utilization of existing City housing resources for as long into the future as physically and economically feasible.

Programs

Housing Program 1.1.1 Improve housing quality and prevent deterioration of existing neighborhoods by strictly enforcing Building Code regulations and abating Code violations and nuisances. (*Imp 25.1, 26.1*)

Responsibility: Planning Department, Building Department the City Attorney and Code and Water Quality Enforcement.

Housing Program 1.1.2 Participate with the Orange County Housing Authority and Housing and Community Development Division in their administration of rehabilitation loans and grants for low- and moderate-income homeowners and rental property owners to encourage preservation of existing City housing stock. (*Imp 14.3, 25.1*)

Responsibility: Planning Department.

Housing Program 1.1.3 Require replacement of housing demolished within the Coastal Zone when housing is or has been occupied by very low-, low-, and moderate-income households within the preceding 12 months. The City shall prohibit demolition unless a Coastal Residential Development Permit has been issued. The specific provisions implementing replacement unit requirements are contained in the Municipal Code. (*Imp 1.1, 5.1*)

Responsibility: Planning Department.

Variety of Housing Opportunities

Goal

H 2
A balanced residential community, comprised of a variety of housing types, designs, and opportunities for all social and economic segments

Policies

- H 2.1** Encourage preservation of existing and provision of new housing affordable to very low-, low-, and moderate-income households.

Programs

- Housing Program 2.1.1** Maintain rental opportunities by restricting conversions of rental units to condominiums unless the vacancy rate in Newport Beach for rental housing is an average 5 percent or higher for four (4) consecutive quarters, and unless the property owner complies with condominium conversion regulations contained in Chapter 20.83 of the Newport Beach Municipal Code. *(Imp 25.1)*

Responsibility: Planning Department.

- Housing Program 2.1.2** Take all feasible actions, through use of development agreements, expedited development review, and expedited processing of grading, building and other development permits, to ensure expedient construction and occupancy for projects approved with low- and moderate-income housing requirements. *(Imp 2.1)*

Responsibility: Planning Department and City Council.

- Housing Program 2.1.3** Participate with the County of Orange in the issuance of tax-exempt mortgage revenue bonds to facilitate and assist in financing, development and construction of housing affordable to low and moderate-income households. *(Imp 14.3)*

Responsibility: Planning Department.

- Housing Program 2.1.4** Conduct an annual compliance-monitoring program for units required to be occupied by very low-, low-, and moderate-income households. *(Imp 25.1)*

Responsibility: Planning Department.

Policy

- H 2.2** Encourage the housing development industry to respond to housing needs of the community and to the demand for housing as perceived by the industry, with the intent of achieving the Regional Housing Needs Assessment construction goals within five years.

Programs

- Housing Program 2.2.1** Require a proportion of affordable housing in new residential developments or levy an in-lieu fee. The City's goal over the five-year planning period is for an average of 15 percent of all new housing units to be affordable to very low-, low-, and moderate-

income households. The City shall either (a) require the payment of an in-lieu fee, or (b) require the preparation of an Affordable Housing Implementation Plan (AHIP) that specifies how the development will meet the City's affordable housing goal, depending on the following criteria for project size:

1. Projects of 50 or fewer units shall have the option of preparing an AHIP or paying the in-lieu fee.
2. Projects where more than 50 units are proposed shall be required to prepare an AHIP.

City of Newport Beach is in the process of developing an Affordable Housing Ordinance to formalize implementation of the Inclusionary Requirements described above. The City has retained a consultant to determine the appropriate levels of in-lieu fees and to review the existing inclusionary requirements. It is anticipated that the Ordinance will be adopted in the summer of 2008. In the interim, the City implements the Inclusionary Program through discretionary approval. Implementation of this program will occur in conjunction with City approval of any residential discretionary permits or Tentative Tract Maps. To insure compliance with the 15 percent affordability requirements, the City will include conditions in the approval of discretionary permits and Tentative Tract Maps to require ongoing monitoring of those projects. (*Imp 2.1*)

Responsibility: Planning Department, Planning Commission and City Council.

Housing Program 2.2.2 Periodically review the City's Inclusionary Housing In-lieu fees to ensure it is adequate to support the development of affordable projects. (*Imp 2.1, 25.1*)

Responsibility: Planning Department, Planning Commission and City Council

Housing Program 2.2.3 Develop a brochure of incentives offered by the City for the development of affordable housing including fee waivers, expedited processing, Inclusionary Housing requirements, and density bonuses and other incentives. Provide a copy of this brochure at the Planning Counter, the website and also provide a copy to potential developers. Develop the brochure by the end of 2008. (*Imp 2.1, 25.1*)

Responsibility: Planning Department, Planning Commission and City Council

Housing Program 2.2.4 The City shall provide more assistance for projects that provide a higher number of affordable units or a greater level of affordability. At least 15 percent of units shall be affordable when

assistance is provided from Community Development Block Grant funds or the City's in-lieu housing fund. (*Imp 2.1, 25.1*)

Responsibility: Planning Department, Planning Commission and City Council.

Housing Program 2.2.5 For new developments proposed in the Coastal Zone areas of the City, the City shall follow Government Code Section 65590 and Title 20. (*Imp 5.1*)

Responsibility: Planning Department and the City Council.

Housing Program 2.2.6 All required affordable units shall have restrictions to maintain their affordability for a minimum of 30 years. (*Imp 25.1*)

Responsibility: Planning Department, City Attorney, and City Council.

Housing Program 2.2.7 Advise existing landowners and prospective developers of affordable housing development opportunities available within the Banning Ranch, Airport Area, Newport Mesa, Newport Center, Mariners' Mile, West Newport Highway, and Balboa Peninsula areas. (*Imp 24.1*)

Responsibility: Planning Department.

Housing Program 2.2.8 Periodically contact known local developers and landowners to solicit new affordable housing construction. (*Imp 25.1*)

Responsibility: Planning Department.

Housing Program 2.2.9 Participate in other housing assistance programs that assist production of housing. (*Imp 14.3, 25.1*)

Responsibility: Planning Department.

Housing Program 2.2.10 New developments that provide housing for lower-income households that help meet regional needs shall have priority for the provision of available and future resources or services, including water and sewer supply and services. (NR 1.6) (*Imp 17.1*)

Responsibility: Planning Department and Utilities Department

Housing Program 2.2.11 The City will adopt a Density Bonus Ordinance that will be consistent with state law. The Density Bonus Ordinance will be reflective of changes that have occurred to State Law (Government Code Section: 65915-65918. This will be accomplished as part of the City's comprehensive Zoning Code update to be completed in the summer of 2008. (*Imp 17.1*)

Responsibility: Planning Department, City Attorney, and City Council.

Policy

H 2.3 Approve, wherever feasible and appropriate, mixed residential and commercial use developments that improve the balance between housing and jobs.

Programs

Housing Program 2.3.1 Study housing impacts of proposed major commercial/industrial projects during the development review process. Prior to project approval, a housing impact assessment shall be developed by the City with the active involvement of the developer. Such assessment shall indicate the magnitude of jobs to be created by the project, where housing opportunities are expected to be available, and what measures (public and private) are requisite, if any, to ensure an adequate supply of housing for the projected labor force of the project and for any restrictions on development due to the “Charter Section 423” initiative. *(Imp 25.1)*

Responsibility: Planning Department and Planning Commission.

Adequate Residential Sites

Goal

H 3

Housing opportunities for as many renter and owner occupied households as possible in response to the demand for housing in the city

Policies

H 3.1 Mitigate potential governmental constraints to housing production and affordability by increasing the City of Newport Beach role in facilitating construction of affordable housing for all income groups.

Programs

Housing Program 3.1.1 Provide a streamlined “fast-track” development review process for proposed affordable housing developments. *(Imp 2.1)*

Responsibility: Planning and Building Department

Housing Program 3.1.2 When a residential developer agrees to construct housing for persons and families of very low, low, and moderate income above mandated requirements, the City shall either (1) grant a density bonus as required by state law or (2) provide other incentives of equivalent financial value. *(Imp 2.1)*

Responsibility: Planning Department.

Housing Program 3.1.3 Review and consider in accordance with state law, the waiver of planning and park fees, and modification of development standards, (e.g., setbacks, lot coverage, etc.) at the discretion of City Council and Planning Commission for developments containing very low, low- and moderate-income housing. (*Imp 2.1*)

Responsibility: Planning Commission and City Council.

Policy

H 3.2 Enable construction of new housing units sufficient to meet City quantified goals by identifying adequate sites for their construction. Development of new housing will not be allowed within the John Wayne Airport (JWA) 65dB CNEL contour, no larger than shown on the 1985 JWA Master Plan.

Programs

Housing Program 3.2.1 Identify the following sites as adequate, which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage development of a variety of housing types to meet City housing goals as identified pursuant to Government Code Section 65583(b): Banning Ranch, Airport Area, Newport Center, Mariners' Mile, Newport Mesa, and the Balboa Peninsula areas. (*Imp 2.1, 25.1*)

Responsibility: Planning Department and City Council.

Housing Program 3.2.2 Update Zoning Code to reflect housing opportunities provided in the Land Use Element. (*Imp 2.1*)

Responsibility: Planning Department, Planning Commission and City Council.

Housing Program 3.2.3 When requested by property owners, the City shall approve rezoning of developed or vacant property from non-residential to residential uses when appropriate. These rezoned properties shall be added to the list of sites for residential development. (*Imp 2.1*)

Responsibility: Planning Department, Planning Commission and City Council.

Provision and Preservation of Affordable Housing

Goal

H 4

Preservation and increased affordability of the City's housing stock for very low-, low-, and moderate-income households.

Policy

- H 4.1** Encourage the extension of the affordability contracts for the developments listed in Table H12 (City of Newport Beach Assisted Housing Summary) of this Housing Element beyond the years noted.

Programs

- Housing Program 4.1.1** Periodically contact owners of affordable units for those developments listed in Table H12 to obtain information regarding their plans for continuing affordability on their properties. *(Imp 25.1)*

Responsibility: Planning Department.

- Housing Program 4.1.2** Consult with the property owners regarding utilizing CDBG funds and in-lieu housing funds to maintain affordable housing opportunities in those developments listed in Table H12. *(Imp 25.1)*

Responsibility: Planning Department.

- Housing Program 4.1.3** Prepare written communication for tenants and other interested parties about Orange County Housing Authority Section 8 opportunities to assist tenants and prospective tenants to acquire additional understanding of housing law and related policy issues. *(Imp 14.3)*

Responsibility: Planning Department.

- Housing Program 4.1.4** Investigate availability of federal, state, and local programs (including in-lieu funds) and pursue these programs if found feasible, for the preservation of existing low-income housing, especially for preservation of low-income housing that may convert to market rates during the next ten years. A list of these programs, including sources and funding amounts, will be identified as part of this program and maintained on an ongoing basis. *(Imp 14.3, 25.1)*

Responsibility: Planning Department.

Policy

- H 4.2** Maintain and preserve existing City housing stock and improve energy efficiency of all housing unit types (including mobile homes).

Programs

- Housing Program 4.2.1** Investigate the use of federal funds to provide technical and financial assistance, if necessary, to all eligible homeowners and residential rental property owners to rehabilitate existing dwelling

units through low-interest loans or potential loans, or grants to very low-, low- and moderate-income, owner-occupants of residential properties to rehabilitate existing units. (*Imp 25.1*)

Responsibility: Planning Department.

Housing Program 4.2.2 In accordance with Government Code Section 65863.7, require a relocation impact report as a prerequisite for the closure or conversion of an existing mobile home park. (*Imp 25.1*)

Responsibility: Planning Department and the State of California. (The state will determine acceptability of the relocation impact report).

Housing Program 4.2.3 Should need arise, consider using a portion of its Community Development Block Grant funds for establishment and implementation of an emergency home repair program. Energy efficient products shall be required whenever appropriate. (*Imp 25.1*)

Responsibility: Planning Department

Housing Program 4.2.4 Participate as a member of the Orange County Housing Authority Advisory Committee and work in cooperation with the Orange County Housing Authority to provide Section 8 Rental Housing Assistance to residents of the community. The City shall, in cooperation with the Housing Authority, recommend and request use of modified fair market rent limits to increase number of housing units within the City that will be eligible to participate in the program. The Newport Beach Planning Department shall prepare and implement a publicity program to educate and encourage landlords within the City to rent their units to Section 8 Certificate holders and to make very low-income households aware of availability of the Section 8 Rental Housing Assistance Program. (*Imp 14.3*)

Responsibility: Planning Department.

Housing for Special Needs Groups

Goal

H 5

Housing opportunities for special needs populations

Policy

- H 5.1** Encourage approval of housing opportunities for senior citizens and other special needs populations.

Programs

- Housing Program 5.1.1** Apply for Community Development Block Grant funds and allocate a portion of such funds to sub-recipients who provide shelter and other services for the homeless. *(Imp 25.1)*

Responsibility: Planning Department and the City Council.

- Housing Program 5.1.2** Cooperate with the Orange County Housing Authority to pursue establishment of a Senior/Disabled or Limited Income Repair Loan and Grant Program to underwrite all or part of the cost of necessary housing modifications and repairs. Cooperation with the Orange County Housing Authority will include continuing City of Newport Beach participation in the Orange County Continuum of Care and continuing to provide CDBG funding. *(Imp 14.3)*

Responsibility: Planning Department and the City Council.

- Housing Program 5.1.3** Permit, where appropriate, development of “granny” units in single-family areas of the City. *(Imp 2.1)*

Responsibility: Planning Department.

- Housing Program 5.1.4** Work with the City of Santa Ana to provide recommendations for the allocation of HUD Housing Opportunities for Persons with AIDS (HOPWA) funds within Orange County. *(Imp 14.3)*

Responsibility: Planning Department.

- Housing Program 5.1.5** Maintain a list of “Public and Private Resources Available for Housing and Community Development Activities.” *(Imp 25.1)*

Responsibility: Planning Department.

- Housing Program 5.1.6** As part of the City’s comprehensive revision to the Zoning Ordinance in 2008, the City will comply with the provisions of SB 2. Specifically, the City will identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit or other discretionary permit. *(Imp 25.1)*

Responsibility: Planning Department.

- Housing Program 5.1.7** Encourage the development of day care centers and community parks as a component of new affordable housing constructed as part of the requirements of the City’s Inclusionary Housing Ordinance. *(Imp 2.1)*

Responsibility: Planning Department, Planning Commission and City Council.

Fair Housing

Goal

H 6

Equal housing opportunities for all residents

Policy

- H 6.1** Support the intent and spirit of equal housing opportunities as expressed in Title VII of the *1968 Civil Rights Act*, *California Rumford Fair Housing Act*, and the *California Unruh Civil Rights Act*.

Programs

- Housing Program 6.1.1** Contract with an appropriate fair housing service agency for the provision of fair housing services for Newport Beach residents. The City will also work with the fair housing service agency to assist with the periodic update of the Analysis of Impediments to Fair Housing document required by HUD. The City will continue to provide pamphlets containing information related to fair housing at the Planning Department counter. (*Imp 14.3*)

Responsibility: Planning Department and City Attorney.

- Housing Program 6.1.2** Support fair housing opportunities by using Community Development Block Grant funds whenever necessary to enact federal, state, and City fair housing policies. (*Imp 14.3, 25.1*)

Responsibility: Planning Department.

Program Monitoring

Goal

H 7

Effective and responsive housing programs and policies

Policy

- H 7.1** Review the Housing Element on a regular basis to determine appropriateness of goals, policies, programs, and progress of Housing Element implementation.

Programs

- Housing Program 7.1.1** As part of its annual General Plan Review, the City shall report on the status of all housing programs. The portion of the Annual Report discussing Housing Programs is to be distributed to the California Department of Housing and Community Development in accordance with California state. (*Imp. 1.4, 14.5*)

Responsibility: Planning Department.

Appendix H1 Special Housing Workshops Mailing List (March 31, 2008)

<i>Contact Name</i>	<i>Contact Info</i>	<i>Street Address</i>	<i>City-ST-ZIP</i>
Allison Kunz Olson	The Olson Company	3020 Old Ranch Parkway, Ste 400	Seal Beach, CA 90740
Alix Wisner	Laing Urban	10950 Washington Blvd, Ste 200	Culver City, CA 90232
Ashley Wright	So. Cal Housing Development Corp	9065 Haven Ave., Ste 100	Rancho Cucamonga, CA 91730
Barry A. Cottle	C & C Development Co., LLC	1110 E. Chapman Avenue, Ste 220	Orange, CA 92866
Barry Saywitz		4740 Von Karman Avenue, #100	Newport Beach, CA 92660
Bart G. Hess	Orange County Affordable Home Ownership Alliance	2 Park Plaza, Ste 100	Irvine, CA 92614
Ben Anderson		17780 Fitch Street, #120	Irvine, CA 92614
Beverly Schuberth	Kennedy Commission	17701 Cowan Ave., Ste 200	Irvine, CA 92614
Brian J. Flornes	Vintage Senior Housing, LLC	359 San Miguel Drive, Ste 300	Newport Beach, CA 92660
Brad Kuish		PO Box 762	Corona del Mar, CA 92625
Bryan Starr	Orange County Chapter BIA	17744 Sky Park Circle, Ste 170	Irvine, CA 92614
Carol Mentor McDermott	Government Solutions Inc.	230 Newport Center Drive, Ste 210	Newport Beach, CA 92660
Cesar Covarrubias	Kennedy Commission	17701 Cowan Ave., Ste 200	Irvine, CA 92614
Chris Yelich	Brooks Street	1300 Quail, Ste 100	Newport Beach, CA 92660
Dan Miller	The Irvine Company	550 Newport Center Drive	Newport Beach, CA 92660
Eric Welton		2855 E Coast Hwy, #200	Corona del Mar, CA 92625
Christine Iger	Iger & Associates	2102 Business Center Drive, Ste 142	Irvine, CA 92612
Ezequiel Gutierrez Jr.	Public Law Center	601 Civic Center Drive West	Santa Ana, CA 92701
George L. Basye	Aera Energy LLC	3030 Saturn Street, Ste 101	Brea, CA 92821
Greg Lee		2435 E Coast Hwy, Ste 2	Corona del Mar, CA 92625
Greg Olafson	Steadfast Companies	20411 S.W. Birch Street, Ste 200	Newport Beach, CA 92660
Gregg Ramirez	City of Newport Beach	3300 Newport Blvd.	Newport Beach, CA 92658
JB Collins		2025 W Balboa Blvd., #2A	Newport Beach, CA 92663
Jack Datt		109 30th Street	Newport Beach, CA 92663
Jack Herron		161 Fashion Lane, #110	Tustin, CA 92780
Jake Cisneros	Conexant Systems, Inc.	4000 MacArthur Blvd	Newport Beach, CA 92660
Jessie Barkley	PBS&J	12301 Wilshire Blvd, Ste 430	Los Angeles, CA 90025
JoAnn Ulvan	Bridges America Foundation, Inc.	18837 Brookhurst St., Ste 303	Fountain Valley, CA 92708
John Adams	John S. Adams & Associates	5100 Birch Street	Newport Beach, CA 92660
John O'Brien	Brookfield Homes	3090 Bristol Street, Ste 200	Costa Mesa, Ca 92626
John Seymour III	So. Cal Housing Development Corp	9065 Haven Ave., Ste 100	Rancho Cucamonga, CA 91730
John E. Young	World Premier Investments	3 Imperial Promenade, Ste 550	South Coast Metro, CA 92707

Housing Element

<i>Contact Name</i>	<i>Contact Info</i>	<i>Street Address</i>	<i>City-ST-ZIP</i>
Joshua Haskins	Iger & Associates	2102 Business Center Drive, Ste 142	Irvine, CA 92612
Kathleen M. Crum	CAA Planning	85 Argonaut, Ste 220	Aliso Viejo, CA 92656
Kathy Marvick	LE Plastrier Development Consulting	19800 MacArthur Blvd., Ste 1150	Irvine, CA 92612
Kevin Russell	Affordable Housing Partners	2424 S.E. Bristol Street, Ste 330	Newport Beach, CA 92660
Kevin Weeda		429 W 30th St	Newport Beach, CA 92663
Lawrence Herman	Jamboree Housing Corporation	2081 Business Center Drive, Ste 216	Irvine, CA 92612
Laura Archuleta	Jamboree Housing Corporation	2081 Business Center Drive, Ste 216	Irvine, CA 92612
Margie Wakeham	Families Forward	9221 Irvine Blvd	Irvine, CA 92618
Marianne Moy		1560 Ventura Blvd., 7th Floor	Encino, CA 91436
Marice White	Government Solutions Inc.	230 Newport Center Drive, Ste 210	Newport Beach, CA 92660
Mark Lee		2435 E Coast Hwy, Ste 2	Corona del Mar, CA 92625
Mark Whitehead		161 Fashion Lane, #110	Tustin, CA 92780
Miguel Hargrove		702 Randolph Avenue, Ste A	Costa Mesa, CA 92626
Mike Kaser		PO Box 10637	Newport Beach, CA 92658
Mike Mohler	Brooks Street	1300 Quail, Ste 100	Newport Beach, CA 92660
Pamela Sapetto	Sapetto Government Solutions Inc.	2 Park Plaza, Ste 1220	Irvine, CA 92614
Patricia C. Whitaker	Orange Housing Development Corporation	414 E. Chapman Avenue	Orange, CA 92866
Paul F. Fruchbom	KDF Holdings, L.L.C.	4685 MacArthur Court, Ste 422	Newport Beach, CA 92660
Paula Burrier-Lund	HCD - Orange County Housing Authority	1770 N. Broadway	Santa Ana, CA 92706
Phillip Bettencourt	Bettencourt & Associates	110 Newport Center Drive, Ste 150	Newport Beach, CA 92660
Richard E. Lamprecht	The Irvine Company	110 Innovation Drive	Irvine, CA 92617
Russ Fluter		2025 W Balboa Blvd	Newport Beach, CA 92663
Sam Veltri	Sun Cal Companies - South Coastal Division	2392 Morse Avenue	Irvine, CA 92614
Steve Castles	Shea Homes	655 Brea Canyon Road	Walnut, CA 91789
Steve Schapel	ETCO Homes	2222 Newport Blvd, 2nd Floor	Newport Beach, CA 92663
Steve Zotovich		1900 Main St, #350	Irvine, CA 92614
Timothy O'Connell	Century Housing	1000 Corporate Pointe, Ste 200	Culver City, CA 90230
Todd Schooler		301 E 17th St	Costa Mesa, CA 92627
William A. Witte	The Related Companies of California	18201 Von Karman Avenue, Ste 400	Irvine, CA 92612
	Habitat for Humanity of Orange County	2200 S. Richey Street	Santa Ana, CA 92705
	LINC Housing	110 Pine Avenue, Ste 500	Long Beach, CA 90802
	Meta Housing	1640 S. Sepulveda Blvd., Ste 425	Los Angeles, CA 90025
	Nicholson Construction	1421 N Wanda Rd, #160	Orange, CA 92867

Appendix H2 Agencies Providing Emergency Shelter and Housing Assistance

Orange County Housing Authority—The County offers rental assistance for those individuals and families in the County in danger of becoming homeless. The Section 8 “Certificate” and “Housing Voucher” programs were established by federal law. Both provide rental assistance for low-income persons (those having incomes 80 percent or less of the County median income) in need of decent, safe, and sanitary housing. The “Certificate” program requires families pay a portion of their rent, but an amount not to exceed 30 percent of their adjusted income. Total amount of the rental unit must be approved by the Housing Authority based on utilities, location, and the condition of each rental dwelling. Additionally, total rent must fall within Housing Authority Fair Market Rent limits. It should be noted that United States Department of Housing and Urban Development regulations were modified in October, 2000 to allow Section 8 monies to be used for home purchases in addition to rental assistance.

The “Housing Voucher” program allows families to pay more than 30 percent of their adjusted income toward rent should they wish to rent a housing unit that has a rent greater than Fair Market Rent. Families pay the difference between the rental price of the dwelling and the Housing Authority portion of the rent. The Housing “Certificate” Program (which will be combined under a “New Voucher” Program by October 1, 2001) provides rental assistance for families renting housing units that charge Fair Market Rent. No assistance is provided to the renter should the renter choose a unit more expensive than Fair Market Rent. According to the Orange County Housing Authority, there are more than 2,000 Certificates in existence in Orange County.

Fair Housing Council of Orange County—The City of Newport Beach has worked in conjunction with the Fair Housing of Orange to affirmatively further fair housing opportunities in this community. The Fair Housing of Orange “actively supports and promotes freedom of residence through education, advocacy and litigation to the end that all persons have the opportunity to secure the housing they desire and can afford, without regard to their race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income or other characteristics protected by law.”

The Fair Housing of Orange provides a wide array of programs and services to its clients free of charge and which are available in a number of different languages to residents, housing professional and community service providers under contracts with the City of Newport Beach, an many other communities throughout the County.

Families Forward: Families Forward Transitional Housing Program (THP)—THP serves homeless families with children and provides transitional housing. Families may stay up to two years and are required to pay 30 percent of their income on rent. Families are also linked with appropriate supporting resources and counseling.

OASIS Senior Center—This is a multi-purpose center dedicated to meeting needs of senior citizens and their families. OASIS estimates as many as 75 percent of its clients are residents of Newport Beach. OASIS offers classes in art, exercise, mature driving, topics of enrichment, and computers and arranges social groups for those who share hobbies and interests. The Center travel department coordinates day and overnight trips. OASIS offers transportation programs (three vans) for Newport

Beach seniors who have disabilities that limit their access to public transportation. This shuttle program provides transportation from senior citizens' homes to the Senior Center. A Care-A-Van program is available for those senior citizens who require transportation for medical appointments, grocery shopping, and banking. OASIS distributes information about job openings that might interest seniors who wish to supplement their retirement income or to remain active through part-time work. OASIS offers various health services for seniors. Support groups meet regularly at the Center to help senior citizens and their families cope with stress, illness, life transitions, and crises. Informational and supportive counseling is available to seniors and their family members on an individual basis. OASIS also offers a lunch program for active and homebound senior citizens ages 60 and older that is funded by the federal government through the *Older American Act*. A donation is requested for meals, which are provided by South County Senior Services.

Assistance League of Newport Mesa—This is a non-profit volunteer service organization that assesses and helps meet the physical, material, emotional and cultural needs of the children in our community through self-funded, ongoing philanthropic projects. Programs include “Children’s Dental Health Care Center” providing oral hygiene instruction, general dentistry, orthodontia, and endodontics. The Assistance League also provides “Operation School Bell” providing clothing, shoes, school uniforms, and backpacks at no cost to children of low-income families. Still another program includes “Kids on the Block,” a nationally recognized educational program that teaches young adults increased understanding and tolerance for fellow classmates who have learning disabilities, physical handicaps or special emotional needs. The latest program, “The Community Outreach Program” provides funding for supplies used in supervised study programs for developmental education, parenting classes and counseling, living expenses for single parents, and day care at accredited facilities.

Human Options: Community Resource Center—Human Options offers a wide variety of counseling and education programs to help victims and their family members deal with the effects of domestic violence. Services include crisis intervention, individual counseling for adults, support groups, legal advocacy, education, referrals, therapy, and emergency shelter.

Saddleback Community Outreach—This center is a non-profit organization that opened in August 1989. It is funded with federal (Super NOFA) monies, monies from local jurisdictions, and monies from faith-based organizations in the following areas: “in-kind” Donations Programs; Sponsorship and Underwriting for Programs and Fundraising Events; Housing Fund Donations; Food Drives; and, “Adopt-A-Family” Holiday Programs (which provides a holiday meal at Thanksgiving and holiday meal and gifts in December). The major objective of Saddleback Community Outreach programs and services is to help those assisted become self-supportive. This organization operates without paid administrators. The Emergency Lodging Program is intended for homeless families needing temporary housing until a permanent residence is established. The Housing Assistance Program is intended for families needing an interest free loan to prevent eviction or to assist with move-in costs. The Interfaith Shelter Program is a six-month program available for homeless singles seeking employment, shelter, and counseling. The Transitional Housing Program is a two-year program for homeless families. Applicants are screened by the Housing Committee to assess each family’s ability to pay a reduced rent in a condominium, maintain employment, set goals, meet commitments, and attend practical counseling for budget management. Saddleback Community Outreach also will pay a portion of a family’s utility bill to help avoid disconnection of services. Additional services include vouchers for adults and children to obtain clothing at local thrift stores, gasoline vouchers or bus tickets for transportation to job interviews or physician appointments, donation of automobiles contributed to Saddleback Community Outreach to clients in need, medical prescription vouchers for pre-screened families or individuals, “motivational counseling” to help restore hope and confidence,

“practical counseling” to assist in goal setting, budget management and future planning, and referrals to local agencies for other counseling needs.

Serving People in Need (SPIN)—SPIN assists low-income and homeless people with financial assistance for housing costs and through a network of comprehensive support services, enables them to become self-sufficient and no longer dependent on public support. SPIN offers 3 different programs:

- GAPP (Guaranteed Apartment Payment Program) which offers low-income and homeless families with children (1 adult must be working full-time) with move-in costs to permanent housing. The program also requires mandatory, comprehensive case management lasting up to 2 years which includes family advisors, tutors for children, childcare cost subsidies, personal and job counseling and budgeting skills.
- The SARP (Substance Abuse rehabilitation Program) program offers participants move-in costs to a recovery home, counseling, bus passes to locate employment and eligibility to the GAPP program if sobriety is maintained for 12-18 months.
- The Street Services Program involves volunteers preparing and delivering a sack meal, hygiene kits and seasonal clothing to the homeless living on the streets

South County Senior Services— is a regional non-profit charitable organization that has as its mission to promote, advocate, and improve quality of life, dignity, and independence of the elderly. This organization serves approximately 10,000 seniors annually in its combined programs. South County Senior Services receives funding from federal grants, project income, MediCal, client fees, USDA, funding drives, and special events. South County Senior Services provides medical treatment programs for adults eighteen years or older with disabilities or impairments who are at risk of institutionalization, including nursing services, occupational and physical therapy, speech therapy, nutrition, music therapy, counseling, supervised social and educational activities, exercise, special events, music, and art to delay institutionalization and social isolation. South County Senior Services has an Alzheimer’s treatment center and an in-home assessment program to determine needs of frail seniors, 60 years of age and older, and to establish a Plan-of-Care for services needed to assist seniors to maintain independence in their own homes for as long as possible. A transportation program coordinates lift-equipped paratransit services for senior centers. A referral service for In-Home Providers is offered to help seniors maintain independence in their own homes for as long as possible. Various programs and services are offered to meet educational, recreational, social, and human service needs of the elderly population. The Shared Housing Program was designed for seniors and various age groups to share their existing homes for companionship and relief from financial burden of housing costs for short- or long-term tenures. This Program had operated throughout the 1990s, but was discontinued in 2000 because the County of Orange discontinued Community Development Block Grant Funds for the Shared Housing Program.

The Mobile Meals program provides hot meals home-delivered meals to individuals who are homebound due to age, illness, or disability.

YMCA—The Newport Beach YMCA offers physical activities classes and personal hygiene facilities.

YWCA Hotel for Women—The YWCA Hotel for Women provides shelter, food, counseling, job-search, and housing-search assistance for homeless women.

Friends in Service to Humanity—This agency (established in 1968) assists more than 5,900 families in Orange County. These families consist of more than 24,000 individuals, of whom more than 12,500 are children. Friends in Service to Humanity provides the following services: rental assistance to avoid

eviction; “mobile meals to the home bound; transitional housing with case management; food; child care subsidies for low-income working parents; utility payments to avoid disconnections; baby diapers and infant formula; “adopt-a-family” program during the holidays; medical, dental, and shopping transportation; and, transportation costs for employment.

Human Options: Community Resource Center—Human Options provides emergency shelter, food, clothing, counseling, and legal advocacy to battered women and their children.

American Red Cross—The Red Cross assists persons temporarily displaced from their residence due to disasters such as fires. From 1994 to the present, the Red Cross reported helping 55 Newport Beach residents involved in 3 incidents. This agency does not request CDBG funding from the City.

Other volunteer groups and local religious organizations serve Newport Beach by providing temporary shelter, bus fares to reach pre-planned destinations, rental assistance, medical assistance, food, and clothes to the homeless and other needy persons/families.

Several motels in the Newport Beach–Costa Mesa area are utilized by various agencies to accommodate homeless persons. These agencies pay all or a portion of the costs.

An undetermined number of transients or chronically homeless individuals pass through Newport Beach. Much of this depends on opportunities and conditions presented to these individuals within Newport Beach and the surrounding communities. Housing needs of these individuals include transitional housing in the form of single-room occupancy units (SRO) and emergency and transitional shelters.

Name	Persons/Groups Served	Location	Number of Beds
American Veterans Assistance Corp.	Veterans with families	Santa Ana	10
Anaheim Interfaith/Halcyon Shelter	Families with children	Anaheim	34
Anchor House	Families	San Clemente	14
Annie’s House	People afflicted with HIV/AIDS	Costa Mesa	10
Armory (Cold Weather Program)	Singles; Couples; Families	Fullerton; Santa Ana	250
Bethany	Single, employed women who have successfully completed a shelter program	Orange	7
Beyond Shelter—YWCA	Transitional shelter for single women; may be dually diagnosed or have substance abuse issues	Fullerton	10
Birch I and II Santa Ana Facility	Adult Males (Birch I); Youth (ages 18–21) who are working or attending school and moving toward independence (Birch II)	Santa Ana	11
Casa Teresa	Single pregnant women, 18 years of age or older with no children; client expected to work or attend school	Orange	28
Casa Youth Shelter	Ages 12–17; accepts pregnant teens	Los Alamitos	25
Catholic Charities	Families	Santa Ana	18
Christian Temporary Housing	Families	Orange	60
CSP Youth Shelter	Ages 11–17	Laguna Beach	6

Name	Persons/Groups Served	Location	Number of Beds
Dayle McIntosh Center For The Disabled	Disabled Individuals/ Families with Disabled Members	Anaheim	7
El Modena	Transitional housing for families or single parents with children; must be employed and moving toward independent living; 70% of income must be saved by family; must be referred by O.C. shelter	Orange	30–35
Eli Home	Transitional housing for women and children (under age 12) who are victims of family abuse or domestic violence. Faith based.	Orange	N/A
Episcopal Service Alliance, Martha House	Women	Orange	10
Families Forward	Transitional housing for families or single parents with children under 18 years of age; one adult must be employed	Irvine	35
Friendship Shelter	Individuals	Laguna Beach	22
Fullerton Interfaith/New Vista	Families or Single Parent with Children under the age of 18; must have income	Fullerton	27
Gerry House	Male/Female intravenous drug users and who may be receiving narcotic replacement therapy	Santa Ana	12
Gerry House West	Persons who are HIV positive with substance abuse problems	Santa Ana	6
Hannah's House	Transitional housing for single pregnant women 18 years and older who are considering adoption. No other children. Woman expected to work or attend school.	Orange	12
Hearth Dayle McIntosh	Disabled men or women with or without children	Anaheim	6
Henderson House	Transitional housing to graduates, single men, single women of the Friendship Shelter; must have referral from Friendship Shelter Program	San Clemente	NA
Homeless Intervention Shelter	Transitional living center for families, single men and single women, men with children, women with children, couples	Placentia	40
House of Hope—O.C. Rescue Mission	Women & Children	Santa Ana	45
Human Options	Battered Women, with or without children		40 Emergency 14 Transitional
Huntington Youth Shelter	Ages 11–17	Huntington Beach	11
Interfaith Interim Housing	Single homeless adults willing to work; 120-day program; faith based	Laguna Hills	8
Interval House	Battered Women, with or without children; accepts pregnant women		49
Irvine Temporary Housing	Families	Irvine	10 single-family furnished apartments
Kathy's House	Women, with or without children; faith based	Capistrano Beach	11
Laura's House	Battered Women, with or without children		25
Laurel House	Youth, ages 11–19	Tustin	N/A

Housing Element

Name	Persons/Groups Served	Location	Number of Beds
Mary's Shelter	Pregnant teens, ages 17 and under; teen mothers and infants 0–18 months	Santa Ana	18
Mercy House/Joseph House	Transitional housing for; must be employed or in job training full time	Santa Ana	12
Mercy House/Regina House	Transitional housing for Women and Children under 10; must be employed or in job training full time	Santa Ana	14
Missionary Brothers of Charity	Families	Santa Ana	16
New Vista Shelter	Families	Fullerton	60
O.C. Rescue Mission	Men	Santa Ana	90
Orange Coast Interfaith Shelter	All	Costa Mesa	100
Precious Life Shelter	Transitional/Emergency program for pregnant women 18 years and older	Los Alamitos	21
Rescue Mission for Men	Men	Santa Ana	40
Salvation Army Hospitality House/Buffalo Street	All	Santa Ana	60
The Sheepfold	Women 18 years of age and older with children; Faith Based	Tustin	55
Shelter For The Homeless	Families, Men, & Women	Westminster	106
SPIN	Families, Men and Women SPIN offers 3 different programs: <ul style="list-style-type: none"> ■ The GAPP (Guaranteed Apartment Payment Program) offers low-income and homeless families with children with move-in costs to permanent housing. ■ The SARP (Substance Abuse rehabilitation Program) program offers participants move-in costs to a recovery home and counseling. ■ The Street Services Program involves volunteers preparing and delivering a sack meal, hygiene kits and seasonal clothing to the homeless living on the streets 	Costa Mesa	n/a
Thomas House	Transitional housing for families, women with children, men with children; adults must be willing to work	Garden Grove	76
Thomas House Temporary Shelter	Families	Fountain Valley	Provides room for 7 families
Toby's House	Adult pregnant women; children under 5 years of age	San Clemente	5 families
Veterans Charities	Single Veterans	Santa Ana	54
The Villa Posada	Women	Santa Ana	6
WISE Hotel for Women	Transitional program for single women with no children; must be alcohol free; drug testing may be required	Santa Ana	34
Women's Transitional Living Center	Battered Women		
YWCA—Hotel For Women	Women	Santa Ana	38

SOURCES: Orange County Social Service Resource Directory, Newport Beach Annual Action Plan: 2007:2008

Appendix H3 Public and Private Resources Available for Housing and Community Development Activities

<i>Program Names</i>	<i>Description</i>	<i>Eligible Activities</i>
1a. Federal Programs—Formula/Entitlement		
Community Development Block Grant	Grants awarded to the City on a formula basis for housing and community development activities.	<ul style="list-style-type: none"> ◆ Acquisition ◆ Rehabilitation ◆ Home Buyer Assistance ◆ Economic Development ◆ Homeless Assistance ◆ Public Services ◆ ADA Compliance ◆ Public Facilities
1b. Federal Programs - Competitive		
Section 8 Rental Assistance Program	Rental assistance payments to owners of private market rate units on behalf of very low-income tenants	<ul style="list-style-type: none"> ◆ Rental Assistance
HOME	Flexible grant program awarded to the Orange County HOME Consortium on a formula basis for housing activities. City can apply to County on a competitive basis for affordable housing projects	<ul style="list-style-type: none"> ◆ Acquisition ◆ Rehabilitation ◆ Home Buyer Assistance ◆ Rental Assistance
Section 202	Grants to non-profit developers of supportive housing for the elderly.	<ul style="list-style-type: none"> ◆ Acquisition ◆ Rehabilitation ◆ New Construction ◆ Rental Assistance
Section 811	Grants to nonprofit developers of supportive housing for persons with disabilities, including group homes, independent living facilities, and intermediate care facilities.	<ul style="list-style-type: none"> ◆ Acquisition ◆ Rehabilitation ◆ New Construction ◆ Rental Assistance
Section 108 Loan	Provides loan guarantee to CDBG entitlement jurisdictions for pursuing large capital improvement or other projects. The jurisdictions must pledge future CDGB allocations for repayment of the loan. Maximum loan amount can be up to five times the entitlement jurisdiction's most recent annual allocation. Maximum loan term is 20 years.	<ul style="list-style-type: none"> ◆ Acquisition ◆ Rehabilitation ◆ Home Buyer Assistance ◆ Economic Development ◆ Homeless Assistance ◆ Public services
Mortgage Credit Certificate Program	Income tax credits available to first-time homebuyers for the purchase of new or existing single-family housing. Local agencies (County) make certificates available.	<ul style="list-style-type: none"> ◆ Home Buyer Assistance
Low Income Housing Tax Credit (LIHTC)	Tax credits are available to individuals and corporations that invest in low-income rental housing. Usually, the tax credits are sold to corporations with a high tax liability and the proceeds from the sale are used to create the housing	<ul style="list-style-type: none"> ◆ New Construction ◆ Rehabilitation ◆ Acquisition

Housing Element

Program Names	Description	Eligible Activities
Shelter Plus Care Program	Grants for rental assistance that are offered with support services to homeless with disabilities. Rental assistance can be: Section 8 Moderate Rehabilitation (SRO) project based rental assistance administered by the local PHA with state or local government application <u>Sponsor-Based Rental Assistance</u> Provides assistance through an applicant to a private non-profit sponsor who wins or leases dwelling units in which participating residents reside. <u>Tenant-Based Rental Assistance (TBA)</u> Grants for rental assistance <u>Project-Based Rental Assistance</u> Grants to provide rental assistance through contracts between grant recipients and owners of buildings.	<ul style="list-style-type: none"> ◆ Rental Assistance ◆ Homeless Assistance
Supportive Housing Program (SHP)	Grants for development of supportive housing and support services to assist homeless persons in the transition from homelessness.	<ul style="list-style-type: none"> ◆ Transitional Housing ◆ Permanent Housing for Disabled ◆ Supportive Services ◆ Safe Havens
2. State Programs		
Proposition 1 A	Proposition 1A includes provisions to establish a Down payment Assistance Program and a Rent Assistance Program using school fees collected from affordable housing projects. Potential buyers or tenants of affordable housing projects are eligible to receive nonpayment assistance or rent subsidies from the state at amounts equivalent to the school fees paid by the affordable housing developer for that project in question.	<ul style="list-style-type: none"> ◆ Down payment Assistance ◆ Rental Assistance
Emergency Shelter Program	Grants awarded to non-profit organizations for shelter support services.	<ul style="list-style-type: none"> ◆ Support Services
California Housing Finance Agency (CHFA) Multiple /Rental Housing Programs	Below market rate financing offered to builders and developers of multiple-family and elderly rental housing. Tax exempt bonds provide below-market mortgage money.	<ul style="list-style-type: none"> ◆ New Construction ◆ Rehabilitation ◆ Acquisition of Properties from 20 to 150 units
California Housing Finance Agency Home Mortgage Purchase Program	CHFA sells tax-exempt bonds to make below market loans to first time homebuyers. Program operates through participating lenders who originate loans for CHFA purchase	<ul style="list-style-type: none"> ◆ Home Buyer Assistance
California Housing Rehabilitation Program-Owner Component (CHRP-O)	Low interest loans for the rehabilitation of substandard homes owned and occupied by lower-income households. City and non-profits sponsor housing rehabilitation projects.	<ul style="list-style-type: none"> ◆ Rehabilitation ◆ Repair Code Violations, Accessibility ◆ Additions, General Property Improvement

<i>Program Names</i>	<i>Description</i>	<i>Eligible Activities</i>
3. Local Programs		
Tax Exempt Housing Revenue Bond	The City can support low-income housing developers in obtaining bonds in order to construct affordable housing. The City can issue housing revenue bonds or participate in the County of Orange program requiring the developer to lease a fixed percentage of the units to low-income families and maintain rents at a specified below market rate.	<ul style="list-style-type: none"> ◆ New Construction ◆ Rehabilitation ◆ Acquisition
Building Equity and Growth in Neighborhoods (BEGIN)	Grants to cities that adopt measures to encourage affordable housing, to make second mortgage loans to low- and moderate-income homebuyers.	<ul style="list-style-type: none"> ◆ New Construction ◆ Rehabilitation
Infill Incentive Grant	Funding of infrastructure to facilitate infill housing development	<ul style="list-style-type: none"> ◆ Funding of water, sewer, parks and site clean-up for new construction
Workforce Housing Reward Program (WFH)	Grants to cities and counties that approve new housing affordable to low and very low-income households	<ul style="list-style-type: none"> ◆ New Construction ◆ Acquisition
Affordable Housing Innovation Fund	Funding for pilot programs to demonstrate innovative, cost-saving ways to create or preserve affordable housing	<ul style="list-style-type: none"> ◆ New Construction ◆ Rehabilitation ◆ Acquisition
Governor's Homeless Initiative	Interagency funds for support housing for persons with severe mental illness who are chronically homeless	<ul style="list-style-type: none"> ◆ New Construction ◆ Support Services
Multi-family Housing Program-Supportive Housing	Loans for rental housing with supportive services for the disabled who are homeless or at risk of homelessness	<ul style="list-style-type: none"> ◆ New Construction ◆ Support Services
Multi-family Housing Program-Homeless Youth	Housing with supportive services for homeless youth	<ul style="list-style-type: none"> ◆ New Construction ◆ Support Services
4. Private Resource/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	<p>Loan applicants apply to participating lenders for the following programs:</p> <ul style="list-style-type: none"> ◆ Fixed rate mortgages issued by private mortgage insurers. ◆ Mortgages that fund the purchase and rehabilitation of a home. 	<ul style="list-style-type: none"> ◆ Home Buyer Assistance
Savings Association Mortgage Company Inc. (SAMCO)	Pooling process to fund loans for affordable ownership and rental housing projects. Non-profit and for profit developers contact member institutions.	<ul style="list-style-type: none"> ◆ New Construction of single family and multiple family rentals, cooperatives, self help housing, homeless shelters, and group homes for the disabled.
California Community Reinvestment Corporation (CCRC)	Non-profit mortgage banking consortium designed to provide long-term debt financing for affordable multi-family rental housing. Non-profit and for profit developer contact member banks	<ul style="list-style-type: none"> ◆ New Construction ◆ Rehabilitation ◆ Acquisition

Housing Element

Program Names	Description	Eligible Activities
*Freddie Mac	Home Works—Provide 1st and 2nd mortgages that include rehabilitation loan. City provides gap financing for rehabilitation component. Households earning up to 80% of MFI qualify.	◆ Home Buyer Assistance combined with Rehabilitation
Lease Purchase Program	The City could participate in a Joint Powers Authority (JPA) that issues tax-exempt bonds. Bonds enable City to purchase homes for households earning up to 140% MFI. JPA pays 3% down and payments equivalent to mortgage payments with the option to buy after three years.	◆ Home Buyer Assistance
Newport Beach In-Lieu Fee Funding	Funding source from the City's Inclusionary Housing Program. Can be used to fund new construction, rehabilitation, acquisition, land purchases, gap financing, and help support infrastructure costs.	New Construction ◆ Rehabilitation ◆ Acquisition

Appendix H4 Housing Site Locations

TAG	Location	Parcel Number	Lot Area (sq. ft)	Lot Area (acres)	Owner First	Owner Last	Vacant/ Underutilized	Zoning	GP Designation	Density	Potential Units
L4E_010	Airport Area	445 122 13	31049.89	0.71	4400 Macarthur Inc		Additive Replacement	PC-15	MU-H2		
L4D_006	Airport Area	445 131 08	28000.08	0.64	OCRC Capital Corp		Additive Replacement	PC-15	MU-H2		
L4E_002	Airport Area	445 122 09	44674.81	1.03	SIII 4590 Macarthur LLC		Additive Replacement	PC-15	MU-H2		
L4D_020	Airport Area	445 131 23	23065.57	0.53	PGP Von Karman Properties		Additive Replacement	PC-15	MU-H2		
L4D_046	Airport Area	445 131 26	47969.52	1.10	Barbara BK	Santa	Additive Replacement	PC-15	MU-H2		
L4D_022	Airport Area	445 131 27	3307.36	0.08	Ralph J	Dion	Additive Replacement	PC-15	MU-H2		
L4E_006	Airport Area	445 122 11	319192.46	7.33	Macarthur LLC	Sunstone	Additive Replacement	PC-15	MU-H2		
L4D_016	Airport Area	445 131 16	12293.62	0.28	Holdings	MBC	Additive Replacement	PC-15	MU-H2		
L4D_042	Airport Area	930 304 03	82911.96	1.90	Darts Building Partners		Additive Replacement	PC-15	MU-H2		
L4D_040	Airport Area	445 161 02	45088.00	1.04	Birch LLC	Legacy	Additive Replacement	PC-15	MU-H2		
L4E_012	Airport Area	445 122 06	34271.85	0.79	Koll I LLC	Steadfast	Additive Replacement	PC-15	MU-H2		
L4D_028	Airport Area	445 131 15	87709.62	2.01	4000 Macarthur		Additive Replacement	PC-15	MU-H2		
L4E_016	Airport Area	445 122 05	34736.95	0.80	VDV LLC	Makar	Additive Replacement	PC-15	MU-H2		
L4D_030	Airport Area	445 131 26	112263.90	2.58	Barbara BK	Santa	Additive Replacement	PC-15	MU-H2		
L4D_018	Airport Area	445 131 05	55620.32	1.28	Pres-Lakeside		Additive Replacement	PC-15	MU-H2		
L4E_004	Airport Area	445 122 16	749511.68	17.21	KCN A Management LLC		Additive Replacement	PC-15	MU-H2		
L4D_014	Airport Area	445 131 11	32138.17	0.74	Pres-4340 Von Karman		Additive Replacement	PC-15	MU-H2		

Housing Element

TAG	Location	Parcel Number	Lot Area (sq. ft)	Lot Area (acres)	Owner First	Owner Last	Vacant/ Underutilized	Zoning	GP Designation	Density	Potential Units
L4D_004	Airport Area	445 131 09	27864.35	0.64	Von Karman LLC	GRE	Additive Replacement	PC-15	MU-H2		
L4D_012	Airport Area	445 131 10	32200.03	0.74	4350 Von Karman LLC		Additive Replacement	PC-15	MU-H2		
L4D_038	Airport Area	445 161 03	30000.47	0.69	Thomas H	Wooldridge	Additive Replacement	PC-15	MU-H2		
L4D_032	Airport Area	445 131 03	419928.43	9.64	Semiconductor	Rockwell	Additive Replacement	PC-15	MU-H2		
L4D_024	Airport Area	445 131 13	25847.14	0.59	4040 Macarthur		Additive Replacement	PC-15	MU-H2		
L4E_014	Airport Area	445 122 15	83461.97	1.92	Pacific Club		Additive Replacement	PC-15	MU-H2		
L4D_008	Airport Area	445 131 19	100255.98	2.30	Cornerstone Partners IV LLC		Additive Replacement	PC-15	MU-H2		
L4D_034	Airport Area	445 131 02	670990.33	15.40	Semiconductor	Rockwell	Additive Replacement	PC-15	MU-H2		
L4D_036	Airport Area	445 161 04	73602.24	1.69	Newport Federal		Additive Replacement	PC-15	MU-H2		
L4D_010	Airport Area	445 131 18	70306.96	1.61	Cornerstone Partners IV LLC		Additive Replacement	PC-15	MU-H2		
L4E_008	Airport Area	445 122 12	50882.55	1.17	4400 Macarthur Inc		Additive Replacement	PC-15	MU-H2		
L4D_002	Airport Area	445 131 21	51714.78	1.19	William Lyon Homes Inc		Additive Replacement	PC-15	MU-H2		
L4D_026	Airport Area	445 131 04	123430.89	2.83	KCN A Management LLC		Additive Replacement	PC-15	MU-H2		
L4D_044	Airport Area	445 131 28	1072341.05	24.62	KCN A Management LLC		Additive Replacement	PC-15	MU-H2		
L4J_024	Airport Area	427 173 01	43516.01	1.00	Bank First And Trust Inc		Replacement	PC-11	MU-H2		
L4J_010	Airport Area	427 181 08	31169.07	0.72	Gurcharan	Sandher	Replacement	PC-11	MU-H2		
L4M_016	Airport Area	427 221 13	43395.04	1.00	1200 Quail St LLC		Replacement	PC-11	MU-H2		

TAG	Location	Parcel Number	Lot Area (sq. ft)	Lot Area (acres)	Owner First	Owner Last	Vacant/ Underutilized	Zoning	GP Designation	Density	Potential Units
L4F_006	Airport Area	427 174 03	41102.29	0.94	J	Sanderson	Replacement	PC-11	MU-H2		
L4J_008	Airport Area	427 181 07	48083.83	1.10	Ridgeway of Whitney		Replacement	PC-11	MU-H2		
L4Q_014	Airport Area	427 342 01	85744.67	1.97	Hilbert Bristol Partners		Replacement	PC-11	MU-H2		
L4N_002	Airport Area	427 222 06	67884.15	1.56	PMC General Partnership		Replacement	PC-11	MU-H2		
L4F_002	Airport Area	427 174 04	275267.25	6.32	Newport Hotel Holding LLC		Replacement	PC-11	MU-H2		
L4J_018	Airport Area	427 172 03	84641.64	1.94	MacArthur Square		Replacement	PC-11	MU-H2		
L4M_004	Airport Area	427 221 09	65828.35	1.51	Feb Dove Street Partners LLC		Replacement	PC-11	MU-H2		
L4J_014	Airport Area	427 181 09	47164.89	1.08	Timothy J	Flathers	Replacement	PC-11	MU-H2		
L4J_002	Airport Area	427 181 10	34259.76	0.79	First States Invtrs 5000A LLC		Replacement	PC-11	MU-H2		
L4F_004	Airport Area	427 174 03	65422.05	1.50	J	Sanderson	Replacement	PC-11	MU-H2		
L4N_004	Airport Area	427 222 01	283330.29	6.50	Plaza	CA-Redstone	Replacement	PC-11	MU-H2		
L4M_020	Airport Area	427 221 15	63958.42	1.47	Davenport Quail Partners LLC		Replacement	PC-11	MU-H2		
L4M_006	Airport Area	427 221 08	64980.14	1.49	1101 Associates LLC		Replacement	PC-11	MU-H2		
L4N_006	Airport Area	427 222 05	39334.57	0.90	Malaguena		Replacement	PC-11	MU-H2		
L4J_012	Airport Area	427 181 03	108354.83	2.49	1600 Dove LP		Replacement	PC-11	MU-H2		
L4J_020	Airport Area	427 172 06	74670.83	1.71	MacArthur Square		Replacement	PC-11	MU-H2		
L4J_006	Airport Area	427 181 13	260394.37	5.98	Place Corp	Newport	Replacement	PC-11	MU-H2		

Housing Element

TAG	Location	Parcel Number	Lot Area (sq. ft)	Lot Area (acres)	Owner First	Owner Last	Vacant/ Underutilized	Zoning	GP Designation	Density	Potential Units
L4M_002	Airport Area	427 221 10	74686.11	1.71	SBS Dove Street Partners		Replacement	PC-11	MU-H2		
L4M_008	Airport Area	427 221 11	66305.45	1.52	Quail Investors		Replacement	PC-11	MU-H2		
L4M_014	Airport Area	427 221 06	156398.09	3.59	EOP-Dove Street LLC		Replacement	PC-11	MU-H2		
L4M_026	Airport Area	427 221 04	156885.42	3.60	TR 1401 Dove Corp		Replacement	PC-11	MU-H2		
L4J_022	Airport Area	427 172 02	79931.83	1.83	MacArthur Square		Replacement	PC-11	MU-H2		
L4M_018	Airport Area	427 221 14	65376.57	1.50	Jay	Mahoney	Replacement	PC-11	MU-H2		
L4M_032	Airport Area	427 221 01	173990.58	3.99	Realty Associates Fund LP		Replacement	PC-11	MU-H2		
L4M_012	Airport Area	427 221 07	76256.03	1.75	Dove Investors		Replacement	PC-11	MU-H2		
L4M_010	Airport Area	427 221 12	49971.82	1.15	Holly G	Jarvis	Replacement	PC-11	MU-H2		
L4M_024	Airport Area	427 221 17	281339.12	6.46	Metropolitan Life Insurance Co		Replacement	PC-11	MU-H2		
L4J_016	Airport Area	427 181 01	63011.78	1.45	Pacific Plaza Associates		Replacement	PC-11	MU-H2		
L4J_026	Airport Area	427 172 05	8542.16	0.20	MacArthur Square lii		Replacement	PC-11	MU-H2		
L4Q_012	Airport Area	427 342 02	161162.63	3.70	Fletcher Jones Jr Family		Replacement	PC-11	MU-H2		
L4B_028	Airport Area	445 141 07	19667.55	0.45	Hit Properties LLC		Replacement	PC-15	MU-H2		
L4C_014	Airport Area	445 151 05	61337.18	1.41	Jones & Geoy		Replacement	PC-15	MU-H2		
L4C_008	Airport Area	445 151 04	9880.00	0.23	5120 Campus Partners		Replacement	PC-15	MU-H2		
L4C_010	Airport Area	445 151 07	7800.03	0.18	Environmental Developers		Replacement	PC-15	MU-H2		

TAG	Location	Parcel Number	Lot Area (sq. ft)	Lot Area (acres)	Owner First	Owner Last	Vacant/ Underutilized	Zoning	GP Designation	Density	Potential Units
L4B_008	Airport Area	445 141 11	12800.40	0.29	Beachwood Partners LLC		Replacement	PC-15	MU-H2		
L4B_016	Airport Area	445 141 05	22477.38	0.52	Saywitz Props Two	Barry	Replacement	PC-15	MU-H2		
L4B_056	Airport Area	445 141 01	11943.89	0.27	William & Catherine Macleod;	Shattuck	Replacement	PC-15	MU-H2		
L4B_018	Airport Area	445 141 04	11346.40	0.26	Freeman Exchange Inc		Replacement	PC-15	MU-H2		
L4B_048	Airport Area	445 141 31	17641.23	0.40	Lebata Inc		Replacement	PC-15	MU-H2		
L4B_038	Airport Area	445 141 27	219967.64	5.05	KCN Ltd Edition Owners		Replacement	PC-15	MU-H2		
L4C_004	Airport Area	445 151 02	6968.01	0.16	Apex Land Investments Inc		Replacement	PC-15	MU-H2		
L4B_014	Airport Area	445 141 15	133756.58	3.07	KCN Ltd Edition Owners		Replacement	PC-15	MU-H2		
L4B_030	Airport Area	445 141 08	17407.32	0.40	Beachwood Partners LLC		Replacement	PC-15	MU-H2		
L4B_012	Airport Area	445 141 09	13472.54	0.31	Beachwood Partners LLC		Replacement	PC-15	MU-H2		
L4B_006	Airport Area	445 141 12	20869.99	0.48	Housing I LLC	Lyon	Replacement	PC-15	MU-H2		
L4B_024	Airport Area	445 141 03	14012.71	0.32	Limited Edition Ptnrs		Replacement	PC-15	MU-H2		
L4B_046	Airport Area	445 141 26	13234.98	0.30	Commercial LLC	Newport	Replacement	PC-15	MU-H2		
L4B_004	Airport Area	445 141 13	12624.65	0.29	Beachwood Partners LLC		Replacement	PC-15	MU-H2		
L4B_050	Airport Area	445 141 28	19898.74	0.46	Saywitz Props Two	Barry	Replacement	PC-15	MU-H2		
L4B_034	Airport Area	445 141 21	18676.26	0.43	Eagles LLC	Screaming	Replacement	PC-15	MU-H2		

Housing Element

TAG	Location	Parcel Number	Lot Area (sq. ft)	Lot Area (acres)	Owner First	Owner Last	Vacant/ Underutilized	Zoning	GP Designation	Density	Potential Units
L4B_032	Airport Area	445 141 16	18195.02	0.42	Newport Park Center LLC		Replacement	PC-15	MU-H2		
L4B_054	Airport Area	445 141 30	17250.99	0.40	Yosemite		Replacement	PC-15	MU-H2		
L4B_020	Airport Area	445 141 06	13799.96	0.32	Beachwood Partners LLC		Replacement	PC-15	MU-H2		
L4C_012	Airport Area	445 151 06	7799.96	0.18	Junior League Of Orange		Replacement	PC-15	MU-H2		
L4C_018	Airport Area	445 151 08	18268.55	0.42	LLC	WPI- Newport	Replacement	PC-15	MU-H2		
L4B_036	Airport Area	445 141 22	12471.48	0.29	5000 Campus		Replacement	PC-15	MU-H2		
L4B_044	Airport Area	445 141 25	13800.00	0.32	Coml Brokers LLC	Diversified	Replacement	PC-15	MU-H2		
L4B_010	Airport Area	445 141 10	22645.06	0.52	Lambeau Properties LLC		Replacement	PC-15	MU-H2		
L4B_052	Airport Area	445 141 29	15594.05	0.36	Beachwood Partners		Replacement	PC-15	MU-H2		
L4B_022	Airport Area	445 141 02	19029.62	0.44	Beachwood Partners LLC		Replacement	PC-15	MU-H2		
L4C_016	Airport Area	445 151 09	58641.00	1.35	LLC	WPI- Newport	Replacement	PC-15	MU-H2		
L4B_040	Airport Area	445 141 23	18540.00	0.43	Beachwood Partners		Replacement	PC-15	MU-H2		
L4C_006	Airport Area	445 151 03	9481.78	0.22	Jones of Bottjer Trust		Replacement	PC-15	MU-H2		
L4B_002	Airport Area	445 141 14	108311.95	2.49	Kcn Ltd Edition Owners		Replacement	PC-15	MU-H2		
L4B_042	Airport Area	445 141 24	17240.00	0.40	Beachwood Partners		Replacement	PC-15	MU-H2		
<i>Total Airport Area</i>										<i>2,220</i>	
B5A_044	Lido Marina Village	423 123 02	9849.46	0.23	B&Po of Elks Lodge #1767		Commercial	GEIF	MU-W2	26.7	6.0

TAG	Location	Parcel Number	Lot Area (sq. ft)	Lot Area (acres)	Owner First	Owner Last	Vacant/ Underutilized	Zoning	GP Designation	Density	Potential Units
B5A_030	Lido Marina Village	423 123 09	14155.93	0.32	Marvin Engineering Co Inc		Commercial	RSC	MU-W2	26.7	8.7
B5A_060	Lido Marina Village	423 122 10	3091.41	0.07	Dennis & Christine	Overstreet	Commercial	RSC	MU-W2	26.7	1.9
B5A_042	Lido Marina Village	423 123 03	12088.82	0.28	Theila L	Smith	Commercial	RSC	MU-W2	26.7	7.4
B5A_068	Lido Marina Village	423 122 06	3000.00	0.07	Fourth Quarter Props 92 LLC		Commercial	RSC	MU-W2	26.7	1.8
B5A_056	Lido Marina Village	423 122 01	15978.96	0.37	Fourth Quarter Props 92 LLC		Commercial	RSC	MU-W2	26.7	9.8
B5A_054	Lido Marina Village	423 122 03	6550.17	0.15	WREC Lido Venture LLC		Commercial	RSC	MU-W2	26.7	4.0
B5A_040	Lido Marina Village	423 123 04	10366.10	0.24	WREC Lido Venture LLC		Commercial	RSC	MU-W2	26.7	6.4
B5A_066	Lido Marina Village	423 122 07	3000.00	0.07	Douglas W	Dreyer	Commercial	RSC	MU-W2	26.7	1.8
B5A_052	Lido Marina Village	423 121 03	3192.37	0.07	City of Newport Beach		Commercial	RSC	MU-W2	26.7	2.0
B5A_070	Lido Marina Village	423 122 05	4500.00	0.10	Fourth Quarter Props 92 LLC		Commercial	RSC	MU-W2	26.7	2.8
B5A_048	Lido Marina Village	423 121 05	13138.00	0.30	Marvin Engineering Co Inc		Commercial	RSC	MU-W2	26.7	8.1
B5A_050	Lido Marina Village	423 121 06	3281.59	0.08	Marvin Engineering Co Inc		Commercial	RSC	MU-W2	26.7	2.0
B5A_078	Lido Marina Village	423 122 03	3080.07	0.07	WREC Lido Venture LLC		Commercial	RSC	MU-W2	26.7	1.9
B5A_072	Lido Marina Village	423 122 04	1500.00	0.03	Prato Paul H 1999 Trust		Commercial	RSC	MU-W2	26.7	0.9
B5A_064	Lido Marina Village	423 122 08	3000.00	0.07	Jonathan	Birer	Commercial	RSC	MU-W2	26.7	1.8

Housing Element

TAG	Location	Parcel Number	Lot Area (sq. ft)	Lot Area (acres)	Owner First	Owner Last	Vacant/ Underutilized	Zoning	GP Designation	Density	Potential Units
B5A_038	Lido Marina Village	423 123 05	5399.93	0.12	WREC Lido Venture LLC		Commercial	RSC	MU-W2	26.7	3.3
B5A_062	Lido Marina Village	423 122 09	3004.38	0.07	A Square LLC		Commercial	RSC	MU-W2	26.7	1.8
B5A_032	Lido Marina Village	423 123 07	25648.77	0.59	Pacific Coast Investment Trust		Commercial	RSC	MU-W2	26.7	15.7
B5A_058	Lido Marina Village	423 122 02	42399.12	0.97	Marvin Engineering Co Inc		Commercial	RSC	MU-W2	26.7	26.0
B5A_036	Lido Marina Village	423 123 06	5399.94	0.12	Marvin Engineering Co Inc		Commercial	RSC	MU-W2	26.7	3.3
B5A_016	Lido Marina Village	423 112 03	34871.58	0.80	Fourth Quarter Properties		Office	RSC	RM	20	16.0
B5A_012	Lido Marina Village	423 112 01	8106.03	0.19	Allan	Fainbarg	Office	RSC	RM	20	3.7
B5A_012	Lido Marina Village	423 112 01	8106.03	0.19	Allan	Fainbarg	Office	RSC	RM	20	3.7
<i>Total Lido Marina Village</i>											165 units
L1N_050	Newport Center	442 011 41	185920.25	4.27	HMH Properties Inc		Commercial	PC-54	RM		79.0
L1D_008	Newport Center	442 101 19	227012.71	5.21	Irvine Co of W Va		Office	APF	MU-H3		Part of 450
L1D_022	Newport Center	442 101 09	71317.06	1.64	Co	Irvine	Office	APF	MU-H3		Part of 450
L1D_010	Newport Center	442 101 18	312617.43	7.18	Co	Irvine	Office	APF	MU-H3		Part of 450
L1D_018	Newport Center	442 101 13	120510.10	2.77	Co	Irvine	Office	APF	MU-H3		Part of 450
L1D_006	Newport Center	442 101 22	44159.31	1.01	Irvine Co of W Va		Office	APF	MU-H3		Part of 450
L1D_004	Newport Center	442 101 20	23138.29	0.53	Irvine Co of W Va		Office	APF	MU-H3		Part of 450
L1D_020	Newport Center	442 101 23	43801.06	1.01	Irvine Co of W Va		Office	APF	MU-H3		Part of 450

TAG	Location	Parcel Number	Lot Area (sq. ft)	Lot Area (acres)	Owner First	Owner Last	Vacant/ Underutilized	Zoning	GP Designation	Density	Potential Units
L1D_014	Newport Center	442 101 16	15919.46	0.37	Co	Irvine	Office	APF	MU-H3		Part of 450
L1D_002	Newport Center	442 101 21	171658.05	3.94	Irvine Co of W Va		Office	APF	MU-H3		Part of 450
L1A_008	Newport Center	442 261 19	177195.99	4.07	Irvine Company		Office	PC-19	MU-H3		Part of 450
L1A_002	Newport Center	442 261 16	795204.35	18.26	Co	Irvine	Office	PC-19	MU-H3		Part of 450
L1E_014	Newport Center	442 081 03	29325.12	0.67	LLC	Burnham-Newport	Office	PC-46	MU-H3		Part of 450
L1E_018	Newport Center	442 081 07	654751.36	15.03	Irvine Co of W Va		Office	PC-46	MU-H3		Part of 450
L1E_012	Newport Center	442 081 09	20578.21	0.47	Fashion Island Realty Ents LLC		Office	PC-46	MU-H3		Part of 450
L1E_004	Newport Center	442 081 05	32560.47	0.75	Ron E	Presta	Office	PC-46	MU-H3		Part of 450
L1E_016	Newport Center	442 081 02	29100.50	0.67	Knott Avenue Property Inc		Office	PC-46	MU-H3		Part of 450
L1E_006	Newport Center	442 081 11	39223.36	0.90	1601 Avocado LLC		Office	PC-46	MU-H3		Part of 450
L1E_008	Newport Center	442 081 12	33268.00	0.76	Newport Diagnostic Center		Office	PC-46	MU-H3		Part of 450
L1N_010	Newport Center	442 011 62	148800.55	3.42	Mesa Shopping Center East		Tennis Club	PC-47	MU-H3/PR		Part of 450 (30 dwelling units)
L1N_016	Newport Center	442 011 62	155163.15	3.56	Mesa Shopping Center East		Tennis Club	PC-47	MU-H3/PR		
A2C_012	West Newport-Mesa	424 401 06	49642.46	1.14	DVORAK & PAYNE LTD			M-1-A	RM	18	19.14
A2C_008	West Newport-Mesa	424 401 08	33293.81	0.76	NEWPORT LLC ALLRED			M-1-A	RM	18	13.68
A2C_010	West Newport-Mesa	424 401 07	23337.59	0.54	GROWTH CAPITAL INC			M-1-A	RM	18	9.72
A2C_006	West Newport-Mesa	424 401 09	53900.79	1.24	JANET MOORE			M-1-A	RM	18	22.32

Housing Element

TAG	Location	Parcel Number	Lot Area (sq. ft)	Lot Area (acres)	Owner First	Owner Last	Vacant/ Underutilized	Zoning	GP Designation	Density	Potential Units
A2C_004	West Newport-Mesa	424 401 10	44037.63	1.01	MONROVIA AVENUE LLC			M-1-A	RM	18	18.18
A2C_002	West Newport-Mesa	424 401 11	97276.16	2.23	KENNETH M KAPLAN			M-1-A	RM	18	40.14
<i>Total Newport Center</i>											<i>Max. 450 units</i>
Vacant Land											
F9C_044	Corona Del Mar	459 123 04	3648.87	0.08	Auto Spa of Corona Del		Vacant Parking Lot	RSC	RM		1.9
F9C_046	Corona Del Mar	459 123 05	11694.23	0.27	Auto Spa of Corona Del		Vacant Parking Lot	RSC	RM		6.2
A1A_030	Banning Ranch	424 041 04	470709.38	10.81	Petroleum Corp	Armstrong	Banning Ranch	PC-25	OS(RV)		1375.0