



City of Newport Beach
GENERAL PLAN
HOUSING ELEMENT



Draft August

2010

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CHAPTER 5 Housing Element



HOUSING ELEMENT

*A Balanced Residential Community
Providing Opportunities for All Social
and Economic Segments*

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:

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 providing sites to accommodate 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 Housing Element 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 through the Inclusionary Housing Ordinance adopted on May 11, 2010.

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 completed a comprehensive General Plan update that was adopted by the City Council on July 25, 2006. In November 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 2008–2014 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; nongovernmental 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



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

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

General Plan Update

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. 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.

Public Workshops

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

An additional housing Workshop was held on June 11, 2008. The Workshop provided an opportunity for service providers, the public, and various agencies to provide comments on the Draft Housing Element. In addition to residents, representatives from the following agencies attended the workshop and provided input.

- Western Community Housing
- Public Law Center
- Kennedy Commission

Public Meetings

Public meetings on the Housing Element update were conducted before the Planning Commission on June 5, 2008 and the City Council on August 12, 2008. All City meetings are open to the public. The City provided citizens with advance notice of the public meeting and made copies of all related materials available for public review. Notice of the public meeting was published in the Daily Pilot newspaper at least 10 days prior to the meeting date. In addition, notices were also provided to those

on the City's Housing Interest list, including service providers, developers, community stakeholders, and participants to prior Housing Element workshops.

Public Review and Comments

Throughout the Housing Element update process, the City has posted Draft Housing Element documents and presentation materials on the website to facilitate the review by residents and interested parties. Hard copies of the Draft Housing Element were also made available at the Planning Department Counter. Where feasible, comments provided at the three housing workshops, during public review period of the Housing Element and at the Planning Commission and City Council hearings were incorporated into the August 2008 draft of the Housing Element. As a result of subsequent public comments received on the August 2008 draft of the Housing Element, the Housing Element has been significantly revised to address the comments, as appropriate, and comply with State housing element law. The most significant revisions (discussed in more detail throughout the Housing Element) include:

- Consistent with Government Code Section 65584.09, the Housing Element addresses the unaccommodated portion of the 2000-2005 Regional Housing Need Allocation (RHNA). Combining the unaccommodated portion of the 2000-2005 RHNA allocation with the City's 2006-2014 RHNA allocation results in a total housing need of 1,914 dwellings, including 770 dwelling units affordable to lower-income households.
- The Housing Element has been revised to provide a detailed, parcel-specific inventory and analysis of land determined suitable for residential development (Sites Analysis and Inventory). The analysis demonstrates the sites are currently available and unconstrained so as to provide realistic development opportunities prior to June 30, 2014 (the end of the planning period).
- Based on comments received, a methodology for determining capacity assumptions has been included in the Sites Analysis and Inventory, which also demonstrates how the calculation accounts for land-use controls and site improvements using actual constructed or approved projects.
- In addition to the information provided within the revised Sites Analysis and Inventory, a new section has been added to the Housing Element analyzing how the existing uses, land-use regulations, and parcel sizes impact the viability of the John Wayne Airport Area sites to accommodate the RHNA for lower-income households within the planning period. Given the allowed densities of between 30 and 50 dwelling units per acre, the John Wayne Airport Area has the greatest potential to accommodate the City's need for 770 dwelling units affordable to lower-income households.
- A detailed discussion of the City's recently adopted Inclusionary Housing Ordinance and In-Lieu Housing Fee has been added, including a constraint analysis on the development of market-rate housing.
- Pursuant to the requirements of SB2, the Housing Element includes a discussion identifying an appropriate zoning district where emergency shelters will be allowed as a permitted use without the need for a use permit. A program has been added to the Housing Plan committing the City to designate a zoning district, as part of the Zoning Code Update, by the end of Fall 2010. A discussion has also been added clarifying the permitting requirements for transitional and supportive housing pursuant to SB2.
- Programs have been expanded and added within the Housing Plan to specifically assist in the development of housing for extremely low-income households.

Community Housing Market Analyses

HOUSING STOCK CHARACTERISTICS

Residential Growth and Dwelling Unit Types

Between 1980 and 2007, 11,564 housing units were approved and 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 permits per year were added to the housing stock with the exception of 2003, which included the annexation of Newport Coast¹. This number excludes any demolitions that have occurred.

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.

<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
 Housing unit numbers represent building permits finalized.
 *Two year growth change

¹ It should be noted that the Department of Finance provides annual estimates of housing units, not an actual housing count.

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

As shown in Table H3, 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.

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.

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

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

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:

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.

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.

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	

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.

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.

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
<i>TOTAL: 27 projects</i>	<i>8,072</i>
SOURCE: The City of Newport Beach Planning Department, 2008	

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 nonconforming by way of parking cannot be converted to condominiums. These regulations 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 of the overall vacancy rate in the community has decreased to 10.9 in 2007.

Table H9 Overall Housing Unit Vacancy Rate Newport Beach, 1980–2007			
<i>Year</i>	<i>Vacancies as a % of all housing stock</i>	<i>Vacancies for sale as a % of all housing stock</i>	<i>Vacancies for rent as a % of all housing stock</i>
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.

Table H10 City Rental Apartment Vacancy Comparison											
	<i>Percent of Rental Units Vacant</i>										
	<i>1991</i>	<i>1992</i>	<i>1993</i>	<i>1994</i>	<i>1995</i>	<i>1996</i>	<i>2000</i>	<i>2004</i>	<i>2005</i>	<i>2006</i>	<i>2007</i>
TOTAL	4.8%	4.6%	2.7%	4.3%	8%	4.4%	8.0%	6.2%	4.84%	4.45%	6.58%

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 considered 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 (Table H11).

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.

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.

Both the Marina Mobile Home Park and the Seacliff 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.

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.

The Seacliff 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) that produced 119 units that are affordable to very low- and low-income senior households and the 79-unit Santa Barbara Condominium project that will provide 12 units affordable to 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 Affordable Housing Fund monies, inclusionary housing requirements, CDBG, fee waivers, land grants, and other support).

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 1 Baywood Drive	City Inclusionary Housing Requirement	2010–2011	14 Low Income 14 Moderate 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. 15th Street	Section 8	2018	7
Newport North 2 Milano Drive	City Inclusionary Housing Requirement	2010/11	18 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	2039	100 Extremely Low and 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 2010

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, three 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 14 low- and 14 moderate-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 Newport North complex contains 18 low income units that were also developed under the City's inclusionary housing requirement and are set to expire in 2010/2011. Of these 18 low income units, 7 are one-bedroom and 11 are two-bedroom.

Seaview Lutheran Plaza, an affordable senior apartment development was also considered to be at-risk during this planning period due to a deteriorating water delivery system. The development serves residents who are over the age of 62 and also a limited number of mobility impaired residents over the age of 18, all of whom have extremely low- and very low-incomes. A break in the water delivery system occurred in November of 2008 as a result of electrolysis/corrosion and caused major damage to several of the apartments and became an eminent concern for the health and safety of the residents. The replacement of the deteriorated water delivery system was necessary to comply with current Code requirements and to prevent further damage to the building and the displacement of its residents. Seaview Lutheran Plaza is one of few affordable housing developments in the City with a significant number of very low- income rental units, and the only affordable housing development serving extremely low-income households. The development consists of 50 units affordable to very-low income households and 50 units affordable to extremely low-income households. To assist with the needed repairs of the water delivery system and preserve this supply of affordable rental units, in 2009, the City granted \$135,000 from the Affordable Housing Fund to the owner of the Seaview Lutheran Plaza Apartments. In exchange for the monetary assistance, the owner agreed to extend the affordability of its units for a total period of 30 years.

Preservation 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 a 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 three housing projects, whose affordability may expire in this planning period, the total anticipated subsidy is \$561,744 annually or \$46,812 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	27	\$155,520
Two Bedrooms	\$1,082	\$1,485	\$403	84	\$406,224
Three Bedrooms	\$1,082	\$2,125	\$1,043	0	\$0
Total				111	\$561,744

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

Financial Resources: 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 projects to revitalize the low/moderate-income Balboa Peninsula neighborhoods.
- **Affordable Housing Fund**—The City has collected in-lieu fees from various development projects since 1997 and are deposited into the City's Affordable Housing Fund. The City's remaining balance as of the end of 2009 was approximately \$1.02 million. Because it is a local housing resource, the City has a large degree of flexibility for use of the funds. The Affordable Housing Fund monies shall be used in compliance with the General Plan Housing Element to

construct, rehabilitate, or subsidize affordable housing or assist other governmental entities, private organizations or individuals to provide or preserve affordable housing.

The \$135,000 grant from the Affordable Housing Fund to Seaview Lutheran Plaza is an example of how this Fund can successfully be used to preserve at-risk housing in the City. Through this grant, 50 very-low income and 50 extremely low-income units were preserved for a period of 30 years.

- **Section 202**—Provides grant to nonprofit 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, nonprofit 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 nonprofit 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.

Replacement Options Through Inclusionary Housing Ordinance

The City's recently adopted Inclusionary Housing Ordinance (Ordinance No. 2010-9) provides additional tools to assist the City with the replacement of existing affordable housing developments that are at-risk of converting to market-rate. The ordinance requires developers of residential subdivisions to facilitate production of affordable units in numbers equal to 15 percent of the number of for-sale market rate units produced. In order to provide flexibility to developers and reduce the burden that this ordinance may place on new residential subdivision projects, alternatives to on-site construction requirements have been included to allow for off-site construction, off-site renovation, land dedication, and payment of in-lieu housing fees. Specifically, the off-site renovation allows a developer to fulfill their affordable housing obligations by renovating and converting existing off-site units to affordable units for a period of 30 years. This option includes at-risk units whose affordability income restrictions are set to expire in three years or less. As the City processes future development projects, it is anticipated that several developers will choose to satisfy their affordable housing obligations through this option, providing a strong tool for the City to replace and possibly preserve existing affordable housing units that are a risk of conversion.

Within this planning period, the City has approved two projects that satisfied their affordable housing obligations through this off-site renovation option. The first is the 79 unit Santa Barbara Condominium project approved by the City in 2006 and the California Coastal Commission in 2007. The Affordable Housing Implementation Plan (AHIP) approved for that project requires the conversion and rehabilitation of 12 off-site market-rate rental units. Occupancy of the units is required to be restricted to qualifying moderate-income households and rents are to be restricted for a period of 30 years.

The second project is North Newport Center Planned Community. The Irvine Company (IIC) is the primary land owner/developer in the Newport Center area. A Planned Community Development Plan to build 430 mixed-use units (within Block 500, 600 and San Joaquin Plaza) was approved in December 2007. The North Newport Center AHIP was also approved in December 2007 and requires TIC to provide the following number of units for very low-, low-, or moderate-income housing, or a combination of income categories:

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

The Irvine Company also owns the Bays Apartment complex consisting of three buildings known as Baywood, Bayview and Bayport. In order to meet AHIP requirements, the Irvine Company is proposing to provide affordability covenants for 43 to 86 existing units for a period of at least 30 years. The AHIP stipulates that affordable units shall not be concentrated in any one building in the Bays.

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.

<i>Year</i>	<i>Total Population</i>	<i>Household Population</i>	<i>Group Quarters</i>
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 (Table H16). 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 to 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 (Table H17). 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. 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.

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.

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 2005/06 school year. Of these, almost 70 percent were in grades K to 8, while the remaining 32 percent were in high school.

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.

Table H21 Racial and Ethnic Composition, Newport Beach and Orange County, 2000

<i>Race and Ethnicity</i>	<i>Year</i>	<i>City of Newport Beach</i>		<i>County of Orange</i>	
		<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
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%
<i>Total</i>	<i>1990</i>	<i>66,643</i>	<i>100%</i>	<i>2,410,556</i>	<i>100%</i>
	<i>2000</i>	<i>70,032</i>	<i>100%</i>	<i>2,846,289</i>	<i>100%</i>

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

<i>Race and Ethnicity</i>	<i>Year</i>	<i>Newport Coast</i>		<i>County of Orange</i>	
		<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
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%
<i>Total</i>	<i>2000</i>	<i>2,671</i>	<i>100%</i>	<i>2,846,289</i>	<i>100%</i>

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%

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

<i>Race and Ethnicity</i>	<i>Newport Beach</i>		<i>Orange County</i>	
	<i>Number</i>	<i>Percentage</i>	<i>Number</i>	<i>Percentage</i>
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 (Table H24). 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

<i>Year</i>	<i>Orange County</i>	<i>Newport Beach</i>	<i>(% of County)</i>
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									
<i>Households</i>	<i>Renters</i>				<i>Owners</i>				<i>Total Households</i>
	<i>Elderly</i>	<i>Small Families</i>	<i>Large Families</i>	<i>Total Renters</i>	<i>Elderly</i>	<i>Small Families</i>	<i>Large Families</i>	<i>Total Owners</i>	
Extremely Low Income (0–30% AMI)	454	214	0	1,288	440	204	18	1,017	2,305
Cost Burden >30%	329	194	0	1,008	304	239	14	752	1,761
Very Low Income (31–50% AMI)*	343	230	10	1,116	460	133	10	762	1,878
Cost Burden >30%	267	204	10	997	294	118	10	562	1,560
Low Income (51–80% AMI)	322	388	75	1,739	740	315	49	1,289	3,028
Cost Burden >30%	267	318	40	1,340	433	215	45	803	2,143
Moderate and Upper Income (81%+ AMI)	1,105	2,920	105	10,554	4,910	6,799	1,094	15,283	25,837
Cost Burden >30%	330	300	10	1,498	1,065	1,992	313	786	5,658
Total	2,224	3,752	190	14,697	6,550	7,451	1,171	18,351	33,048
Cost Burden >30%	1,194	1,020	60	4,850	2,083	2,496	383	6,276	11,104

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 Cost Burden

Housing cost burden occurs when the cost of a desired unit is greater than the monthly affordable rent or mortgage payment for that household. According to the 2007 CHAS data, 34 percent of Newport Beach home owners and 33 percent of renter households had a housing cost burden in 2000 (paying more than 30 percent of income on housing). This translates into 4,850 renter households and 6,276 owner households in the community.

However, this level of cost burden for households is not unique to Newport Beach. In 2000, 34 percent of all Orange County households paid more than 30 percent of their income on housing, including 30 percent of owners and 40 percent of renter households. Approximately 34 percent of all California households paid more than 30 percent of their income towards housing costs according to 2007 CHAS data.

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.

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	—
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

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 H28).

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.

- *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.

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

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.

- *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.

<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

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 (Table H31). 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, of the 8,774 elderly households in the City of Newport Beach, 6,550 were owner-occupied and 2,224 were rental. 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 HUD². 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 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.

² 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.

<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 include a lack of housing affordable to low and moderate-income persons and families, loss of jobs, increases in the 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. Due to the lack of accurate data regarding the homeless population, various organizations, institutions, and agencies often generate strikingly different estimates of homeless individuals/families.

On October 15, 2007, the state enacted SB 2, which amends State Housing Element Law. This legislation took effect January 1, 2008, and will apply to the City’s Housing Element. This legislation requires local jurisdictions to strengthen provisions for addressing the housing needs of the homeless, including the identification a zone or zones where emergency shelters are allowed as a permitted use without the need for CUP approval. The City also must identify a zone or zones that can accommodate at least one year-round emergency shelter. Currently, the City’s Zoning Ordinance does not contain specific provisions for the siting and development of emergency shelters; therefore, pursuant to the requirements of SB2, the City has included a program in the Housing Plan (Program 5.1.6) committing the City to designate a zoning district, as part of the Zoning Code Update, where emergency shelters are allowed as a permitted use without the need for a use permit.

Housing Element law mandates that municipalities address the special needs of homeless persons within their jurisdictional boundaries. “Homelessness” as defined by the U.S. Department of Housing and Urban Development, describes an individual (not imprisoned or otherwise detained) who:

1. Lacks a fixed, regular, and adequate nighttime residence; and
2. Has a primary nighttime residence that is:
 - ▶ A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);

- ▶ An institution that provides a temporary residence for individuals intended to be institutionalized; or
- ▶ A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

This definition does not include persons living in substandard housing (unless it has been officially condemned); persons living in overcrowded housing (e.g., doubled up with others), persons being discharged from mental health facilities (unless the person was homeless when entering and is considered to be homeless at discharge), or persons who may be at risk of homelessness (e.g., living temporarily with family or friends.)

SB 2 requires an analysis of homeless persons and their families including the average number of persons lacking shelter and, wherever possible, the characteristics of their needs. As local data permits, a description of homeless population that is mentally ill, developmentally disabled, substance abusers, and victims of domestic violence, runaway and other homeless subpopulations should be included. The legislation does not specify how this data is to be collected, only that it should be included if data is available.

County Information

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 effect 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 with the support and participation of all 34 cities within the County, including Newport Beach, as well as homeless service and housing providers, and other community groups.

It is estimated that the number of homeless persons in Orange County ranges between 27,732 and 35,065 individuals. According to the Orange County 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 indicates that there are 27,732 incidents of homelessness in Orange County over a 12-month period.

The 2007 Point-In-Time Count and Survey and 2007 Homeless Needs Assessment included data collected from shelter service providers and provided a count of the number of chronically homeless (street homeless) individuals that typically do not seek shelter. According to this assessment, the total number of homeless incidents reflected in this data collection process was 35,065.³ Of these persons, 24,545 are persons in families with children and 10,520 are unaccompanied individuals. Further discussion with service providers indicates that of the homeless population in the county, approximately 4,500 have a mental illness.⁴

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

³ Orange County Housing and Community Services Department. County of Orange. February 2008

⁴ Personal Communication: HOMES Inc., April 1, 2008.

housing facilities for individuals and families with children. According to the 2005–2010 Orange County Consolidated Plan, there is an unmet homeless housing need 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 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).

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).

Leadership and coordination of Orange County’s Continuum of Care 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.

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

Orange County is also involved in developing a strategy to draft and implement a Federal initiative called the 10 Year Plan to End Chronic Homelessness. To assist in this effort, the City of Newport Beach has designated a special representative to act as liaison to the County to help draft the 10 year Plan to End Homelessness in Orange County. This local representative will continue to have active participation in the County’s Continuum of Care program.

Local Need

The regional nature of the homelessness problem and the lack of reliable data for this population makes it challenging for Newport Beach to define and serve its fair share of the homeless population. With a population of 84,000 residents within the County of Orange—a County with 3 million people and thirty-four municipalities—Newport Beach does not control either the movement of homeless people across its boundaries or the county-level resources that are needed to help people leave homelessness. While the County Needs Assessment estimated that there were 35,065 persons homeless in the County, this data did not provide information on homelessness per City.

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, approximately 5 to 15 homeless individuals are

visible on a regular basis within the community, particularly around Balboa Peninsula and on Superior Avenue. The majority of this population are single males. Although the Police Department does not keep statistics, they note that there tends to be a higher number of homeless people around the beach areas during the warmer summer months.⁵

OC Partnership works directly with nearly 200 agencies by serving as a liaison between nonprofits, local, state, and federal government agencies and other private and public funding sources. According to the 2007 Orange County Partnership, Client Management System Report, of the 3,187 unduplicated homeless and at-risk clients that have been enrolled in Orange County programs, 17 clients have listed Newport Beach as their last known permanent address.⁶ (Service providers most often utilized “last city of residence” as the means to determine a client’s city of residency for reporting purposes).

To help ascertain the characteristics of the City’s homeless and at-risk population, contact was made with groups that provide assistance to persons in need of emergency shelter and assistance. The 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.

Services provided to the homeless population in Newport Beach are as follows:

- Serving People In Need (SPIN) operates a Substance Abuse Recovery Program (SARP) that provides access to recovery programs to homeless and low income individuals at-risk of becoming homeless. The program includes room and board, counseling, and supplemental services focused on employment, medical assistance, and legal assistance. SPIN serves between 6 and 12 individuals with substance abuse issues each year from Newport Beach. However, the number of homeless individuals with substance abuse issues in Newport Beach is likely to be larger. SPIN representatives indicate approximately 90 percent of homeless individuals have a substance abuse issue either involving alcohol or drugs. In the 2008-2009 fiscal year, SPIN served 12 low-income Newport Beach residents, most of whom were homeless.
- Colette’s Children’s Home (CCH) 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 indicates 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, estimates that of the 2,000 persons per year that receive housing and counseling services, about 40 to 45 are from Newport Beach. Services provided by Human Options include crisis intervention and individual counseling, legal advocacy, personal empowerment programs, and parenting education. 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

⁵ Sgt. Evan Sailer. Newport Beach Police Department. June 2008.

⁶ Orange County Client Management Information System Year End Progress Report, OC Partnership, December 2007.

increase in need.⁷ In the 2008-2009 fiscal year, Human Options accommodated 4 Newport Beach residents at their emergency shelter.

- Families Forward, helps families in need achieve and maintain self-sufficiency through food, housing, counseling, education, and other support services. Families Forward Transitional Housing Program is a decentralized, service-enriched transitional housing program for Orange County homeless families with minor-aged children. The program serves homeless families whose last city of residence was within Orange County. For the 2010-2011 fiscal year, Families Forward expects to serve 135 clients, 14 of which are listed as previously living in Newport Beach.
- 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 school in Orange County in 2006/07, 107 were enrolled in the Newport-Mesa Unified School District, which serves Newport Beach and Costa Mesa. Discussion with the Newport-Mesa School District indicates that only a small portion of these students are enrolled in Newport Beach schools (fewer than 15 students).⁸

Based on the service records provided by agencies that provide housing and other services for the homeless in Newport Beach, and conversations with Newport Beach Police Department and Newport-Mesa School District, an annual estimate of 80 homeless persons from Newport Beach utilize emergency shelters or services over the course of one year. It should be noted that this is a conservative estimate in that a number of the individuals may be receiving assistance from multiple service providers, and therefore, may be counted more than once.

Conversations with local service providers also 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 downturn in the mortgage and building industry, there are a growing number of individuals who 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.^{9,10}

The City’s strategy to address homelessness in Newport Beach 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 and will continue to have an active participation in the County’s Continuum of Care program.

In addition, the City continues to utilize CDBG funds to support local and regional homeless and at-risk homeless providers (Appendix H2). No emergency shelters or transitional homeless facilities are

⁷ Human Options, Personal Communication. April 2008.

⁸ In 2004/03 the School District used a much broader spectrum of counting homeless children and youth and included students living in shelters, on the street, in motels and those that are doubled-up and tripled-up (living in overcrowded conditions). Since 2005, the School District does not count doubled-up and tripled-up children living in households since this is more of an indicator of overcrowded living conditions and, in some cases, is a cultural phenomenon. Since 2005, the District enumerates homeless children/youth as those that are living on the street, within shelters and within motels..

⁹ Serving People in Need (SPIN). Personal Communication. April 2008.

¹⁰ Families Forward: Transitional Housing Program. Personal Communication. April 2008.

located within the community. However, a number of homeless facilities are located in nearby communities. These facilities are listed also within Appendix H2. As part of the rewrite of its Zoning Code, currently underway and expected to be complete by the end of 2010, the City will also designate appropriate zones within the community where homeless and transitional housing are permitted as per SB 2 regulations.

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 (approx. 140) 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

2006-2014 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. Table H33 indicates future need for housing in Newport Beach for the 2006-2014 planning period 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 Construction Need by Income, 2006–2014				
<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>	<i>Total</i>
389	319	359	702	1,769
22%	18%	20%	40%	100%

SOURCE: Southern California Association of Governments, 2007

Unaccommodated Need from 2000-2005 RHNA Allocation

The City’s 2000-2005 Housing Element was conditionally certified by HCD in 2003 and in 2005. HCD’s finding of compliance was contingent on the City’s development of affordable units on the Bayview Landing site, rezoning the Avocado/MacArthur site, and continuing to encourage and facilitate development on the Banning Ranch site. On December 7, 2004, building permits were issued for the Bayview Landing project, producing 119 units for lower-income senior households in

the City. On July 25, 2006, the City adopted the comprehensive update to the General Plan. The new General Plan created significant new opportunities for future housing development through the re-designation of some existing commercial, office and industrial areas for residential or mixed residential/commercial uses. These key areas included the Airport Area and Newport Center, as well as infill opportunities in West Newport Mesa, Mariner’s Mile, and the Balboa Peninsula areas. These areas provide the opportunity for up to 4,751 new housing units; a considerably larger capacity for new housing than was previously identified in the City’s prior General Plan or within the 2000-2005 Housing Element. As part of the General Plan update, an updated Housing Element was adopted to reflect the new land use changes and updated demographics. This updated Housing Element was submitted to HCD and reviewed under the State housing element law requirements that were amended under AB 2348 (Mullin) in September of 2004 which required additional land inventory details and greater residential development certainty. Based on the revised housing element law requirements, HCD found the City’s Housing Element to be out of compliance on the basis that it did not provide the necessary information and analysis to determine which specific sites are suitable and available to accommodate the City’s remaining housing need.

Since the adopted Newport Beach Housing Element was found out of compliance by HCD, the City is required to carry over the unaccommodated portion of the RHNA allocation from the prior planning period pursuant to Government Code Section 65584.09. Table H34 provides a summary of the unaccommodated housing need from the 2000-2005 planning period.

Table H34 Total Unaccommodated Need by Income, 2000–2005				
	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>
RHNA (2005-2005)	86	53	83	254
Units Constructed	(24)	(95)	0	(1637)
Remaining Need	62	0	83	0
Total Remaining Need	145			
SOURCE: City of Newport Beach, 2010				

Total 2006-2014 Newport Beach Housing Need

Combining the unaccommodated portion of the 2000-2005 RHNA allocation with City’s 2006-2014 RHNA allocation results in a total housing need of 1,914 dwellings, including 770 dwelling units affordable to lower-income households. Table H35 indicates the total future need for housing in Newport Beach that needs to be accommodated during the 2006-2014 planning period and its distribution by income group as calculated by the RHNA.

Table H35 Total Construction Need by Income, 2006–2014				
<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>	<i>Total</i>
451	319	442	702	1,914
24%	17%	23%	36%	100%
SOURCE: City of Newport Beach, 2010				

INVENTORY OF LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT

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 with its existing patterns of uses and establishes policies for their protection and long-term maintenance. However, the General Plan identifies several areas where land use changes may be anticipated over the next 20 years, including new residential opportunities. 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 sites can realistically provide an attainable opportunity to create approximately 4,751 new housing units in the community, (up to 3,376 units excluding the Banning Ranch area).

In accordance with Government Code Section 65583(a)(3) and 65583.2, the following section of the Housing Element provides an inventory and description of land determined suitable for residential development that can realistically be developed within the planning period. A detailed, parcel-specific analysis, inventory, and maps of available and suitable sites (Sites Analysis and Inventory) has been prepared and is included as Appendix H4. The Sites Analysis and Inventory is organized by the key opportunity areas within City (i.e Banning Ranch, Corona del Mar, West Newport Mesa, Mariner's Mile, Balboa Peninsula, Dover Dr./Westcliff Dr., Newport Center, and the Balboa Peninsula Airport Area).

The evaluation of adequate sites begins with a listing of individual sites by general plan and zoning designations. The Sites Analysis and Inventory demonstrates the sites are currently available and unconstrained so as to provide realistic housing opportunities prior to June 30, 2014 (the end of the planning period). To demonstrate the realistic development viability of the sites, the analysis also discusses: (1) whether appropriate zoning is in place; (2) the applicable development limits/densities and their impact on projected development capacity and affordability; (3) existing constraints including any known environmental issues; and (4) the availability of existing and planned public service capacity levels. Since several of these new housing opportunity areas were created as part of the 2006 General Plan Update, many of the sites identified will not have the appropriate zoning in place until the comprehensive update of the Zoning Code is completed (anticipated by the end of Fall 2010). As discussed in more detail in the Governmental Constraints section of the Housing Element, until the updated Zoning Code is adopted, project proponents wishing to proceed during the interim period may pursue a procedure for the review and approval of projects that are consistent with General Plan called an Interim Study Overlay.

Since a limited amount of vacant land remains in the community, future housing development would primarily be achieved through infill and reuse of sites with existing, underdeveloped or underutilized land uses. Table H36 summarizes the total residential development capacities identified in Sites Analysis and Inventory for each of the potential housing opportunity areas in the City. A description of each of the housing opportunity areas follows the table.

Table H36 Sites Analysis and Inventory Summary

<i>Areas</i>	<i>General Plan Designation</i>	<i>Zoning Designation</i>	<i>Realistic Dwelling Unit Capacity*</i>	<i>Density (du/acre) or Development Limit</i>
VACANT				
Banning Ranch	RV and OS	Planned Community (PC)	1,375	Maximum development limit of 1,375 du.
Corona del Mar	RM	Subject to provisions of Interim Development Review Process	7	Development limit of 8 du permitted
San Miguel	RM	Planned Community (PC)	4	Development limit of 10 du permitted
INFILL/MIXED-USE				
John Wayne Airport Area	MU-H2	Planned Community (PC)	2,200	30 du/ac minimum and 50 du/ac maximum. ** Development limit of 2,200 du permitted as replacement of existing uses (550 du permitted as infill)
Newport Center	MU-H3 and RM	Planned Community (PC)	529	Development limit of 529 du permitted as infill
Mariners' Mile	MU-W1 and MU-H1	Subject to provisions of Interim Development Review Process until revised Zoning Code adopted	236	MU-W-1: <ul style="list-style-type: none"> ■ Mixed-Use FAR: 1.25 , with 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
West Newport Mesa	RM		132	18 du/ac
Dover Dr./ Westcliff Dr.	MU-H1		89	MU-H1: FAR 1.5, with 1.0 for residential
Balboa Peninsula Area			179	
Lido Marina Village	MU-W2 and RM (20/ac)	Subject to provisions of Interim Development Review Process until revised Zoning Code adopted	70	MU-W2: FAR 1.5 , with 0.8 for residential RM (20 du/acre)
Cannery Village	MU-H4 MU-W2		56	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		14	MU-V: FAR 1.5, with 1.0 for residential
McFadden Square	MU-W2		39	MU-W2: FAR: 1.25, with 0.75 for residential
Total			4751	

SOURCE: City of Newport Beach Planning Department, General Plan, and Sites Analysis and Inventory

MU-H1 = Mixed-Use Horizontal 1
 MU-H2 = Mixed-Use Horizontal 2
 MU-H3 = Mixed-Use Horizontal 3
 MU-H4 = Mixed-Use Horizontal 4

RV = Residential Village
 MU-W1 = Mixed-Use Water 1
 MU-W2 = Mixed-Use Water 2
 MU-W3 = Mixed-Use Water 3

RM = Multiple-Family Residential
 MU-V = Mixed-Use-Vertical
 OS = Open Space
 PC = Planned Community

* Capacities reflect potential net increase in dwelling units above existing uses. As explained in detail within the Sites Analysis and Inventory, realistic capacities were based on average densities of actual constructed, permitted, or proposed projects within the City and accurately reflect achievable housing units. For example, although mixed-use designations permit densities of up to 26.7 du/ac, realistic capacities were calculated using 16 du/ac, based on actual mixed-use projects constructed within the City.

** Pursuant to Government Code Section 65583.2, a minimum density of 30 du/ac shall be deemed appropriate to accommodate housing for lower-income households for urbanized areas.

Vacant Sites

Banning Ranch

Located within the City's Sphere of Influence 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 H1).

The Land Use Element prioritizes the retention of the Banning Ranch property as open space, consolidating existing oil operations, restored upland wetlands and habitat, and a community park. However, due to the significant cost of purchasing the site and 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 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.

The Banning Ranch Landowner's/Master Developer's are currently processing a Planned Community Development Plan (Newport Banning Ranch PC) with the City to implement the RV land use designation and level of development set forth in the General Plan. The PC will provide zoning regulations for those portions of the property within the City of Newport Beach and serve as pre-annexation zoning for those portions under the jurisdiction of the County of Orange. In addition to the development plan, an environmental impact report (EIR) is currently under preparation. The City anticipates review, and possibly certification, of the EIR and adoption of the development plan to occur by the end of 2010. However, since the project is located within the Coastal Zone, the project will require review by the California Coastal Commission, which is expected to take until 2013.

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 office uses 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. Within the corridor, the General Plan land use designations 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 (Figure H2). The City is currently processing an application for a proposal to develop a seven-unit condominium project on this site.

San Miguel

This property is 0.75 acres near the intersection of San Joaquin Hills Road and San Miguel Road. The property was formally utilized by a child care facility, which was demolished several years ago. The General Plan designates the site for Multi-Family Residential (RM) use with a maximum development limit of 10 dwelling units (Figure H3). The City is currently processing an application for a proposal to develop the site for four single-family residential dwellings.

Infill/Reuse Opportunity Areas

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 land use designation at up to 18 dwelling units per acre, including several new opportunity sites that were previously designated for office and industrial uses (Figure H4). Based on the Sites Analysis and Inventory, approximately 132 new residential units could realistically be developed as new and replacement housing.

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. 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. The General Plan identifies Mariners' Mile as a location appropriate for mixed-use development integrating residential and commercial or office space. Land use designations for Mariners' Mile include Mixed-Use Water 1 (MU-W1), Mixed-Use Horizontal 1 (MU-H1) and General Commercial (CG) (Figure H5).

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.

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 nonresidential 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.

Based on the residential capacities calculated within the Sites Inventory Analysis, approximately 236 new residential units could realistically be developed in Mariner's Mile as new and replacement housing.

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 H6 and Figure H7).

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 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 nonresidential 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.

Based on the residential capacities calculated within the Sites Analysis and Inventory, approximately 56 new residential units could realistically be developed in Cannery Village as new and replacement housing.

Lido Village

Lido Village is primarily developed with commercial uses including a grocery store, restaurants, salons and 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 nonresidential 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 per acre (Figure H7).

Based on the residential capacities calculated within the Sites Analysis and Inventory, approximately 70 new residential units could realistically be developed in Lido Village as new and replacement housing.

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 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.

Based on the residential capacities calculated within the Sites Analysis and Inventory, approximately 39 new residential units could realistically be developed in McFadden Square as new and replacement housing.

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-serving uses have continued. The General Plan calls for a portion of the Village Core area to be designated as Mixed-Use Vertical (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 to 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.

Based on the residential capacities calculated within the Sites Analysis and Inventory, approximately 14 new residential units could realistically be developed in Balboa Village as new and replacement housing.

Dover Drive/Westcliff Drive

The General Plan identifies several properties located at the southwest corner of the intersection of Dover Drive and Westcliff Drive as a location appropriate for mixed-use development where residential is integrated with retail or office uses on the ground floor (Figure H8). The land use designation for this area is Mixed-Use Horizontal 1 (MU-H1). These properties were previously designated for administrative and professional office use and are currently developed as such, with the exception of one property that is currently developed with a church. 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.

Based on the Sites Analysis and Inventory, approximately 89 new residential units could realistically be developed as new and replacement housing.

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 H9).

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.

The Irvine Company (TIC) is the main land owner/developer in the Newport Center area. A Planned Community Development Plan (North Newport Center PC) for TIC owned property within the Newport Center area was approved in December 2007. The North Newport Center PC area comprises approximately 158.4 acres along San Joaquin Hills Road and Newport Center Drive, and consists of seven sub-areas. This Development Plan allows for the diversification of land uses in order to encourage new and original uses consistent with the Mixed-Use concept as established in the General Plan, including the development of 430 of the permitted 450 mixed-use units (within Block 500, 600 and San Joaquin Plaza). The development plan and accompanying text sets forth the property development standards that govern development within the PC area. These standards include requirements for site coverage, building heights, setback line designations, off-street parking, vehicular access, signage, lighting, storage, screening and landscaping. To facilitate the development of the housing and provide considerable flexibility, maximum building height is set at 65 feet and 295 feet (depending on sub-area location) and no maximum density limit was established, but rather maximum development limit of 430 dwelling units was set.

As illustrated within the Sites Analysis and Inventory and maps, seven properties are eligible to utilize the remaining 20 mixed-use dwelling units available for development within the Newport Center area. One of these property owners currently has a pending application with the City to develop six of the remaining units, resulting in 14 mixed-use dwelling units unaccounted for and available for development.

In addition to the 450 mixed-use infill units available for development with the MU-H3 designated properties in Newport Center, the General Plan includes a development opportunity for 79 multi-family residential (RM) dwelling units. A 79 unit condominium project (Santa Barbara Condominiums) was approved by the City in 2006 and the California Coastal Commission in 2007; however, the project has yet to be constructed.

Based on the residential capacities calculated within the Sites Analysis and Inventory, approximately 529 new residential units could realistically be developed in Newport Center as new housing.

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 H10). 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 Mixed-Use Horizontal 2 (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 density of 30 units per acre. The MU-H2 district contains approximately 207 acres, which, if fully redeveloped, would yield 6,210 to 10,350 units and would considerably exceed 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, the Sites Inventory and Analysis evaluates existing uses to determine which of those properties are underutilized and may be subject to conversion. 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 H11, 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.

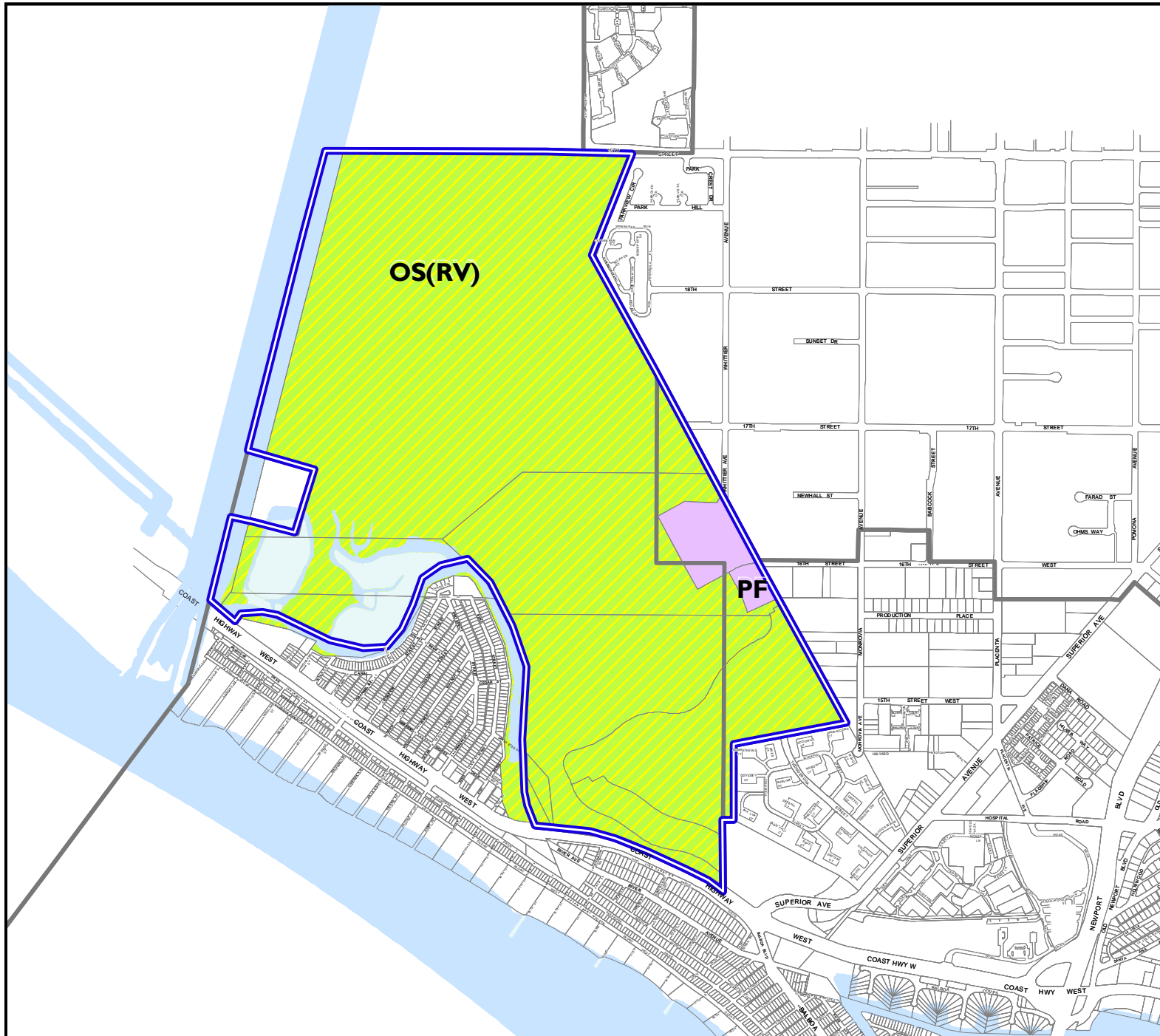
Based on the residential capacities calculated within the Sites Analysis and Inventory, approximately 2,423 new residential units could realistically be developed in the Airport Area as new and replacement housing; however, based on the maximum development limit of 2,200 residential units, the realistic development capacity has been calculated as such.

Conclusion

As demonstrated in Table H36, the City has sufficient sites to accommodate the combination of the City’s previously unaccommodated portion of the 2000-2005 RHNA allocation and the City’s the 2006-2014 RHNA allocation. These sites realistically provide the opportunity to create approximately 4,751 new housing units in the community, (up to 3,376 units excluding the Banning Ranch area), significantly exceeding the combined future housing need of 1,948 dwellings. In addition, all of the new residential units will be subject to the provisions of the City’s inclusionary housing program, ensuring that a portion of these units are ultimately developed for affordable housing. In addition to providing sites to accommodate RHNA, 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.

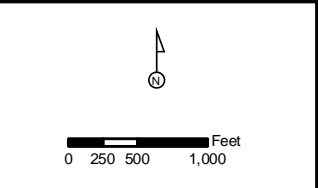
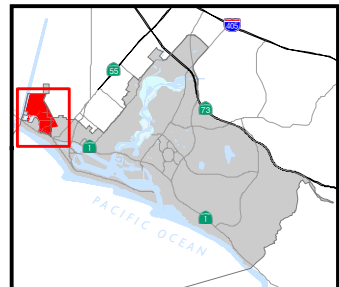
The City of Newport Beach is not a residential developer and, therefore, must rely on private developers or organizations that have the capacity to develop, acquire, and manage affordable housing developments. Given the allowed densities of between 30 and 50 dwelling units per acre, the John Wayne Airport Area has the greatest potential to accommodate development for the City’s lower-income housing need of 770 dwelling units.

CITY of NEWPORT BEACH
 GENERAL PLAN
 Figure H1
 BANNING RANCH



- City Boundary
- ▭ Land Use Element Sub - Area
- Land Uses**
- Housing Opportunities
- OS(RV) - Open Space/
Residential Village
- Other Land Uses
- PF - Public Facilities

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

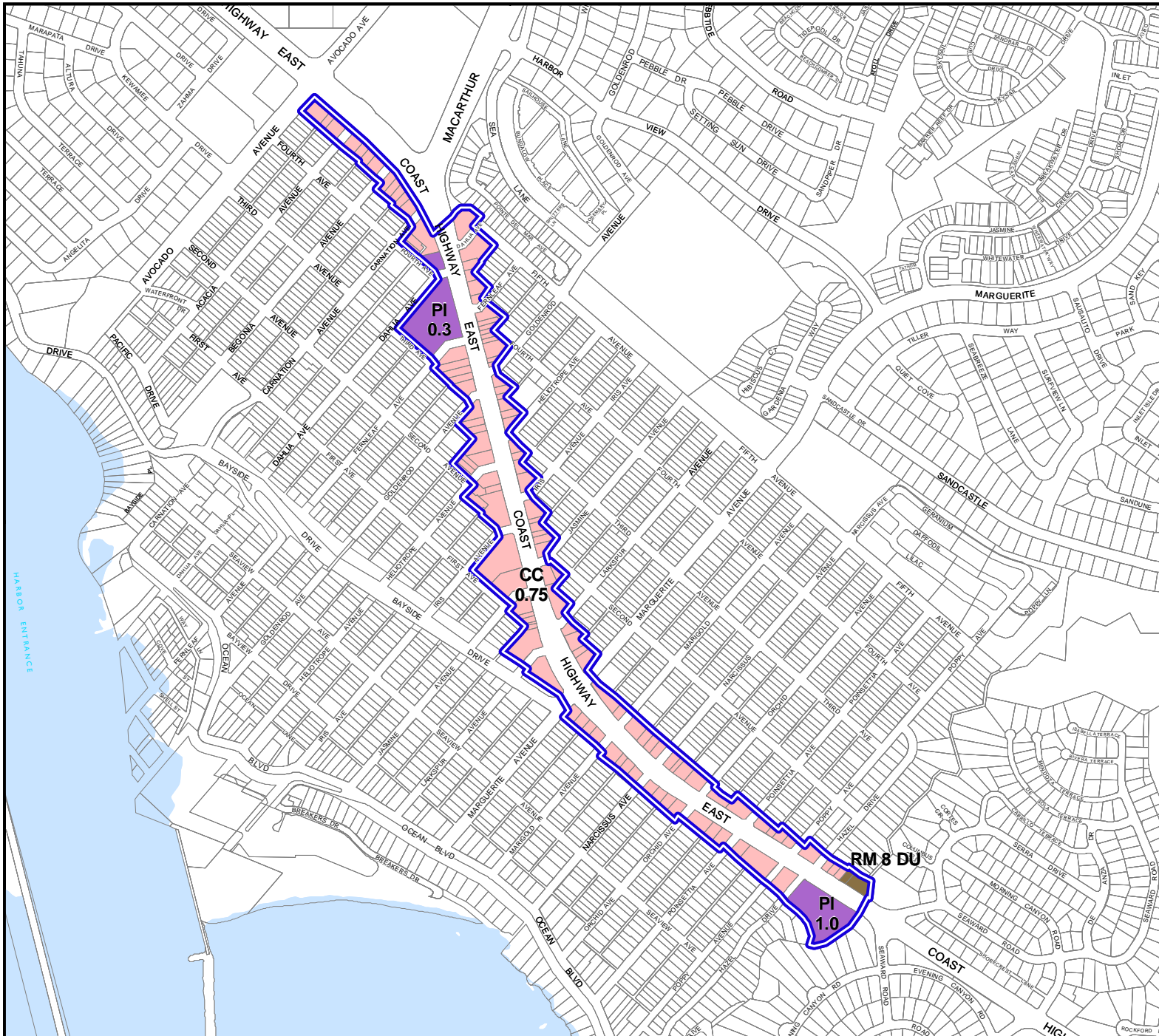


Source: City of Newport Beach and EIP Associates
 PROJECT NUMBER: 10579-01
 Date:



Figure_H01_Banning_Ranch.mxd August/2010

CITY of NEWPORT BEACH
 GENERAL PLAN
 Figure H2
 CORONA DEL MAR



Land Use Element Sub - Area

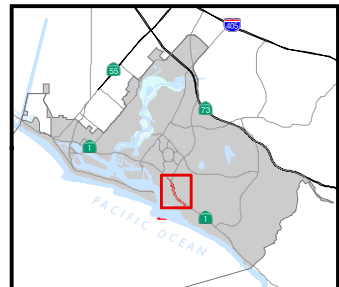
Land Uses

Housing Opportunities

- RM - Multi-Unit Residential

Other Land Uses

- CC - Corridor Commercial
- PI - Private Institutions
- PF - Public Facilities



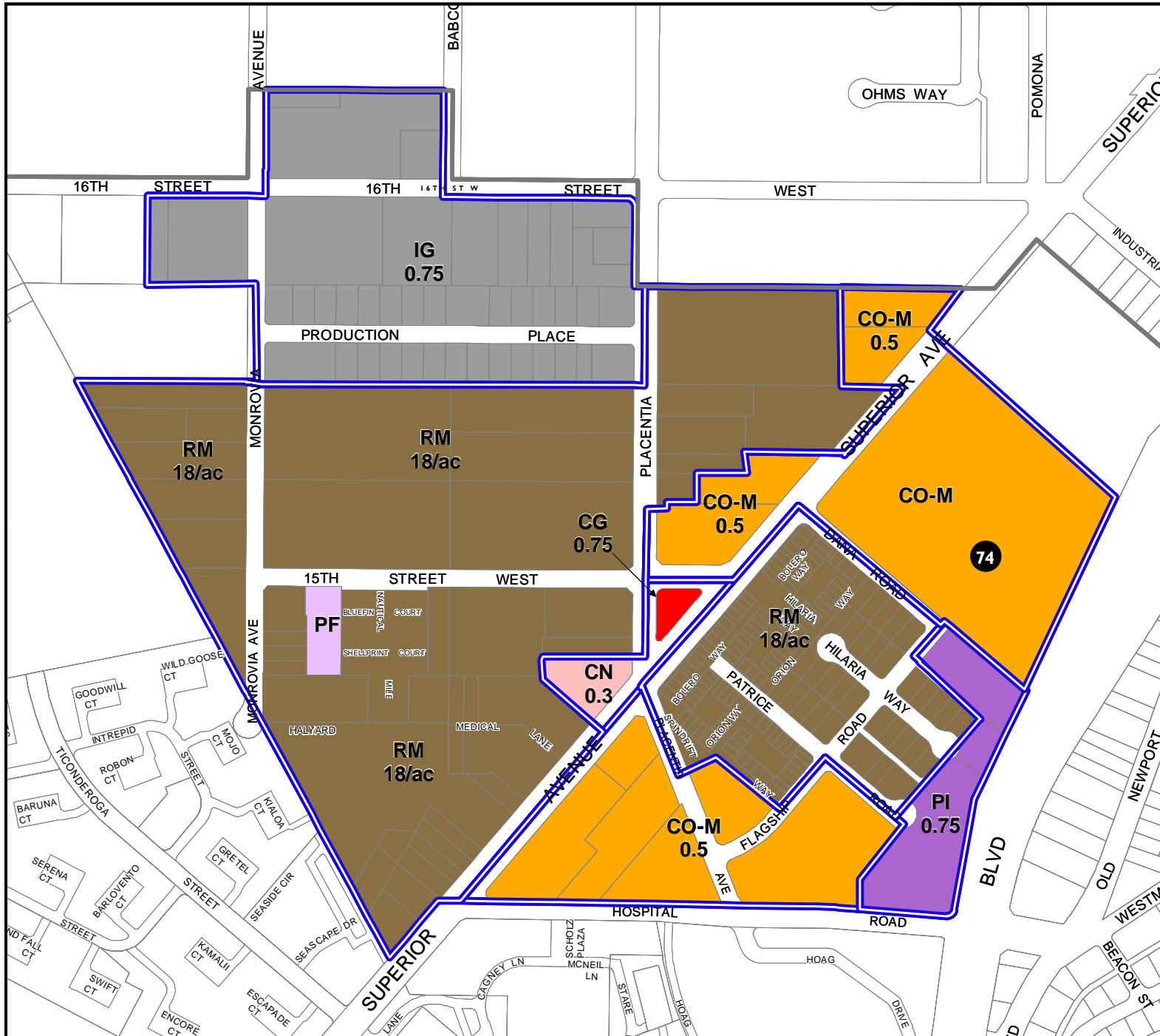
0 500 1,000 Feet

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



Figure_H02_Corona_del_Mar.mxd August/2010

CITY of NEWPORT BEACH
 GENERAL PLAN
 Figure H4
 WEST NEWPORT MESA



City Boundary
 — City Boundary

Land Use Element Sub-Area
 [Blue Outline]

Land Uses

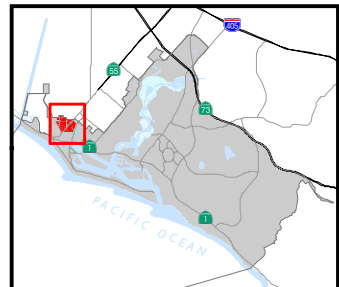
Housing Opportunities

- RM - Multi-Unit Residential

Other Land Uses

- CG - General Commercial
- CN - Neighborhood Commercial
- CO-M - Medical Office
- IG - Industrial
- PI - Private Institutions
- PF - Public Facilities

● Refer to Table LU2



North arrow pointing up.

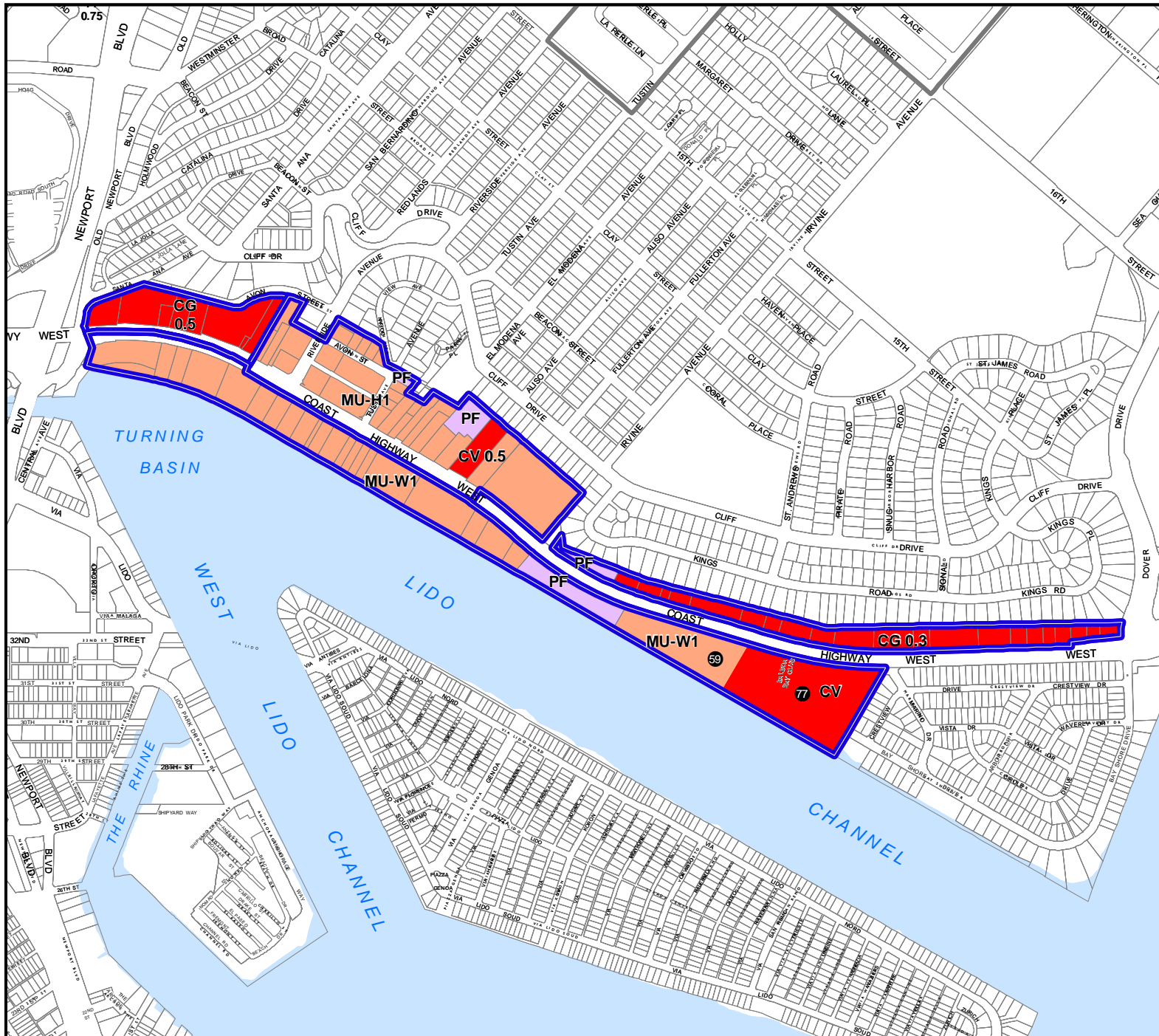
Scale bar: 0, 250, 500 Feet.

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



Figure_H04_West_Newport.mxd August/2010

CITY of NEWPORT BEACH
 GENERAL PLAN
 Figure H5
 MARINER'S MILE



— City Boundary

Land Use Element Sub-Area

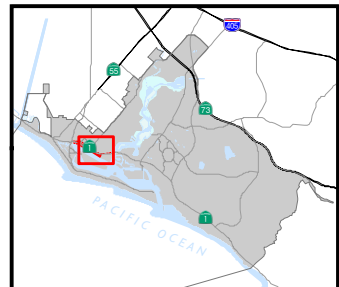
Land Uses

Housing Opportunities

- MU-H1 - Mixed-Use Horizontal
- MU-W1 - Mixed-Use Water Related

Other Land Uses

- CG - General Commercial
- CV - Visitor Serving Commercial
- PF - Public Facilities
- Refer to Table LU2



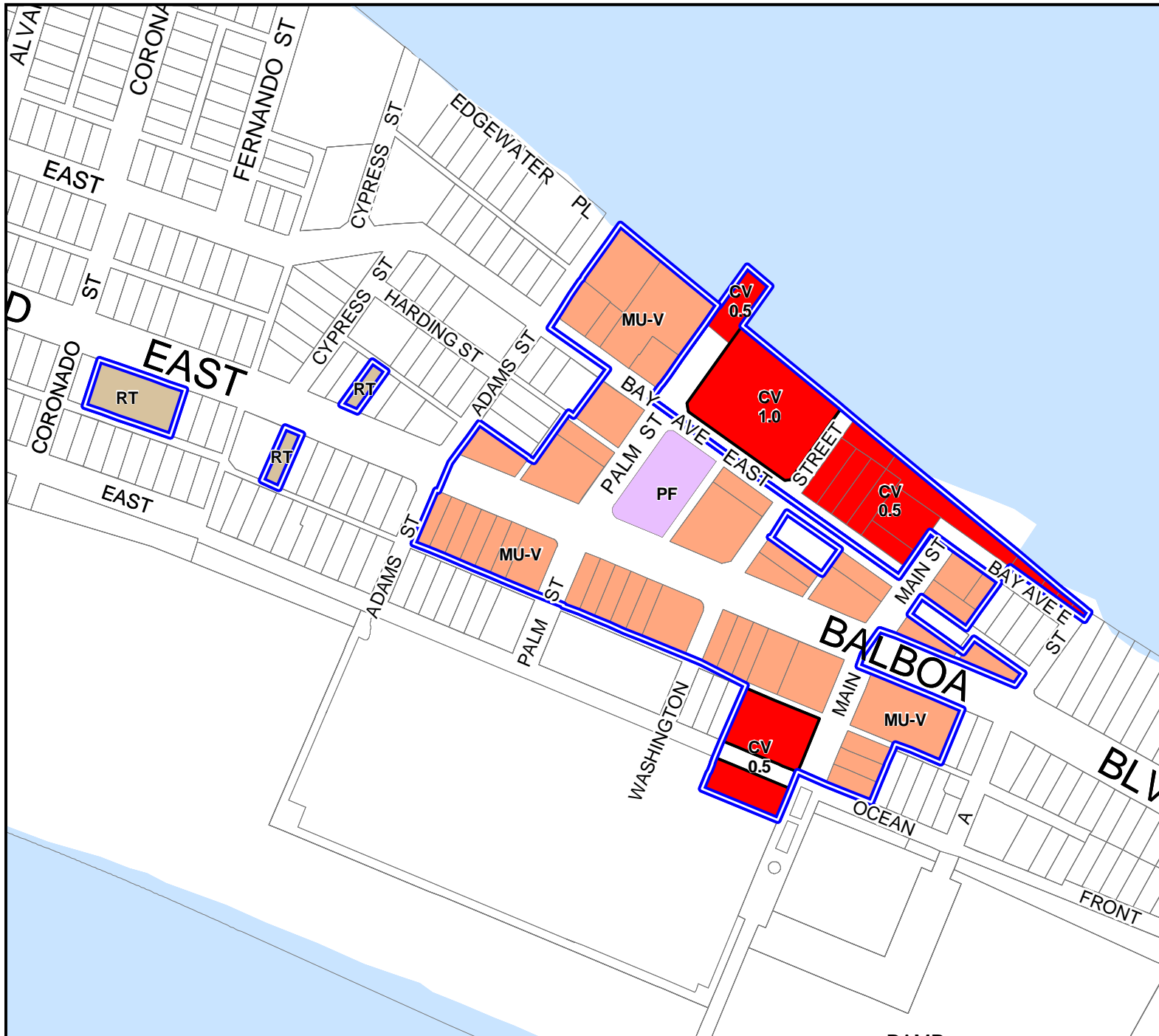
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Source: City of Newport Beach and EIP Associates
 PROJECT NUMBER: 10579-01
 Date:



Figure_H05_Mariners_Mile.mxd August/2010

CITY of NEWPORT BEACH
 GENERAL PLAN
 Figure H7
 BALBOA VILLAGE



Land Use Element Sub-Area

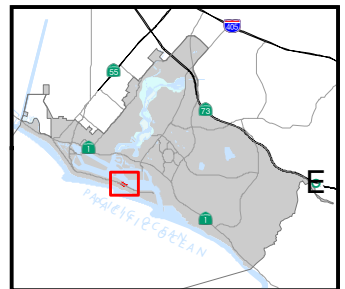
Land Uses

Housing Opportunities

- MU-V - Mixed-Use Vertical
- RT - Two-Unit Residential

Other Land Uses

- CV - Visitor Serving Commercial
- PI - Private Institutions



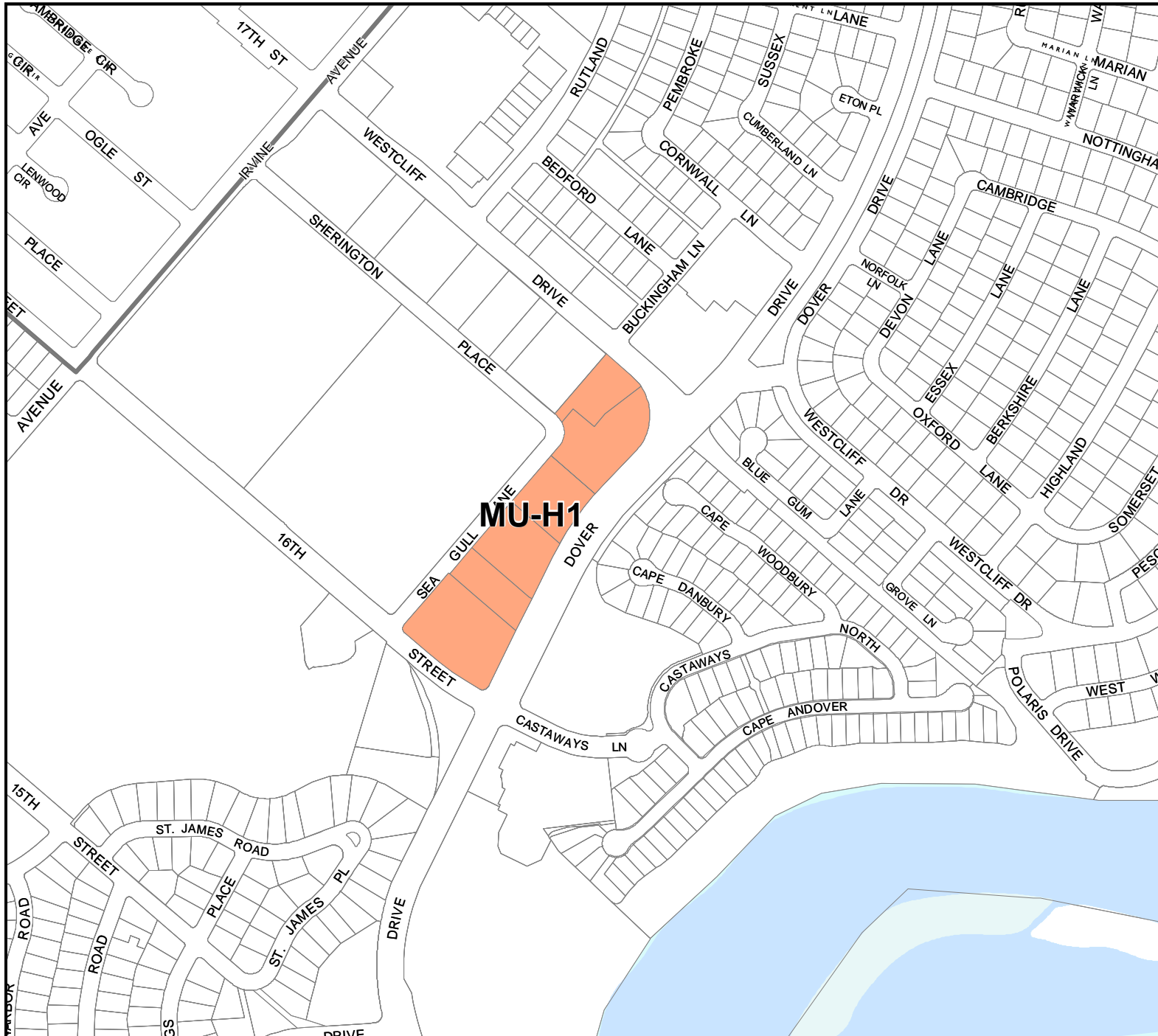
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Source: City of Newport Beach and EIP Associates
 PROJECT NUMBER: 10579-01
 Date:



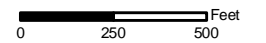
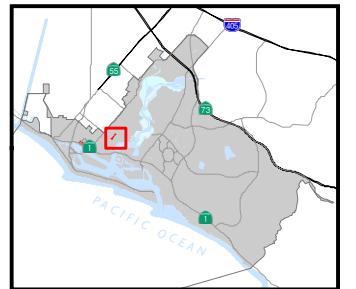
Figure_H07_Balboa_Village.mxd August/2010

CITY of NEWPORT BEACH
 GENERAL PLAN
 Figure H8
 DOVER / WESTCLIFF DR



Legend

- City Boundary
- Land Use**
- Housing Opportunities
- MU-H1 - Mixed-Use Horizontal

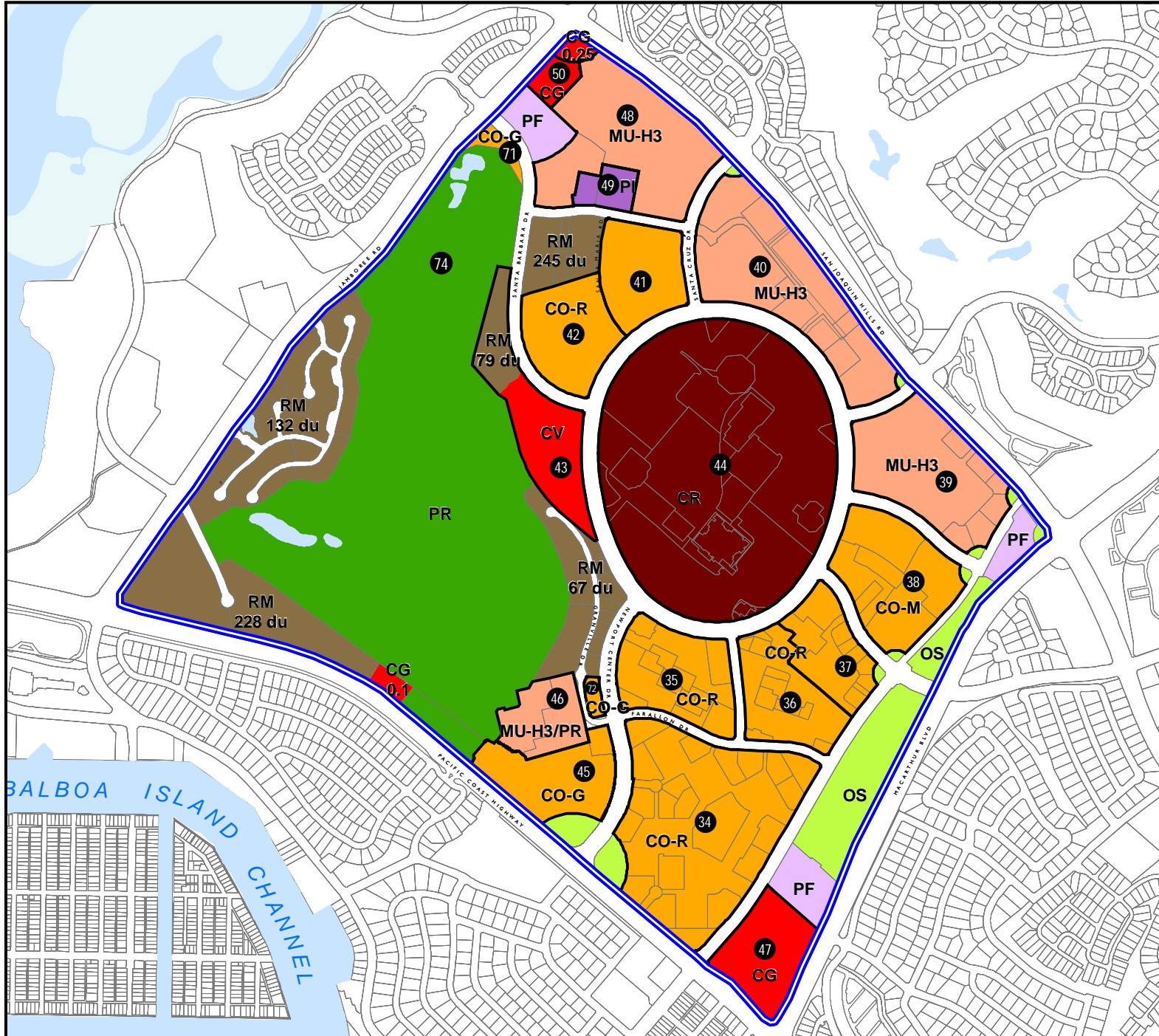


Source: City of Newport Beach and EIP Associates
 PROJECT NUMBER: 10579-01
 Date:

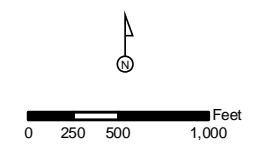
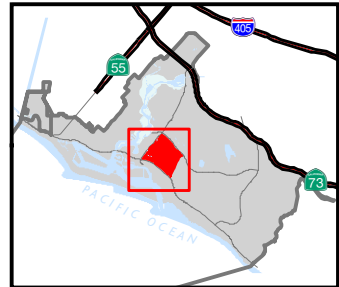


Figure_H08_Dover_Westcliff.mxd August/2010

CITY of NEWPORT BEACH
 GENERAL PLAN
 Figure H9
 NEWPORT CENTER/
 FASHION ISLAND



- Land Use Element Sub-Area**
- Land Uses**
- Housing Opportunities**
- MU-H3 - Mixed Use Horizontal
 - RM - Multi-Unit Residential
- Other Land Uses**
- CG - General Commercial
 - CV - Visitor Serving Commercial
 - CR - Regional Commercial
 - CO-G - General Office
 - CO-M - Medical Office
 - CO-R - Regional Office
 - PI - Private Institutions
 - PF - Public Facilities
 - OS - Open Space
 - PR - Parks and Recreation
- Refer to Table LU2

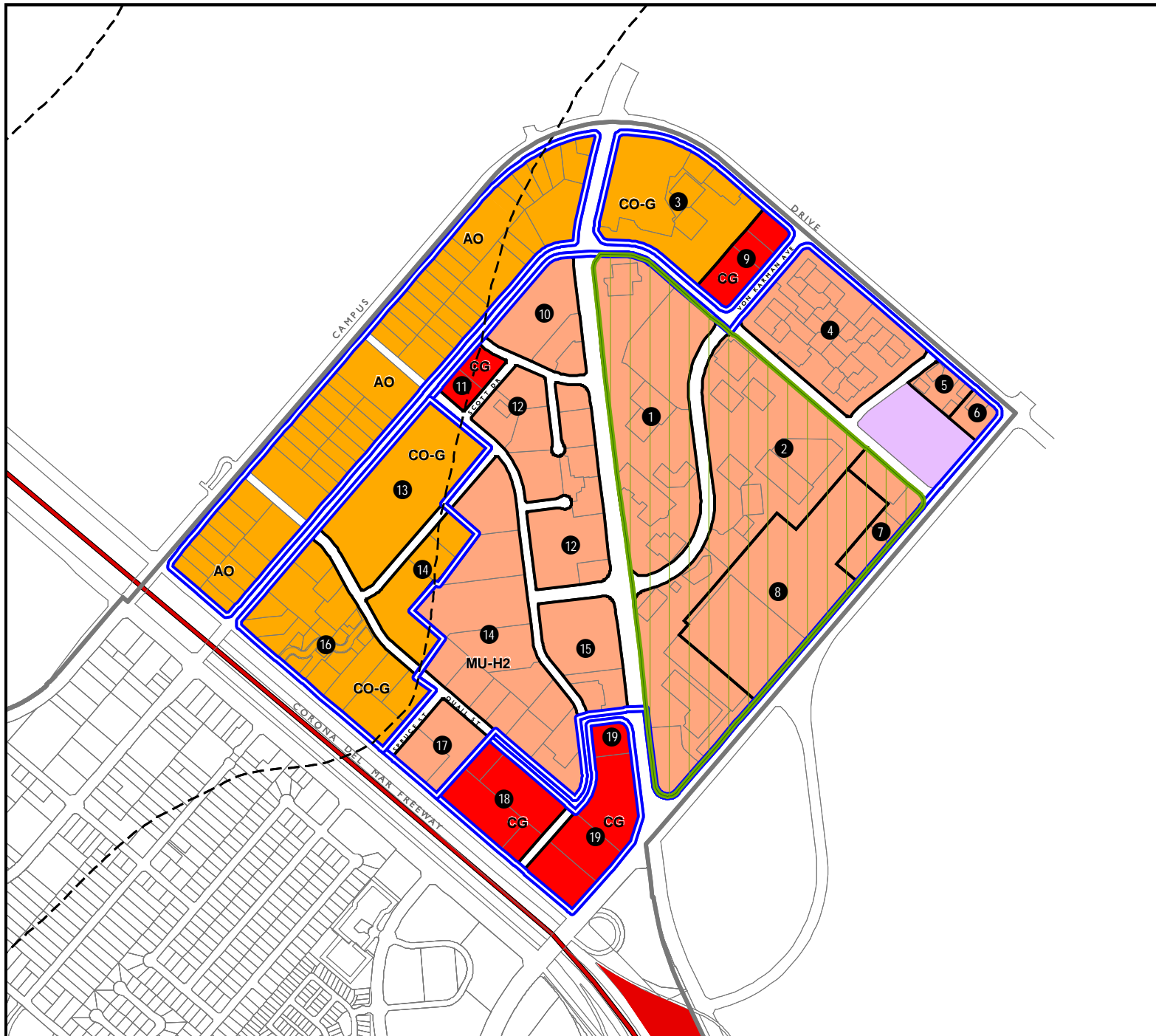


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 Date:

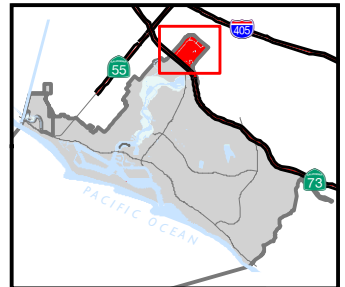


Figure_H09_Newport_Center.mxd August/2010

CITY of NEWPORT BEACH
 GENERAL PLAN
 FIGURE H10
 AIRPORT AREA



— City Boundary
 Land Use Element Sub-Area
 Conceptual Development Plan Area
 - - 65 CNEL Noise Contour
Land Use
Housing Opportunities
 MU-H2 - Mixed Use Horizontal
Other Land Uses
 CG - General Commercial
 AO - Airport Office
 CO-G - General Office
 PF - Public Facilities
 Refer to Table LU2



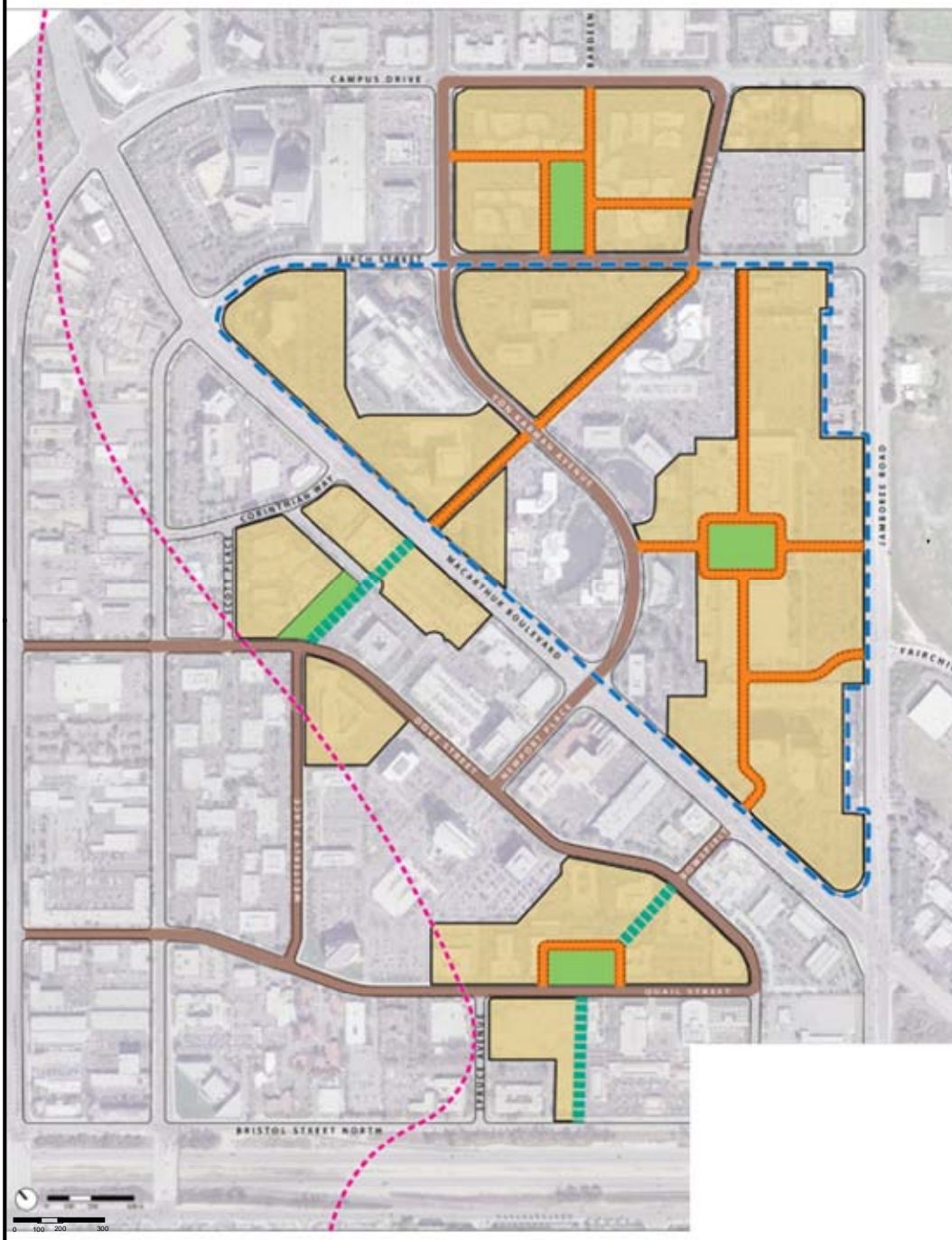
Source: City of Newport Beach and EIP Associates
 PROJECT NUMBER: 10579-01
 Date: 09/14/06



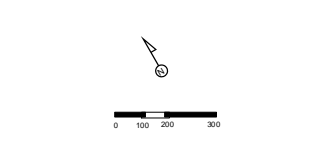
Figure_H10_Airport_Area.mxd August/2010

CITY of NEWPORT BEACH
 GENERAL PLAN
Figure H11
 AIRPORT AREA RESIDENTIAL
 VILLAGES ILLUSTRATIVE
 CONCEPT DIAGRAM

-  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_H11_Airport_Area_Concept_Diagram.mxd July/2007

SITES TO ACCOMMODATE THE RHNA FOR LOWER-INCOME HOUSEHOLDS

The combination of the City's previously unaccommodated portion of the 2000-2005 RHNA allocation and the City's 2006-2014 RHNA allocation results in a total lower-income housing need of 770 dwelling units. Given the allowed densities of between 30 and 50 dwelling units per acre, the John Wayne Airport Area has the greatest potential to accommodate the City's need for lower-income households. In addition to the information provided within the Sites Analysis and Inventory, this section of the Housing Element analyzes how the existing uses, land-use regulations, and parcel sizes impact the viability of this strategy to accommodate the RHNA for lower-income households within the planning period.

Non-Vacant Sites

The General Plan provides for the maintenance and limited expansion of the currently developed mix of research and development, office, high technology, industrial and commercial uses with the Airport Area; however, the General Plan also identifies this area as one of the greatest opportunities in the City to create new residential neighborhoods through the replacement of existing uses and new construction on underutilized parking lots. The fact that these properties are currently developed with existing uses should not be viewed as an impediment to new residential development. With high land values in Newport Beach and a strong demand for housing, the feasibility for infill and reuse of these sites within the Airport Area is supported by several factors:

- Irvine Business Complex- The Airport Area shares many similarities and borders the Irvine Business Complex (IBC) located in the City of Irvine. Similar to the Airport Area, the IBC was developed in the 1970's solely as a commercial and industrial center; however, the IBC has increasingly experienced redevelopment in the form of residential and mixed-use housing. Market forces have increased housing and mixed-use development in the IBC. Various tilt-up industrial buildings have been demolished over the years and reconstructed with high-density apartments and condominiums. According to City of Irvine staff reports, a number of factors have created an impetus for the IBC to transition from a predominately low density office and industrial park to an urban, mixed-use center. These factors include; 1) a strong residential market demand combined with a lack of available land in the region for new housing; 2) an existing stock of aging, low density tilt-up industrial buildings; and 3) a key location at the confluence of several freeways and regional circulation systems. Given the similar location of the Airport Area and high land values in Newport Beach, these same factors that have influenced the development in the IBC also influence development in the Airport Area.
- To determine the market feasibility of units developed at densities prescribed for the Airport Area, housing development densities in the adjoining IBC were reviewed. Data indicated that units constructed have averaged 50 units per acre; therefore, it can reasonably be expected that redevelopment of existing non-vacant sites within the Airport Area is feasible given a similar density limit.
- Several property owners and developers have approached and are currently processing applications with the City of Newport Beach to request consideration for new housing development, such as owners of the Conexant site where development on 25 of the total 26.9 acres has been proposed. Conexant's proposed project would result in the demolition and

replacement of 441,127 square feet of existing industrial and office buildings with a residential and mixed-use development, referred to as the Uptown Newport Village or the Village. Approximately 1,244 housing units consisting of 1,060 market units and 184 affordable units, 11,500 square feet of neighborhood-serving uses, a Central Park and two pocket parks totaling two acres, and required parking would be developed in a pedestrian-friendly village. An environmental impact report is currently under preparation for this project. To the west of Conexant, property owners of the Koll Center Newport have expressed interest in developing 260 infill housing units within the approximately 25 acres of surface parking areas. The City is currently preparing an Integrated Conceptual Development Plan for both properties to facilitate the proposed residential development.

- Not all 207 acres of MU-H2 properties within the Airport Area are required to be redeveloped to achieve the maximum development limit of 2,220 units. Based on the Sites Analysis and Inventory, cumulatively, areas determined as strong candidates for redevelopment contain approximately 125 acres. Only 44 acres would be required to be redeveloped at the maximum density (50 du/ac) and 73 acres at the minimum density (30 du/ac) to achieve the maximum development limit of 2,200 units. 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.

Lot Consolidation

The General Plan provides policies for the orderly evolution of the Airport Area from a single purpose business park to a mixed-use district with cohesive residential villages integrated within the fabric of office, industrial, retail, and airport-related business. The goal of the General Plan is to create livable neighborhoods with a strong sense of place and community. General Plan policies indicate that residential villages shall be centered on neighborhood parks interconnected by pedestrian walkways with a mix of housing types and buildings at a sufficient scale to achieve a complete neighborhood. In formulating General Plan policies, it was important that residential development not occur on a “piecemeal” basis, but rather there must be sufficient critical mass to enable each increment of housing to stand alone as a viable and livable neighborhood. Therefore, the General Plan establishes several policies that set forth criteria for the configuration and design of new residential villages in the Airport Area. Specifically, General Plan Policy LU 6.15.6 defines standards for the development of cohesive and integrated neighborhoods. It stipulates that residential neighborhoods shall contain a minimum of 10 contiguous acres centered on a neighborhood park and other amenities. The first phase of residential development in each village shall be at least five gross acres, exclusive of rights-of-ways.

The parcels owned by Conexant and Koll are large in area, 26.9 acres and 25 acres respectively, and are therefore not constrained by the minimum 10-acre site requirements. The Conexant parcels are identified as Potential Residential Village Site 5 and the Koll parcels are identified as Potential Residential Village Site 4 in the Sites Analysis and Inventory. The other three potential residential villages identified within the Sites Analysis and Inventory would require the assemblage of several independently owned parcels in order to meet the minimum 10-acre site requirement. Although it is not unreasonable to assume that larger scale, for-profit developers will have the means and ability to acquire and assemble the required number of parcels over time, an affordable housing developer with a smaller scale development proposal, such as a low-income housing tax credit project, may find it difficult to assemble the necessary sites.

Recognizing that General Plan Policy LU6.15.6 may result in a potential constraint to the development of affordable housing in the Airport Area, a program has been added to the Housing Plan requiring the City to analyze the appropriateness of creating a waiver or exception provision to the minimum 10-acre site requirement. However, allowing a smaller scale development within an established commercial and industrial area may result in land use compatibility problems and result in a residential development that does not provide sufficient amenities (i.e. parks) and/or necessary improvements (i.e. pedestrian walkways). Given this concern, it is imperative that the proposed waiver include provisions for adequate amenities, design considerations for the future integration into a larger residential village, and a requirement to ensure collaboration with future developers in the area.

The City will continue to encourage affordable housing developers to collaborate with the developers of the Conexant and Koll developments. Within these developments, there may be opportunities for these developers to integrate an affordable housing project. There may also be the opportunity for agreements to develop the necessary affordable housing units to satisfy the City's inclusionary housing requirements or for projects that utilize a density bonus. City staff will also compile and provide a list of interested affordable housing developers to current and future developers of residential villages within the Airport Area.

Adequacy of Parcel Sizes

Given the economies of scale, it is important that housing opportunity sites are of sufficient size to facilitate the development of housing affordable to lower-income households. Based on information received from HCD, most assisted housing developments utilizing State or federal financial resources typically include at least 50 to 80 dwelling units. For the purpose of this discussion, a site that can accommodate the construction of a minimum of 50 dwelling units shall be considered to be of sufficient size for the development of lower-income housing. At the minimum density requirement of 30 du/ac, a minimum parcel size of 1.7 acres would be required. At a maximum density of 50 du/ac, a minimum parcel size of one acre would be necessary.

As required by General Plan Policy LU6.15.6, a development site of a minimum of 10 acres will easily facilitate the development of housing affordable to lower-income households; however, as discussed above, the lot assemblage requirements may result in a potential constraint to the development of affordable housing. Assuming a procedure can be implemented to waive the minimum 10-acre site requirement for affordable housing projects, it is necessary to evaluate whether the individual parcels identified within the Sites Analysis and Inventory are of sufficient size to facilitate the development of lower-income housing units (1.7 to 1 acre in size minimum).

There are over 58 separate parcels identified as housing opportunity sites within the Sites Analysis and Inventory for the Airport Area. Of the 58 total parcels, 24 parcels are greater than 1 acre in size and cumulatively have the potential to yield 5,268 dwelling units at a density of 50 du/ac. Also, of the 58 total parcels, there are 13 parcels greater than 1.7 acre in size and cumulatively have the potential to yield 2,709 dwelling units at a density of 30 du/ac. The aforementioned development yields exceed the 2,200 unit maximum development established by the General Plan for the Airport Area and clearly demonstrate there are an adequate number of sites of sufficient size within the Airport Area to accommodate development for the City's total lower-income housing need of 770 dwelling units.

Table H37 Airport Area Parcel Size Analysis

<i>Airport Area Residential Village*</i>	<i>Total Number of Parcels</i>	<i>Number of Parcels Over 1 ac.</i>	<i>Total Acres Of Parcels Over 1 ac.</i>	<i>Development Yield at 50 du/ac</i>	<i>Number of Parcels Over 1.7 ac.</i>	<i>Total Acres Of Parcels Over 1.7 ac</i>	<i>Development Yield at 30 du/ac</i>
1	10	7	13.1	655	4	9.47	284.1
2	9	8	12.1	605	2	3.46	103.8
3	35	5	13.37	668.5	3	10.61	318.3
4	2	2	41.79	2,089.5	2	41.79	1,253.7
5	2	2	25	1250	2	25	750
Total	58	24	105.36	5,268	13	90.33	2,709.9

*Based on the potential residential village areas identified within the Sites Analysis and Inventory

SOURCE: City of Newport Beach, 2010

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 knowledgeable about 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. 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.

The City’s updated Natural Resources Element includes Policies NR 24.1, 24.2, 24.3, 24.4, and 24.5 that promote energy efficient construction for residential development and encourage the provision of energy alternatives such as solar power. In addition, the City has included Housing Programs 4.2.5, 4.2.6, 4.2.7, and 4.2.8 in the Housing Plan to promote and encourage the improved energy efficiency of all housing types.

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. Also, 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.

Land and Construction Costs

Land costs and construction costs are the major components of housing cost. Land costs are a function of the 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. Construction costs also are set by the 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 are approximately as follows:

- Multi-Family (per gross square foot)
\$140 apartment buildings /\$150 condominiums¹¹

¹¹ Inclusionary Housing In-Lieu Fee Study. October 2008. EPS

- 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 \$3,000,000 per acre.¹² 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 multi-family housing would be built at 20 units an acre, the land cost would be \$150,000 per unit.¹³

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 promotes development of higher-end units.

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.¹⁴ With the exception of the undeveloped Banning Ranch area, 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. In accordance with Government Code Section 65583.2(b)(5), the Sites Analysis and Inventory (Appendix H4) includes a description of existing or planned water, sewer, and dry utilities supply, including the availability and access to distribution facilities.

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

¹² Ibid

¹³ Ibid

¹⁴ City of Newport Beach Draft Environmental Impact Report. General Plan Update. 04/2006

and redevelopment within several specified areas: Newport Center/Fashion Island, Balboa Village, Balboa Peninsula, Mariners' Mile, West Newport Mesa, 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.¹⁵ 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.

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 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 (i.e. Subdivision Map Act, Coastal Act, CEQA).

Voter Initiative: Section 423 of the City Charter

All housing opportunities identified in the Table H36 (Sites Analysis and Inventory Summary) 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 nonresidential floor area. Charter Section 423 applies exclusively to General Plan amendments..

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 until a special election 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 current General Plan can be developed without a General Plan Amendment and vote. Therefore, it is important to note that all sites identified in Table H36 (Sites Analysis and Inventory Summary) are not subject to an additional vote under Charter Section 423.

¹⁵ Ibid.

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 housing sites identified to 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).

Development Standards

Table H38 summarizes Zoning Code development standards for residential density, height, set-backs, and parking. Parking requirements are also set forth by the California Coastal Commission.

Table H38 Summary of Development Standards by District—City of Newport Beach

<i>Zone</i>	<i>R-A</i>	<i>R-1 (S.F.)</i>	<i>R-1.5 (S.F and duplex.)</i>	<i>R-2 (Duplex)</i>	<i>RMD</i>	<i>MFR (Multi.)</i>
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 ^c
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 development standards could be considered constraints to development because they limit for the density and sizes of dwelling units. However, zoning standards are designed to protect the quality of life and provide, at a minimum, 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 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 acre. 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.

Permitted Residential Uses

Table H39 summarizes permitted residential uses by zoning districts.

Single-, Two-, and Multi-Family Residential: These classifications include mobile homes and factory-built housing.

Group Residential: Group residential is defined as shared living quarters, occupied by two or more persons not living together as a single-housekeeping unit. This classification includes, without limitation, boarding or rooming houses, dormitories, fraternities, sororities, and private residential clubs, but excludes residential care facilities and SROs. Group residential uses are not permitted in any zoning district.

Residential Care Facilities: 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 (Residential Care General) 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, shall also apply to the corresponding portions of the PC Districts.

Convalescent Facilities: 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 accessory 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.

Table H39 Permitted Residential Uses 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		
Two-Family			P	P		P	P									
Multi-Family						P	P	L								
Group Residential																
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		
Accessory Dwelling 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

Single Room Occupancy (SRO) Residential Hotels: SROs are defined as buildings with six or more guest rooms without kitchen facilities in individual rooms, or kitchen facilities for the exclusive use of guests, and which are also the primary residences of the hotel guests. SROs are permitted in the RSC and APF zoning districts with the approval of a Use Permit. Property development regulations applicable to residential districts, related to Single Room Occupancy (SRO) residential hotel uses, shall also apply to the corresponding portions of the PC Districts. To facilitate the development of SROs within these districts, the City has not developed, and does not impose, a standard set of conditions or use restrictions on SROs; instead, each application would be evaluated individually and approved based upon its own merits and circumstances. Project specific conditions may be placed on the project by the Planning Commission to ensure compatibility with surrounding uses.

Emergency Shelters: On October 15, 2008, the state enacted SB 2, which amended State Housing Element Law. This legislation requires the City to designate a zoning district or districts where emergency shelters will be allowed without requiring a use permit or other discretionary review. The designated district or districts must include sufficient capacity to accommodate the need for emergency shelters.

State law defines an emergency shelter as a means of housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of inability to pay.

Based on the service records provided by agencies that provide housing and other services for the homeless in Newport Beach, and conversations with Newport Beach Police Department and Newport-Mesa School District, an annual estimate of 80¹⁶ homeless persons from Newport Beach utilize emergency shelters or services over the course of one year. It should be noted that this is a conservative estimate in that a number of the individuals may be receiving assistance from multiple service providers, and therefore, may be counted more than once.

Currently, the City's Zoning Ordinance does not contain specific provisions for the siting and development of emergency shelters; therefore, pursuant to the requirements of SB2, the City has included a program in the Housing Plan committing the City to designate a zoning district, as part of the Zoning Code Update, where emergency shelters are allowed as a permitted use without the need for a use permit. The City's Draft Zoning Code includes emergency shelters as permitted uses in the Public Institutions (PI) zoning district. The Draft Zoning Code establishes specific standards and the following performance standards for emergency shelters:

- Maximum number of beds;
- Off-street parking based on demonstrated need;
- Size and location of exterior and interior waiting drop-off;
- Provision of on-site management;
- Proximity to other shelters;
- Length of stay; and
- Security and lighting.

¹⁶ Based on information contained in *Homeless-Local Need* discussion in Housing Element.

Properties designated for PI are distributed throughout the City, but primarily located along major transportation corridors and offer easy access to public transportation. The PI zoning district is intended to provide for areas appropriate for privately owned facilities that serve the public, including places for assembly/meeting facilities (e.g., religious assembly), congregate care homes, cultural institutions, health care facilities, marinas, museums, private schools, yacht clubs, and comparable facilities.

There are over 44 parcels totaling approximately 135 acres in the proposed PI zoning district. Several of the existing uses on these properties are religious assembly uses, many of which consist of large campuses. Given the high land costs in the City, these religious assembly facilities could provide the best means to facilitate the development and management of emergency shelters in the City. The development of emergency shelters as permitted uses in the PI district could satisfy the annual shelter needs for homeless persons in the City.

Transitional and Supportive Housing: As defined by Section 50675.2(h) of the Health and Safety Code, transitional housing means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation for the unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

As defined by Section 50675.14(b) of Health and Safety Code, supportive housing is housing with no limit on length of stay, that is occupied by the target population as defined in subsection (d) of Section 53260, and that is linked to onsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Currently, the City's Zoning Ordinance does not specifically define transitional and supportive housing. Depending on the nature of the occupancy and services provided at the transitional and supportive housing, those housing uses are currently treated in the same manner as other residential uses of the same type. For example, if the transitional or supportive housing is provided within a residential care facility, that facility is subject to the same permitting processes as other residential care facilities in that zone. If the transitional or supportive housing is provided to individuals or groups living in rental apartments as single housekeeping units, that use is permitted by right as a multi-family residential use where multi-family housing is permitted.

Pursuant to the requirements of SB2, the City has included a program in the Housing Plan committing the City to define transitional and supportive housing within the Zoning Ordinance, as part of the Zoning Code Update, clarifying that transitional and supportive housing uses are treated in the same manner as other residential uses of the same types and subject to the same permitting processes.

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 currently underway and anticipated to be completed and adopted by the end of Fall 2010. 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 and approval 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.

Interim Study Overlay

The Interim Study Overlay process allows project proponents to request the Interim Study (IS) Overlay zoning designation (Zoning Code Chapter 20.53) on property for which the land use designation was changed under the new General Plan but new zoning designations have not yet been adopted. 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. The Interim Study Overlay process is encouraged and provides project proponents with maximum flexibility to develop their own development standards, with the exception of changes to the zoning regulations pertaining to height, and signage. 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 intent of the Planned Community Zoning District is to provide for the classification and development of parcels of land as coordinated, comprehensive projects so as to take advantage of the superior environment which can result from large-scale community planning. Benefits of establishing planned community regulations include the ability and flexibility to propose a custom development plan to fit a specific project and site, instead of adhering to the basic development standards of the Zoning Code. Planned Community Districts can be established for residential, commercial, or industrial developments. All Planned Community District projects are required to comply with density and FAR limitations and incorporate the goals and policies of the General Plan.

The preparation of planned community regulations is not a constraint upon the maintenance, improvement, and development of housing since the housing developer is the party responsible for initially preparing the development plan and accompanying text. The text sets forth the property

development standards. These standards contain definitions and regulations for the use and development of land, including site coverage, building heights, setback line designations, off-street parking, vehicular access, signage, lighting, storage, screening and landscaping.

A planned community development plan can be used to facilitate and encourage the development of housing for all income groups, including lower-income households, as illustrated with the development of 119 senior affordable units within the Bayview Landing project. The Bayview Landing Planned Community Development Plan was originally adopted in 1992 with the intent to permit the development of the site for a restaurant or health club and associated uses and open space; however, the plan was amended in 1995 to authorize the development of a senior affordable housing project. As an incentive to develop the site for affordable senior housing, the plan allowed the transfer of 30,000 square feet of retail square footage to the Fashion Island shopping mall.

The North Newport Center Planned Community is a development plan most recently approved in 2007 and amended in 2009. Newport Center is a regional center comprised of major retail, professional office, entertainment, recreation, and residential development within the City. The North Newport Center site comprises approximately 158.4 acres along San Joaquin Hills Road and Newport Center Drive, and consists of seven sub-areas. This Development Plan allows for the diversification of land uses in order to encourage new and original uses consistent with the Mixed-Use concept as established in the General Plan. To facilitate the development of the housing, maximum heights were set at 65 feet and 295 feet (depending on sub-area location) and no maximum density limit was established, but rather a maximum development cap of 430 dwelling units.

The Airport Area is another area 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.

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 nonconforming 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.

Inclusionary Housing Ordinance

To assist in the production of affordable dwelling units, Housing Program 2.2.1 was carried over from the previous Housing Element. Housing Program 2.2.1 requires that an average of 15 percent of the units in a new residential development be affordable to persons of very low-, low-, or moderate-income, or that an equivalent in-lieu fee be paid. For projects where an in-lieu fee is not paid, or for projects with more than 50 residential units, the Program requires the preparation and approval of an Affordable Housing Implementation Plan (AHIP). An AHIP provides a description of the residential subdivision and the method of satisfying the affordable housing requirement.

On May 11, 2010, the City Council adopted Ordinance No. 2010-9 adding a new chapter to the City's Subdivision Code implementing Housing Program 2.2.1 of the Housing Element. The Chapter provides the specific requirements necessary to implement the Housing Program. The Inclusionary Housing Chapter requires developers of residential subdivisions to facilitate production of affordable dwelling units in numbers equal to 15 percent of the number of for-sale market rate units produced. Affordable, for-sale units will be required to be sold at prices affordable for moderate-income households. If a subdivision proponent chooses to provide affordable rental units, the units shall be rented at a rate affordable for very-low or low-income households. In all cases, the affordable units shall be legally restricted to occupancy by, and affordable to, households of the income levels for which the affordable units were designated for a minimum duration of 30 years. In order to provide flexibility to developers and reduce the burden that this Chapter may place on new residential subdivision projects, alternatives to on-site construction requirements of the Chapter have been included to allow for off-site construction, off-site renovation, land dedication, and payment of in-lieu housing fees. Also, development projects where units are provided to meet the inclusionary housing requirements would also be eligible to receive a density bonus pursuant to state law.

In an effort to calculate an equitable in-lieu fee option for residential developers, the City retained the services of Keyser Marston Associates (KMA) in 2009 to analyze and provide recommendations on the fee a residential developer should have to pay in lieu of providing affordable housing units. The affordable housing in-lieu fee was set at \$18,500 per market-rate unit, with an automatic annual adjustment based upon the annual percentage change in new home prices in Orange County. All funds received through the payment of in-lieu housing fees will be required to be deposited into an Affordable Housing Fund and will be used to construct, rehabilitate, or subsidize affordable housing or assist other governmental entities, private organizations or individuals to provide or preserve affordable housing.

KMA also prepared a financial constraints analysis¹⁷ to ensure the City's inclusionary housing requirements would not result in a financial burden to housing production in the City. The results of the analysis concluded that the ability to provide rental units affordable to low-income households to fulfill the inclusionary requirements for a for-sale development project significantly reduces the financial burden to a level that does not constitute an unreasonable constraint. To corroborate this finding, KMA surveyed over 100 jurisdictions in California that currently impose inclusionary housing requirements and found that the primary financial burden associated with the Inclusionary Housing Chapter is consistent with that of other inclusionary housing programs being implemented throughout the State.

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.

¹⁷ Analysis of Inclusionary Housing Options. September 17, 2009. KMA

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 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. The Zoning Code update will continue to implement Government Code Section 65590.

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).

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 those projects.

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.

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.

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 H40 and Table H41.

Table H40 Comparison of Permit Fees—Nearby Jurisdictions				
<i>Jurisdiction</i>	<i>General Plan Amendment</i>	<i>Zone Change</i>	<i>Parcel Map</i>	<i>Variance</i>
Costa Mesa	\$3,560	\$1,910	\$1,445	\$1,685
Huntington Beach	\$19,911 (minor) \$37,263 (major)	\$8,429 (minor) \$15,163 (major)	\$4,066	\$3,453
Irvine	\$128/ hr; \$12,000 deposit	\$128/hr; \$12,000 deposit	\$128/hr; \$4,000 deposit	\$128/hr; \$1,500 deposit
Laguna Beach	\$2,625 + actual costs over min.	\$1,945 + actual costs over min.	\$1,940 + \$645/lot	\$525+\$1.50/ \$100 permit value
Newport Beach	\$160/hr; \$2,200 deposit (minor) \$160/hr; \$5,000 deposit (major)	\$160hr; \$2,200 deposit	\$3,030	\$160/hr; \$2,200 deposit
Orange County	\$10,000 deposit	\$10,000 deposit	\$5,000	\$5,000

SOURCE: City Planning Departments 2010, July

Table H41 Additional City Fees				
Transportation Corridor Fee*	Zone A: Single-Family	Zone A: Multi-Family	Zone B: Single Family	Zone B: Multi-Family
		\$4,530	\$2,639	\$3,508
Fair Share Trip Fee	Single-Family Detached \$2,025	Single-Family Attached \$1,583	Apartment \$1,197	Elderly \$736 Mobile Home \$1,105
In-Lieu Park Fee	\$26,125 per dwelling unit			
In-Lieu Housing Fee	\$18,500 per dwelling unit			
Newport-Mesa Unified School District Fee	\$1.84 per square foot			

SOURCE: City of Newport Beach Planning and Building Departments 2010, July

*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. 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. The City’s policy is that building permit plan checks take a maximum of 4 weeks for first review.

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.

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.

Housing for Persons with Disabilities

Building Codes

The City implements and strictly enforces Chapter 11 of the California Building Code, which establishes regulations for new multi-family construction projects pertaining to access and adaptability for persons with disabilities. These codes and regulations are based on uniform standards and are applied throughout the region and therefore are not considered a constraint. 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.

Information Regarding Accommodation for Zoning, Building Codes, and Permit Processing

In an effort to remove regulatory constraints for persons with disabilities, the City provides the following accommodations to zoning standards, application of building codes, and permit processing for housing with persons with disabilities.

Reasonable Accommodations

In 2008, and in accordance with federal and state fair housing laws, the City adopted an ordinance creating the Reasonable Accommodations Chapter (Chapter 20.98) of the Zoning Code. The Chapter provides procedures for obtaining reasonable accommodation from the City's zoning and land use regulations, policies, and practices when necessary to provide an individual with a disability an equal opportunity to use and enjoy a dwelling. With a reasonable accommodation, a group of disabled individuals can reside in any district zoned for residential use within the City, even if they are not living as a single housekeeping unit. Prior to the adoption of the ordinance, the City did not have a reasonable accommodations process, and requests would have required either a use permit (for residential care facilities for seven or more residents), or the application of a variance or modification permit in order to obtain relief from Zoning Code standards. The Chapter ensures that reasonable accommodation requests are processed efficiently without imposing costs on the applicant. The City does not assess a fee for reasonable accommodation requests. Although a public hearing is required, the matter is heard before a Hearing Officer rather than the Planning Commission, which helps expedite processing.

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

The City allows residential retrofitting to increase the suitability of dwellings for persons with disabilities in compliance with accessibility requirements. Further, the City Building Department has a process to approve hardship requests, as well as requests for alternative materials, design, and methods of construction when compliance to the strict letter of the building codes is impractical. This process ensures that application of the Building Code does not create a constraint on housing. 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 by the applicant describing the alternate proposal along with applicable data.

Assistance to Persons with Disabilities

Permit technicians are continually available to assist persons with disabilities in completing forms and applications, submitting and issuing permits, and the processing of plans. Engineers, planners, inspectors, and other staff will come down stairs to the public counter to assist disabled persons with any inquiries or assistance requested. Furthermore, all information and applications related to permit processing, including development standards and applications, are available on the City's website minimizing the number of visits to the City that would be required for information and permit processing.

Zoning and Other Land Use Regulations

As part of the preparation of an Analysis of Impediments to Fair Housing Choice, which is required for receipt of CDBG funds, the City has conducted a comprehensive review of its zoning standards,

policies and practices for compliance with fair housing laws. The City has not identified any zoning or other land-use regulatory practices that could discriminate against persons with disabilities or impede the availability of such housing for these individuals.

Examples of the ways in which the City facilitates housing for persons with disabilities through its regulatory and permitting processes are as follows:

- The City defines “family” or “single housekeeping units” in such a way that does not have the effect of discriminating against unrelated individuals, or individuals with disabilities who reside together in a congregate or group living arrangement.
- The Zoning Code does not distinguish housing for persons with disabilities who are residing as a single housekeeping unit from any other residential use in which individuals are residing as a single housekeeping unit.
- 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 (not living as a single housekeeping unit) are permitted by right in all residentially-zoned properties, in accordance with state law, and are treated as single family residential use.
- Licensed residential care facilities with seven or more residents (not living as a single housekeeping unit), and unlicensed residential care facilities, may be established in the MFR district with a use permit or any residential district through a reasonable accommodation; however, it is important to note that these types of facilities are the only groups not living as a single housekeeping unit that may be established in a residential district. Other types of group residential uses occupied by two or more persons not living as a single housekeeping unit (i.e. boarding houses, dormitories, fraternities, sororities, and private residential clubs) are not permitted within residential districts. By providing an opportunity to establish residences with a use permit or reasonable accommodation to disabled groups only, the code gives more favorable treatment to disabled groups not living as single housekeeping units than it gives to non-disabled groups that are not living as a single housekeeping unit. Therefore, groups of disabled individuals are distinguished only to the extent they are treated preferentially.
- The Zoning Code requires specific parking requirements for residential care facilities which may be less or more stringent than the standard residential parking requirements depending on the number of beds. If a residential care facility operator wants a reduction in the number of required parking spaces, he or she may apply for a reasonable accommodation from the parking requirements, or request a lower on-site parking requirement in its use permit application. If findings can be made that parking demand is less than required by code, and that the long-term occupancy of the building will not generate an additional parking demand, the request can be granted.

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 (2008–2014) 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 were completed in 2000 with a subsequent, 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 H42 summarizes the total RHNA construction need by income, calculated through the RHNA process for the 1998–2005 Planning Period.

Table H42 Total RHNA Construction Need by Income, 1998–2005				
<i>Very Low (0–50% MFI)</i>	<i>Low (51–80% MFI)</i>	<i>Moderate (81–120% MFI)</i>	<i>Above Moderate (120%+MFI)</i>	<i>Total</i>
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 H43 illustrating the total number of new additional units that were permitted during the RHNA period of 1998 to 2005.

Table H43 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	304	54	250
1998–1999	999	153	846
1999–2000	720	258	462
2000–2001	226	155	71
2001–2002	155	125	30
2002–2003	167	159	8
2003–2004	198	161	37
2004–2005	326	167	159
Total	3,095	1,232	1,863

SOURCE: City of Newport Beach, 2008

The City issued 3,095 permits for new or replacement housing during 1998–2005. This translates to 1,863 net additional dwelling units. Of these units, 1,236 were permits issued for Bonita Canyon. As part of the annexation agreement, affordable units for the Bonita Canyon development were located within the City of Irvine. Excluding the Bonita Canyon project, the net increase was 627 units.

This number well exceeds the total 476 units projected by SCAG. Of these, 120 are comprised of 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. Through this project, and units provided in compliance with the City’s inclusionary housing program, 19 percent of the net new residential units permitted in Newport Beach, under the City’s control, were made affordable to lower-income households.

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. In some cases, an in-lieu fee was assessed in place of requiring the production of new affordable units. Since 1984, 9,845 housing units have been built in the community. Approximately 4,298 of these units were part of the Newport Coast and Bonita Canyon projects that were annexed into the City after Affordable Housing Implementation Plans had been approved by other agencies. Approximately



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.

17.3 percent (749) of the units produced in the City and under City regulation have been affordable units. In addition to producing new affordable units, the City has collected \$3,116,898 in in-lieu fees since 1997 that have been and will be used to facilitate the construction of additional affordable housing.

In addition, the Orange County Business Council has recently ranked Newport Beach as one of top cities in the County that that have produced workforce housing. The Orange County Business Council’s 2007 Workforce Housing Scorecard provides a comprehensive evaluation of the current and future state of Orange County’s housing supply and demand. This study examines the past, present, and future of the County’s housing by analyzing homes constructed, currently available and planned from 1991–2030. The report ranked Newport Beach as among the study’s top five performing cities in Orange County that have created new jobs and the necessary supply of homes to serve the related workforce, both currently and in the future.

Newport Beach’s high rank was the result of a high score in the following four areas:

1. Number of jobs—Promotion of job growth
2. Housing unit density—The study rewards cities with inclusionary housing policies and penalizes cities that are less hospitable
3. Housing growth—Promotion of housing growth
4. Jobs to Housing Ratio—The study rewards cities for past balanced jobs/housing growth, in addition to plans for the future

As displayed in Table H44, Newport Beach had fulfilled its requirement for low-income housing and above-moderate/upper-income housing for the 1998–2005 RHNA period.

	<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
<i>Remaining Need</i>	<i>62</i>	<i>0</i>	<i>83</i>	<i>0</i>	<i>145</i>

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 considered involved the re-designation of 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.
- Of the net housing permits issued in the community from 1998 to 2005, 19 percent were affordable to lower income households.
- 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. On May 11, 2010, the City Council adopted Ordinance No. 2010-9 adding a new chapter to the City’s Subdivision Code implementing Housing Program 2.2.1 of the Housing Element. The Chapter provides the specific requirements necessary to implement the Housing Program. The Inclusionary Housing Chapter requires developers of residential subdivisions to facilitate production of affordable units in numbers equal to 15 percent of the number of for-sale market rate units produced.
- Approval of AHIPs for Santa Barbara Condominium projects and North Newport Center Planned Community Development Plan.

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 H45 provides a summary of housing program accomplishments by program since 2006.

Table H45 Detailed Housing Program Accomplishments		
<i>Program</i>	<i>Accomplishments</i>	<i>Appropriateness</i>
Goal HI Quality residential development and preservation, conservation, and appropriate redevelopment		
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.	Ongoing: The California Building Code is adopted and continually enforced by the Building Department and Code Enforcement Department. The Water Quality and Code Enforcement Department continually administers an enforcement program to correct violations of municipal codes and land use requirements. A quarterly report on code enforcement activities is kept on file at the City.	This program remains appropriate.

Table H45 Detailed Housing Program Accomplishments		
<i>Program</i>	<i>Accomplishments</i>	<i>Appropriateness</i>
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.	Ongoing: The City staff attends OCHA's City's Advisory Committee meetings to keep up to date on rehabilitation programs offered by the County.	This program remains appropriate.
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.	Ongoing 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.	This program remains appropriate.
Goal H2 A balanced residential community, comprised of a variety of housing types, designs, and opportunities for all social and economic segments.		
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.	Ongoing A vacancy rate survey is completed every quarter to monitor consistency with this policy.	This program remains appropriate.
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.	Ongoing Planning staff continually evaluates all proposed affordable housing projects for potential incentives, including expedient processing of permits. 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. The Santa Barbara Condominium project which included an AHIP will be provided expedited review of development plans. North Newport Center Planned Community project which included a development agreement with an AHIP will also be provided expedited review of development plans.	This program remains appropriate.

Table H45 Detailed Housing Program Accomplishments		
<i>Program</i>	<i>Accomplishments</i>	<i>Appropriateness</i>
<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>
<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>On May 11, 2010, the City Council adopted Ordinance No. 2010-9 adding a new chapter to the City's Subdivision Code implementing Housing Program 2.2.1 of the Housing Element. The Chapter provides the specific requirements necessary to implement the Housing Program. The Inclusionary Housing Chapter requires developers of residential subdivisions to facilitate production of affordable units in numbers equal to 15 percent of the number of for-sale market rate units produced. Affordable, for-sale units will be required to be sold at prices affordable for moderate-income households. If a subdivision developer chooses to provide affordable rental units, the rate shall be affordable to very-low or low-income households. In all cases, the affordable units shall be legally restricted to occupancy by, and affordable to, households of the income levels for which the affordable units were designated for a minimum duration of 30 years</p>	<p>This program remains appropriate.</p>

Table H45 Detailed Housing Program Accomplishments

<i>Program</i>	<i>Accomplishments</i>	<i>Appropriateness</i>
<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>In 2009, the City granted \$135,000 from the City's in-lieu housing fund (Affordable Housing Fund) to the owner of the Seaview Lutheran Plaza Apartments to assist with the needed repairs of the water delivery system in exchange for an affordability covenant restricting the rents for a period of 30 years.</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>
<p>Program 2.2.4 All required affordable units shall have restrictions to maintain their affordability for a minimum of 30 years.</p>	<p>Ongoing</p> <p>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.</p> <p>A comprehensive affordable housing ordinance has been adopted which clearly specifies all conditions for incentives, including the minimum affordability period of 30 years</p> <p>The Bayview Landing project was required to maintain affordability restrictions for 55 years.</p> <p>In exchange for the monetary assistance for needed repairs of the water delivery system, the property owners of the Seaview Lutheran Plaza Apartments agreed to an affordability covenant restricting the rents for a period of 30 years.</p>	<p>This program remains appropriate.</p>

Table H45 Detailed Housing Program Accomplishments		
<i>Program</i>	<i>Accomplishments</i>	<i>Appropriateness</i>
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 to 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.
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.	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.	This program remains appropriate.

Table H45 Detailed Housing Program Accomplishments

<i>Program</i>	<i>Accomplishments</i>	<i>Appropriateness</i>
Goal H3 Housing opportunities for as many renter and owner occupied households as possible in response to the demand for ``		
Program 3.1.1 Provide a streamlined “fast-track” development review process for proposed affordable housing developments.	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.	This program remains appropriate.
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.	Ongoing The City considers density bonuses and other incentives on a project by project basis.	This program remains appropriate.
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.	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.	This program remains appropriate.
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.	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.	This program remains appropriate.
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. Public hearings by the Planning Commission and City Council are currently underway. Adoption of the revised Zoning Code is anticipated by the end of Fall 2010.

Table H45 Detailed Housing Program Accomplishments

<i>Program</i>	<i>Accomplishments</i>	<i>Appropriateness</i>
Program 3.2.3 When requested by property owners, the City shall approve rezoning of developed or vacant property from nonresidential 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 nonresidential 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.
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.	The City has continued to investigate available programs and evaluate the feasibility of participating in such programs.	This program remains appropriate.

Table H45 Detailed Housing Program Accomplishments		
<i>Program</i>	<i>Accomplishments</i>	<i>Appropriateness</i>
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.	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.	This program remains appropriate.
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.	The need for this program has not yet been demonstrated.	This program remains appropriate to consider.
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.	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.	This program remains appropriate.
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.	Due to potential legal conflicts, the lease purchase program has been discontinued indefinitely.	Discontinued Indefinitely
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 organization has been funded to assist homeless battered women and children: Human Options	This program remains appropriate.

Table H45 Detailed Housing Program Accomplishments		
<i>Program</i>	<i>Accomplishments</i>	<i>Appropriateness</i>
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 of 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 (end of Fall 2010)	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.
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.

Table H45 Detailed Housing Program Accomplishments		
<i>Program</i>	<i>Accomplishments</i>	<i>Appropriateness</i>
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 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.	Every 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 2006–2014 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). In addition to

the goals of constructing new units to satisfy the RHNA, the City has goals to rehabilitate and preserve existing units.

As required by State housing law, quantified objectives by income group for the 2008-2014 planning period are stated in this section. The quantified objectives are the actual number of housing units that the City anticipates can be constructed, rehabilitated, or preserved over the planning period.

Table H46 Quantified Objectives for 2008-2014

<i>Income Group</i>	<i>New Construction</i>	<i>Rehabilitation</i>	<i>Preservation</i>
Extremely Low Income ¹	225	50	99
Very Low Income	225	50	33
Low Income	319	5	32
Moderate Income	442	17	0
Above Moderate	702	0	0
<i>Total</i>	<i>1,914</i>	<i>112</i>	<i>195</i>

¹ Presumed that 50% of the allocated Very Low-Incomes units under RHNA would qualify as Extremely Very Low-Income pursuant to Government Code Section 65583(a)(1).

New Construction: Since January 1, 2006, a total of 34 new housing units have been constructed in the community; however, given the home prices within the community, all of the 34 single-family and multi-family units are assumed to be above-moderate-income units.

Achieving the remaining new construction goals is expected to be achieved through the 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 4,751 new residential units based on the realistic development capacity calculated in the Sites Analysis and Inventory. 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 LU 6.15.6 stipulates that residential units be developed at a maximum density of 50 units per acre and minimum of 30 units per acre. In addition, 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. It is estimated that up to 713 of the 4,751 new residential units could 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 a period of at least 30 years.

Rehabilitation:

- This objective includes the rehabilitation and conservation of 100 senior housing units at Seaview Lutheran Plaza Apartments. The project consists of 50 extremely low-income and 50 very low-income senior housing units that experienced significant deterioration of their water delivery system. In 2009, the City granted \$135,000 of Affordable Housing Fund monies to the operator of the apartments to assist with the needed repairs in exchange for an affordability covenant restricting the rents to be affordable to extremely-low and very-low income households for a period of 30 years.

- The Affordable Housing Implementation Plan for the 79 unit Santa Barbara Condominium project approved by the City in 2006 and the California Coastal Commission in 2007 requires the conversion and rehabilitation of 12 off-site market-rate rental units. Occupancy of the units is required to be restricted to qualifying moderate-income households and rents are to be restricted for a period of 30 years. The affordability covenant is required to be recorded prior to the issuance of a building permit for the condominium project.
- For the 2010-2011 fiscal year, the City's One-Year Action Plan required for CDBG funding includes a grant program to assist low- and moderate-income households with the cost of utility hook-ups. Low- and moderate-income homeowners located within proposed utility undergrounding Assessment Districts in the City may be unable to afford to pay for the necessary hook-ups after utilities have been undergrounded and could potentially be left without electricity, thereby creating a health and safety concern for residents. With CDBG funds, the City expects to assist 10 or more low- and moderate-income homeowners (assumed 5 low-income and 5 moderate-income).

Preservation: The preservation objective refers to maintaining existing affordable housing through measures such as providing or continuing rent subsidies, enforcing existing affordability covenants, preservation of affordable units at risk of conversion, and implementing land use controls during the planning period.

- As of June 30, 2010, a total of 132 Newport Beach low-income residents relied on Section 8 rental assistance vouchers. Based on Section 8 program targets, it is assumed 75% of the voucher holders were extremely low-income (99 units). The quantified objective includes conservation of the 132 Section 8 units/assisted households through continued participation as a member of the Orange County Housing Authority Advisory Committee and cooperation with the Orange County Housing Authority to provide Section 8 Rental Housing Assistance to residents of Newport Beach. The City will also continue to educate and encourage landowners within the City about the benefits of renting their units to Section 8 voucher holders.
- The preservation objective utilizes the City's recently adopted Inclusionary Housing Ordinance as a tool to assist the City with the replacement of existing affordable housing developments that convert to market-rate units. The ordinance allows developers to fulfill their affordable housing obligations by renovating and converting existing off-site units to affordable units for a period of 30 years. This option includes at-risk units whose affordability income restrictions are set to expire in three years or less. As the City processes future development projects, it is anticipated that several developers will choose to satisfy their affordable housing obligations through this option, providing a strong tool for the City to replace and preserve existing affordable housing units that are at risk of conversion.
- The City will negotiate the extension of existing affordability covenants for the 32 units affordable to low-income households that are set to expire in 2011 and are at risk of converting to market rate apartments. The units are located within the Baywood and North Newport Apartments, both of which are owned and operated by The Irvine Company (TIC). TIC is also the developer of the North Newport Center Planned Community, which includes 430 proposed mixed-use units. The Planned Community Development Plan includes an Affordable Housing Plan (AHIP), which requires the creation of affordability covenants for 29 to 89 existing units, depending on income levels. The units must be rented to households

qualifying as very low-, low-, or moderate-income households for a period of at least 30 years. The City is currently negotiating with TIC to extend the affordability covenants for the 32 at-risk low-income units for an additional 40 years, in exchange for modifying the terms of the North Newport Center AHIP. In the event that the City is unsuccessful in negotiating the extension of the covenants, the units required under the AHIP will still serve as a replacement of affordable housing units.

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 units.

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 considered occupied by one person; a *one bedroom* occupied by two persons; a *two bedroom* occupied by four persons; a *three bedroom* occupied by six persons; and a *four bedroom* occupied by eight persons.
- 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 a for-sale 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 extremely low-, 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 lower- 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

- Housing Program 2.1.5** Provide entitlement assistance, expedited entitlement processing, and waive application processing fees for developments in which 5 percent of units are affordable to extremely low-income households. To be eligible for a fee waiver, the units shall be

subject to an affordability covenant for a minimum duration of 30 years. The affordable units provided shall be granted a waiver of park in-lieu fees (if applicable) and traffic fairshare fees. *(Imp 25.1)*

Responsibility: Planning Department

Housing Program 2.1.6 Affordable housing developments providing units affordable to extremely low-income households shall be given the highest priority for use of Affordable Housing Fund monies. *(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 six 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.

Implementation of this program will occur in conjunction with City approval of any residential Tentative Maps. To insure compliance with the 15 percent affordability requirements, the City will include conditions in the approval of Tentative Maps to require ongoing monitoring of those projects. *(Imp 25.1)*

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 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 2010. *(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 Affordable 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 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 by the end of Fall 2010. *(Imp 25.1)*

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 (1) grant a density bonus as required by state law and/or (2) provide additional 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) 65 dB CNEL contour, no larger than shown on the 1985 JWA Master Plan.

Programs

- Housing Program 3.2.1** Prepare and adopt a comprehensive update of the Zoning Code to implement and reflect the new housing opportunities provided in the Land Use Element. It is anticipated that the several Planning Commission and City Council meetings will be required to complete the review and approval of the revised Zoning Code. The Zoning Code will be adopted in the Fall 2010. *(Imp 2.1)*

Responsibility: Planning Department, Planning Commission and City Council

Housing Program 3.2.2 When requested by property owners, the City shall approve rezoning of developed or vacant property from nonresidential 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

Housing Program 3.2.3 Recognizing that General Plan Policy LU6.15.6 may result in a potential constraint to the development of affordable housing in the Airport Area, the City shall consider the appropriateness of amending the General Plan and/or establish a waiver or exception to the minimum 10-acre site requirement. It is recognized that allowing a smaller scale development within an established commercial and industrial area may result in land use compatibility problems and result in a residential development that does not provide sufficient amenities (i.e. parks) and/or necessary improvements (i.e. pedestrian walkways). Therefore, it is imperative that the proposed waiver include provisions for adequate amenities, design considerations for the future integration into a larger residential village, and a requirement to ensure collaboration with future developers in the area. Staff shall study and develop a plan for the City Council’s consideration by July 2011. *(Imp 25.1)*

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 extremely low-, very low-, low-, and moderate-income households.

Policy

H 4.1 Continue or undertake the following programs to mitigate potential loss of “at-risk” units due to conversion to market-rate units. These local efforts utilize existing City and local resources. They include efforts to secure additional resources from public and private sectors should they become available.

Programs

Housing Program 4.1.1 Annually contact owners of affordable units for those developments listed in Table H12 as part of the City’s annual monitoring of affordable housing agreements to obtain

information regarding their plans for continuing affordability on their properties and to encourage the extension of the affordability agreements for the developments listed in Table H12 beyond the years noted (*Imp 25.1*)

Responsibility: Planning Department

Housing Program 4.1.2 The City shall register as a Qualified Preservation Entity with HCD to ensure that the City will receive notices from all owners intending to opt out of their Section 8 contracts and/or prepay their HUD insured mortgages. Upon receiving notice that a property owner of an existing affordable housing development intends to convert the units to a market-rate development, the City shall consult with the property owners and potential preservation organizations regarding the potential use of CDBG funds and/or Affordable Housing Fund monies to maintain affordable housing opportunities in those developments listed in Table H12 or assist in the non-profit acquisition of the units to ensure long-term affordability. (*Imp 25.1*)

Responsibility: Planning Department

Housing Program 4.1.3 Continue to maintain information on the City's website and 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. Review and ensure information is up to date on a semi-annual basis. (*Imp 14.3*)

Responsibility: Planning Department

Housing Program 4.1.4 Investigate availability of federal, state, and local programs (including Affordable Housing Fund monies) 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

Housing Program 4.1.5 As part of the City's annual monitoring of affordable housing agreements for those developments listed in Table H12, the City shall inform and educate owners of affordable units of the State Preservation Notice Law (Government Code Section 65863.10-13), if applicable. Pursuant to the law, owners of government-assisted projects cannot terminate subsidy contract, prepay a federally-assisted mortgage, or discontinue use restrictions without

first providing an exclusive Notice of Opportunity to Submit an Offer to Purchase. Owners proposing to sell or otherwise dispose of a property at any time during the five years prior to the expiration of restrictions must provide this Notice at least 12 months in advance unless such sale or disposition would result in preserving the restrictions. The intent of the law is to give tenants sufficient time to understand and prepare for potential rent increases, as well as to provide local governments and potential preservation buyers with an opportunity to develop a plan to preserve the property. This plan typically consists of convincing the owner to either (a) retain the rental restrictions in exchange for additional financial incentives or (b) sell to a preservation buyer at fair market value. (*Imp 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 Program 4.2.5** Developers that choose to meet the inclusionary housing requirements of Housing Program 2.2.1 through the renovation and conversion of existing off-site units in the City to affordable units shall be required to substantially renovate and improve the livability and aesthetics of the units for the duration of the affordability period and include energy conserving retrofits that will contribute to reduced housing costs for future occupants of the units. *(Imp 25.1)*

Responsibility: Planning Department

- Housing Program 4.2.6** Implement and enforce the recently adopted Water Efficient Landscape Ordinance and Landscape and Irrigation Design Standards in compliance with AB 1881 (2006). The ordinance establishes standards for planning, designing, installing, and maintaining and managing water-efficient landscapes in new construction and rehabilitated projects. *(Imp 17.1, 25.1)*

Responsibility: Planning Department

- Housing Program 4.2.7** Affordable housing developments that receive City assistance from Community Development Block Grant funds or from the City's Affordable Housing Fund shall be required, to the extent feasible, include installation of energy efficient appliances and devices, and water conserving fixtures that will contribute to reduced housing costs for future occupants of the units. *(Imp 25.1)*

Responsibility: Planning Department

- Housing Program 4.2.8** Investigate the feasibility and benefits of using a portion of its Community Development Block Grant funds for the establishment and implementation of an energy conserving home improvements program for lower-income homeowners. *(Imp 25.1)*

Responsibility: Planning Department

Housing Program 4.2.9 Establish a process for LEED certified staff members to provide development assistance to project proponents seeking LEED certification, which will in turn increase the LEED points granted to projects. *(Imp 25.1)*

Responsibility: Planning Department

Housing Program 4.2.10 To encourage voluntary green building action, the City will institute a green recognition program that may include public recognition of LEED certified buildings, payment of a display advertisement in the local newspaper recognizing the achievements of a project, or developing a City plaque that will be granted to exceptional developments. *(Imp 25.1)*

Responsibility: Planning Department, City Council

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 Pursuant to the requirements of SB2, the City will designate the Public Institutions (PI) zoning district as the district where emergency shelters are allowed as a permitted use without the need for a use permit. The PI district will be created as part of the City’s comprehensive revision to the Zoning Ordinance which is anticipated to be completed by Fall 2010; however, in the event that the Zoning Code revisions are not completed at such time, the City will amend the Zoning Code creating the PI zoning district and permitting emergency shelters by right within one year of adoption of the Housing Element. The revised Zoning Code shall establish specific standards and the following performance standards for emergency shelters:

- Maximum number of beds;
- Off-street parking based on demonstrated need;
- Size and location of exterior and interior waiting drop-off;
- Provision of on-site management;
- Proximity to other shelters;
- Length of stay; and
- Security and lighting. *(Imp 2.1, 25.1)*

Responsibility: Planning Department, Planning Commission, and City Council

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

Housing Program 5.1.8 Pursuant to the requirements of SB2, a definition of transitional and supportive housing shall be included within the Zoning Code

clarifying that transitional and supportive housing uses are treated in the same manner as other residential uses of the same types and subject to the same permitting processes. Staff will include these definitions as part of the comprehensive update of the Zoning Code anticipated for adoption by the end of Fall 2010. (*Imp 2.1, 25.1*)

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 law. (*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

<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. 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 nonprofit 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 nonprofit 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 nonprofit 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 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.

<i>Name</i>	<i>Persons/Groups Served</i>	<i>Location</i>	<i>Number of Beds</i>
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
Dayle McIntosh Center For The Disabled	Disabled Individuals/ Families with Disabled Members	Anaheim	7

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<i>Name</i>	<i>Persons/Groups Served</i>	<i>Location</i>	<i>Number of Beds</i>
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
Mary's Shelter	Pregnant teens, ages 17 and under; teen mothers and infants 0–18 months	Santa Ana	18

<i>Name</i>	<i>Persons/Groups Served</i>	<i>Location</i>	<i>Number of Beds</i>
Mercy House/Joseph House	Transitional housing: 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, and Women	Westminster	106
SPIN	Families, Men, and Women SPIN offers three 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 nonprofit 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

<i>Program Names</i>	<i>Description</i>	<i>Eligible Activities</i>
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 nonprofit 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 nonprofit 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 nonprofits sponsor housing rehabilitation projects.	<ul style="list-style-type: none"> ◆ Rehabilitation ◆ Repair Code Violations, Accessibility ◆ Additions, General Property Improvement

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<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)	Loan applicants apply to participating lenders for the following programs: <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
*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.	<ul style="list-style-type: none"> ◆ Home Buyer Assistance combined with Rehabilitation

<i>Program Names</i>	<i>Description</i>	<i>Eligible Activities</i>
Newport Beach In-Lieu Fee Funding	Funding source from the City's Inclusionary Housing Ordinance. Can be used to fund new construction, rehabilitation, acquisition, land purchases, gap financing, and help support infrastructure costs.	New Construction <ul style="list-style-type: none"> ◆ Rehabilitation ◆ Acquisition

Appendix H4 Housing Sites Analysis and Inventory

This appendix to the Housing Element addresses the requirements of Government Code Sections 65583 and 65583.2, requiring a parcel-specific inventory to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the City's share of the regional housing need allocation and to provide realistic opportunities for the provision of housing to all income segments within the community.

The Sites Analysis and Inventory is organized by the key opportunity areas identified within the Housing Element text. For each of these opportunity areas, the sites inventory table provides a listing of individual sites. The analysis demonstrates the sites are currently available and unconstrained so as to provide realistic development opportunities prior to June 30, 2014 (the end of the planning period). To demonstrate the realistic development viability of the sites, the analysis discusses: (1) current General Plan land use designations and whether appropriate zoning is in place; (2) applicable development limits/densities and their impact on projected development capacity and affordability; (3) existing constraints including any known environmental issues; and (4) the availability of existing and planned public service capacity levels. Since several of these new key housing opportunity areas were created as part of the 2006 General Plan Update, many of the sites identified will not have the appropriate zoning in place until the comprehensive update of the Zoning Code is completed. The Zoning Code update is anticipated to be completed in Fall 2010. As discussed in more detail in the Governmental Constraints section of the Housing Element, until the updated Zoning Code is adopted, project proponents wishing to proceed during the interim period may pursue approval of an Interim Study Overlay. The Interim Study Overlay is a procedure for the review and approval of projects that are consistent with General Plan.

The inventory was developed with the use of a combination of resources including the City's GIS database, updated Assessor's data, field surveys and review of the City's Land Use Element and Zoning Code. The analysis of the data resulted in the identification of underutilized sites and the realistic development capacity.

Since a limited amount of vacant land remains in the community, future housing development would primarily be achieved through infill and reuse of sites with existing, underutilized land uses. The inventory describes whether the sites are currently vacant or underutilized, and whether or not they are currently zoned for residential use.

Vacant Sites

Banning Ranch

The Land Use Element prioritizes the retention of the Banning Ranch property as open space, consolidating existing oil operations, restored wetlands and upland habitat, and a community park. However, due to the significant cost of purchasing the site and 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 small hotel uses.

The Banning Ranch Landowner's/Master Developer's are currently processing a Planned Community Development Plan (Newport Banning Ranch PC) with the City to implement the permitted land uses and level of development set forth in the General Plan. The PC will provide zoning regulations for those portions of the property within the City of Newport Beach and serve as pre-annexation zoning for those portions under the jurisdiction of the County of Orange. In addition to the development plan, an environmental impact report (EIR) is currently under preparation. The City anticipates review, and possibly certification, of the EIR and adoption of the development plan to occur by the end of 2010. The realistic unit capacity of 1,375 du for this area is based on the preliminary development plan and tract map currently under preparation.

Corona Del Mar

The General Plan land use designations 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. The sites are currently zoned for commercial use; however, the City is currently processing an Interim Study Overlay application to develop a seven-unit condominium project; therefore, the realistic capacity was assumed to be seven units.

San Miguel

This site is 0.75 acres and was formally utilized by a child care facility, which was demolished several years ago and now remains vacant. The General Plan designates the site for Multi-Family Residential (RM) use with a maximum development limit of 10 dwelling units. The existing zoning is Planned Community and allows multi-family and single-family development. The City is currently processing an application to develop the site for four single-family residential dwellings; therefore, realistic capacity was assumed to be four units.

Infill/Reuse Opportunity Areas

For the purposes of establishing a realistic development capacity for the mixed-use redevelopment opportunity sites within Areas 2-7, recently constructed or approved mixed-use projects throughout the City were researched and analyzed. The projects analyzed include those developed on both small and large sites, illustrating that the densities are achievable regardless of parcel size. The following are existing mixed-use projects that were recently constructed or approved:

605 E. Balboa Boulevard

- 0.59 acres
- 1 du with commercial below
- 16.9 du/acre
- No relief from zoning code development standards provided

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607-615 E. Balboa Boulevard

- 0.29 acres
- 5 du with commercial below
- 17.2 du/acre
- Only relief from zoning code development standards was to allow tandem commercial parking

2700 Newport Boulevard 19th Street Marina

- 2.095 acres
- 35 du and 22,500 sq. ft. commercial
- 16.7 du/acre

501-507 & 500-512 30th Street, 2908-2912 Lafayette Avenue

- 1.44 acres
- 22 du and commercial below
- 15.27 du/acre
- Relief from zoning code was granted for increased height which did not result in increased square footage

430 31st Street

- 0.065 acres
- 1 du with commercial below
- 15.6 du/acre
- Relief from zoning code was to allow handicap access lift to encroach into front yard setback

Taking an average of the aforementioned examples, 16 du/acre was used for Areas 2-7 as a realistic density to derive a realistic unit capacity.

Area 1- West Newport Mesa

These sites currently consist of some industrial zoned properties, commercial zoned properties and residential zoned properties. All of the sites will be zoned Multi-Unit Residential (RM) with the comprehensive zoning code update, consistent with the General Plan designation of Multiple Family Residential (RM). The RM zoning designation would allow 18 du/acre.

The industrial and commercial sites are considered underutilized due to aging commercial and industrial structures that are partially or wholly vacant. The RM zoning will provide these properties with redevelopment opportunities not previously afforded to them.

The older single-family residences are also considered underutilized because they have not realized the development potential permissible under the RM zoning district.

To determine the realistic development capacity of these sites, the lot size and densities of three existing affordable housing apartment complexes were analyzed:

- 843 W. 15th Street - 30 du/acre (65 du. on a 2.2 ac. lot)
- 1544 Placentia –31 du/acre (25 du. on a 0.8 ac. lot)
- 1530 Placentia –31 du/acre(14 du. on a 0.45 ac. lot)

The existing developments were constructed pursuant to the multi-residential development standards of the current Zoning Code and illustrate that a density of 18 du/acre is a realistic density for this area; therefore, it was used to compute the realistic unit capacity for the West Newport Mesa opportunity sites.

Area 2- Mariners Mile

These sites are currently zoned for commercial use and are developed as such. All of the sites will be zoned for mixed-use with the comprehensive Zoning Code update, consistent with their mixed-use General Plan designations (MU-H1 and MU-W1).

These sites are considered underutilized because the properties consist of older buildings, buildings with vacancies, or boat storage sites where there has not been a previous opportunity to realize the potential of the mixed-use zone. Many of the existing struggling commercial services would benefit from the mixed-use redevelopment opportunity, which would increase customer activity and create new demand for the commercial services.

For the sites on the inland side of Coast Highway, the General Plan establishes a maximum density of 26.7 du/ac; however, based on the average density yield of recently constructed or approved mixed-use developments in the City, 16 du/ac was utilized as the realistic development capacity of those sites (see *Mixed-Use Realistic Development Capacity Assumption* section for detailed discussion). For bay-fronting properties in this area, the General Plan establishes a lower density limit of 12 du/ac based on a maximum 50 percent of the property; therefore, for bay-fronting sites, the realistic development capacity was established as 12 du/ac based on a maximum 50 percent of the property.

Area 3- Lido Marina Village

These sites are currently zoned for commercial use and are developed as such. All of the sites will be zoned for mixed-use with the exception of the two properties that will be zoned for multi-unit residential with the comprehensive Zoning Code update, consistent with their General Plan designations of Mixed-Use Water 2 (MU-W2) and Multiple Residential (RM 20 du/ac).

These sites are considered underutilized because they consist of properties that are developed with aging commercial buildings, many with vacancies where there has been no opportunity to realize the potential of the mixed-use redevelopment currently afforded. The mixed-use is a realistic opportunity that will bring vitality back to the failing commercial area. The two properties that will be zoned multi-unit residential are also underutilized and economically obsolete due to aging commercial buildings that occupy the sites, one of which has an entire second floor vacant.

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The mixed-use designation provides for a maximum density of 26.7 du/ac; however, based on existing mixed-use projects developed in the area, a realistic density of 16 du/ac was used to derive a realistic unit capacity for the mixed-use sites. For the multi unit residential sites, realistic development capacities were based on the maximum allowed density of 20 du/ac, which is supported by the actual development capacities achieved on existing multi unit residential projects within the area. The following provide examples of these projects:

- 711 Lido Park Drive – 20 du/acre (12 du on a 0.6 ac. lot)
- 621 & 633 Lido Park Drive – 36 du/acre (36 du on a 1 ac. lot)

Area 4- Cannery Village

These sites currently consist of commercial and mixed-use zoned properties, and are developed as such. The properties have mixed-use General Plan land use designations of Mixed-Use Horizontal 4 (MU-H4). All of the properties will be zoned for mixed-use with the comprehensive Zoning Code update to be consistent with their General Plan designations.

These sites are consist of aging commercial and light industrial buildings. There are some existing mixed-use properties in the area; however, the mixed-use regulations of the new Zoning Code will be less restrictive (i.e. parking) and will facilitate additional opportunities for mixed-use projects.

The General Plan establishes a maximum density of 26.7 du/ac; however, based on the average density yield of recently constructed or approved mixed-use developments in the City, 16 du/ac was utilized as the realistic development capacity of those sites.

Area 5- McFadden Square

This area is similar to Cannery Village and the sites consist of commercial and mixed-use zoned properties. The properties have mixed-use General Plan land use designations of MU-W2. All of the properties will be zoned for mixed-use with the comprehensive zoning code update to be consistent with their General Plan designations.

These sites consist of aging commercial buildings and vacant lots used for commercial parking. There are existing mixed-use properties; however, the mixed-use development regulations of the new Zoning Code will be less restrictive (i.e. parking) and will facilitate additional opportunities for mixed-use projects.

The General Plan establishes a maximum density of 26.7 du/ac; however, based on the average density yield of recently constructed or approved mixed-use developments in the City, 16 du/ac was utilized as the realistic development capacity of those sites.

Area 6- Balboa Village

This area is similar to Cannery Village and McFadden with sites that consist of commercial and mixed-use zoned properties. The properties have mixed-use General Plan land use designations of

Mixed-Use Vertical (MU-V). All of the properties will be zoned for mixed-use with the comprehensive Zoning Code update to be consistent with the General Plan designation.

These sites consist of aging commercial buildings. There are existing mixed-use properties; however, the mixed-use development regulations of the new Zoning Code will be less restrictive (i.e. parking) and will facilitate additional opportunities for mixed-use projects.

The General Plan establishes a maximum density of 26.7 du/ac; however, based on the average density yield of recently constructed or approved mixed-use developments in the City, 16 du/ac was utilized as the realistic development capacity of those sites.

Area 7- Dover Drive/Westcliff Drive

These sites consist of properties zoned for administrative, professional, and financial use. They have General Plan land use designations of Mixed-Use Horizontal 1 (MU-H1) and will be zoned for mixed-use with the comprehensive zoning code update to be consistent with the General Plan land use designation.

These sites are currently developed with aging commercial and financial buildings, which are no longer considered to be the highest and best use for these properties due to the mixed-use development opportunities that have been created for these properties.

The General Plan establishes a maximum density of 26.7 du/ac; however, based on the average density yield of recently constructed or approved mixed-use developments in the City, 16 du/ac was utilized as the realistic development capacity of those sites.

Area 8- Newport Center

The Land Use Element creates a new residential land use designation of Mixed-Use Horizontal 3 (MU-H3) in this area with up to 450 new high-density multi-family housing units.

The Irvine Company (TIC) is the main land owner/developer in the Newport Center area and recently prepared a Planned Community Development Plan (North Newport Center PC) for TIC owned property within the Newport Center (approved in December 2007). This Development Plan allows for the diversification of land uses in order to encourage new and original uses consistent with the mixed-use concept as established in the General Plan, including the development of 430 of the permitted 450 mixed-use units (within Block 500, 600 and San Joaquin Plaza). The development plan and accompanying text sets forth the property development standards which would govern development within the PC area. Said standards contain information concerning requirements for site coverage, building heights, setback line designations, off-street parking, vehicular access, signage, lighting, storage, screening and landscaping. To facilitate the development of the housing and provide considerable flexibility, maximum heights were set at 65 feet and 295 feet (depending on sub-area location) and no maximum density limit was established, but rather maximum development was limited to a cap of 430 dwelling units. Properties located within the North Newport Center Planned Community are identified as Site 1 within the site inventory and maps.

Housing Element

As illustrated within the site inventory and maps, seven properties (Sites 3-9) are eligible to utilize the remaining 30 mixed-use dwelling units available for development within the Newport Center area. One of these seven property owners currently has a pending application with the City to develop six of the remaining units, resulting in 24 mixed-use dwelling units unaccounted for and available for development.

In addition to the 450 mixed-use infill units available for development with the MU-H3 designated properties in Newport Center, the General Plan includes a development opportunity for 79 multi-family residential (RM) dwelling units. A 79 unit condominium project (Santa Barbara Condominiums) was approved by the City in 2006 and the California Coastal Commission in 2007; however, the project has yet to be constructed. This project site is identified as Site 2 within the site inventory and maps.

Area 9- Airport Area

Sites within this area are currently zoned Planned Community and are developed with existing research and development, office, high technology, industrial and commercial uses. 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. Land Use Element Policy LU 6.15.5 allocates a maximum of 2,200 housing units in areas designated as MU-H2. All of the units must be developed as replacement of existing uses, with the exception of a maximum of 550 units that may be developed as infill on existing surface parking lots. All of the properties identified as potential housing opportunity sites will require a Planned Community amendment to implement the mixed-use land use designation.

In formulating General Plan policies, it was important that residential development not occur on a “piecemeal” basis, but rather there must be sufficient critical mass to enable each increment of housing to stand alone as a viable and livable neighborhood. Therefore, the General Plan establishes several policies that set forth criteria for the configuration and design of new residential villages in the Airport Area. The realistic development capacity for the Airport Area takes into consideration each of the following development limitations:

Density- General Plan 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. Pursuant to Government Code Section 65583.2(c)(1), since a minimum density limit has been established for this area, the realistic development capacity utilizes a density of 30 du/ac.

Residential Villages- General Plan Policy LU 6.15.6 defines standards for the development of cohesive and integrated neighborhoods. It stipulates that residential neighborhoods shall contain a minimum of 10 contiguous acres centered on a neighborhood park and other amenities. The housing opportunity sites illustrated in the site inventory and map is based on the five potential residential villages illustrated in the Airport Area Residential Villages Concept Diagram contained in the Land Use Element of the General Plan (Figure LU23).

Vehicle Trip Conversion Rate- General Plan Policy 6.15.5 states that of the 2,200 units permitted within the Airport Area, only 550 units may be developed as infill on surface lots or areas not occupied by buildings. The remaining 1,650 units are permitted as the replacement of existing nonresidential uses or industrial uses. When a development phase includes a mix of residential and nonresidential uses or replaces existing industrial uses, the number of peak hour trips generated by the cumulative development of the site shall not exceed the number of trips that would have resulted from the development of the underlying permitted nonresidential uses. A standardized set of conversion rates is provided by the Traffic Engineer in order for all conversions to occur in a consistent and fair manner. Both the AM and PM peak hour trip rates from the Newport Beach Transportation Model (NBTM) were reviewed and the more conservative of the two was selected for determining the conversion factors. The sites inventory for the Airport Area includes the potential unit capacities based on the trip conversion rates. The results of the analysis demonstrate that potential dwelling unit capacity based on trips exceeds the maximum 2,200 unit capacity allowed per the General Plan and further supports the realistic development capacity for the area.

Further supporting the realistic development potential for the area is the Integrated Conceptual Development Plan that has been prepared for future residential development on the Koll and Conexant properties in the Airport Area (Residential Village Sites 4 and 5). For the Koll development project, the Plan includes 260 residential infill units within a 24-acre area of the Koll Center. The applicant is currently working on a conceptual site plan for the project and has had discussions with City staff to address issues with traffic circulation, fire access, and open space requirements. The applicant is currently preparing the Planned Community text for submission and public hearings are anticipated for late 2010 or early 2011.

For the Conexant development project, the Plan proposes to demolish up to 436,000 square feet of existing industrial and office space, and replace it with up to, including density bonus units, 1,244 residential units, up to 11,600 square feet of neighborhood commercial uses, and approximately two acres in parkland. Staff has completed its third review of the Specific Plan and the Environmental Impact Report (EIR) is currently underway. Public hearings are anticipated for late 2010 or early 2011.

Environmental Constraints

Environmental constraints include possible asbestos from older building construction for many of the aging structures throughout all of the Areas. In Area 1 West Newport there are light industrial uses that could have created possible toxins. Smaller projects may be exempt from the California Environmental Quality Act (CEQA) and larger projects will be subject to CEQA beginning with Initial Studies which will identify all possible environmental issues at the time of project submittal.

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.

Adequate Infrastructure Capacity within all Sites

Government Code Section 65583.2(b)(5) requires a general description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities. This information need not be identified on a site-specific basis. There is adequate infrastructure capacity within these underutilized sites, and redevelopment of these infill sites is considered feasible. The infrastructure capacity is considered adequate to accommodate the City's share of the regional housing need. Presently, the 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, the City intends to provide service to this area.

- Adequate water supply, water delivery, and water treatment facilities. The sites are served by Irvine Ranch Water District (IRWD) and the City. The City continues to produce groundwater and purchase local water. Currently the City purchases imported water through the Municipal Water District (MWD) from the Municipal Water District of Orange County (MWDOC). Build out of the General Plan land use designations including these sites would increase water demand however; the MWDOC has indicated that there is adequate existing and planned imported water supply to accommodate the increased demand associated with the build out of the General Plan land use designations. The amount of projected development including these sites could place more demand on the local groundwater supply to avoid the purchase of additional imported water, even though sufficient imported water is projected to be available. However, General Plan policies are in place within the Natural Resources Element including enforcement of water conservation measures that limit water usage, prohibit activities that waste water or cause runoff, and require the use of water efficient landscaping and irrigation in conjunction with other water conserving devices and practices in both new construction and major alterations and additions to existing buildings. Overall General Plan policies found in the Land Use and Natural Resources Elements are in place to reduce impacts associated with water supplies, treatment, and conveyance systems related to build out of the General Plan land use designations including these sites.

IRWD anticipates a sufficient water supply to cover estimated demands as well as future demands resulting from unanticipated changes in land use, IRWD would be able to serve the new land uses from existing entitlements and resources.

- Waste Water Facilities. The City, IRWD, and Costa Mesa Sanitation District (CMSD) provide wastewater infrastructure to the City and they utilize Orange County Sanitation District (OCSA) facilities for the treatment of wastewater collected with their infrastructure. The existing treatment plants operate well below their design capacity and it is anticipated that cumulative development of the General Plan land use designations including these sites would not exceed the capacity of the waste water treatment system. Cumulative impact of the additional residential and mixed-use development within each of the service providers'

areas could result in the need for additional wastewater conveyance infrastructure depending on the project. However, any person connecting to the sewer system is required to pay connection fees in accordance with existing regulations. Existing regulations ensure that all users pay their fair share for any necessary expansion of the system, including expansion to wastewater treatment facilities.

- *Adequate solid waste facilities.* Refuse is consolidated and transported to a materials recovery facility where recyclable materials are then sorted from refuse by machines and other methods. The remaining solid waste is then taken to one of three County landfills. Currently, only the Frank R. Bowerman Sanitary Landfill services the City of Newport Beach. The increase in solid waste generated by the development under the proposed General Plan land uses including these sites would not exceed capacity of the landfill. In addition, AB 939 mandates the reduction of solid waste disposal in landfills.
- *Adequate residential trash collection facilities.* The majority of residential solid waste generated in the City is collected by the City's Refuse Division and the remaining solid waste is collected by waste haulers and transported to a City-owned transfer station. The City has implemented recycling ordinances to help ensure that AB 939 requirements are met and solid waste is regulated by the City through the requirement of franchises.
- *Adequate electric, gas and cable services.* The private utility providers are able to service all future developments resulting from the cumulative development of the General Plan land use designations including these sites.
- *Adequate public facilities.* The City's libraries and other public facilities can adequately serve the increased demand from residential users. The increased demand on the schools would be addressed by implementation of General Plan policies which allow for the development of new public and institutional facilities within the City.

HOUSING SITES INVENTORY

VACANT SITES													
<i>Map</i>	<i>Address/ APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Zone</i>	<i>GP Designation</i>	<i>Existing Use</i>	<i>Additional Info</i>	<i>Infrastructure Sufficient to Serve Land Use?</i>	<i>Type of land</i>	<i>Environ Constraints</i>	<i>Density</i>	<i>Potential Unit Capacity (du)</i>	<i>Realistic Unit Capacity (du)</i>
Site 1	3928 and 3916 E. Coast Highway/ 459 123 05 and 459 123 04	15,343 .1	0.35	RSC	RM	Vacant parking lot	(1), (2), (4)	Yes	VNRU	None	8 du limit per General Plan	8 du	7 du
Site 2	1691 San Miguel/ 458 302 08	32,445 .30	0.745	PC-3	RM	Vacant land	PC text amendment and tract map proposed for five single family units	Yes	VNRU	None	10 du limit per General Plan	10 du	4 du
Site 3	No address/ 424 041 04	47070 9.38	10.81	N/A	N/A	Banning Ranch	(1), (3)	No (5)	VRU	Wetlands, open space EIR in process	1,375 du limit per General Plan	1,375 du	1,375 du
VACANT SITES TOTAL DEVELOPMENT CAPACITY												1,393 du	1,386 du

- (1) Within Coastal Zone.
- (2) Interim Study Overlay required prior to Zoning Code update.
- (3) Planned Community 25 is currently being developed
- (4) Same owner for both parcels and General Plan designates the total maximum dwelling units for both parcels combined not as two separate parcels.
- (5) 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

VR – Vacant residentially zoned sites.
 VNR – Vacant non-residentially zoned sites that allow residential uses.



Vacant Sites

Housing Site Inventory

AREA 1 WEST NEWPORT MESA													
Map	Address/ APN	Area (sq. ft)	Acres	Zone	GP Designation	Existing Use	Additional Info	Infrastructure Sufficient to Serve Land Use?	Type of land	Environ Constraints	Density	Potential Unit Capacity (du)	Realistic Unit Capacity (du)
Site 1	1484 Monrovia/ 424 011 02	7,399.9	0.1698	MFR (2178)	RM	Single family residence built 1950's underutilized *	(2)	yes	U	Possible asbestos from older building	18 du/acre	3 with a net increase of 2 du	3 with a net increase of 2 du
Site 2	1499 Monrovia/ 424 401 14	47,723. 6	1.10	M-1-A	RM	Commercial office/ industry media, bicycles, dirtbikes w/ vacancies	(1) previously proposed residential project approved prior to economic downturn now on market	yes	NRU	None	18 du/acre	19 du	19 du
Site 3	1500 Monrovia 890 W. 15 th St./ 424 151 03	189,008 .7	9.109	MFR (2178)	RM	117 unit Mobile home park that has obtained closure permit	(1)	yes	U	None	18 du/acre	163 = 46 du net increase	163 = 46 du net increase
Site 4	1535 Monrovia/ 424 401 07	23,337. 6	0.536	M-1-A	RM	Commercial/ storage built 1950's	(1)	yes	NR	Possible asbestos from older building	18 du/acre	9	9

AREA 1 WEST NEWPORT MESA													
<i>Map</i>	<i>Address/ APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Zone</i>	<i>GP Designation</i>	<i>Existing Use</i>	<i>Additional Info</i>	<i>Infrastructure Sufficient to Serve Land Use?</i>	<i>Type of land</i>	<i>Environ Constraints</i>	<i>Density</i>	<i>Potential Unit Capacity (du)</i>	<i>Realistic Unit Capacity (du)</i>
Site 5	1537 Monrovia/ 424 401 08	33,293. 8	0.764	M-1-A	RM	Light industrial building built 1970's	(1)	yes	NRU	Possible toxins from previous uses, Possible asbestos from older building	18 du/acre	13	13
Site 6	1539 Monrovia/ 424 401 06	49,642. 46	1.139	M-1-A	RM	Commercial storage/ Warehouse built 1970's	(1)	yes	NRU	Possible asbestos from older building	18 du/acre	20	20
Site 7	No address/ 424 011 20	21,780. 1	0.5	APF	RM	Vacant land used for boat storage	(1)	yes	VNR	None	18 du/acre	9	9
Site 8	1526 Placentia Ave./ 424 161 08	15,048. 35	0.35	RSC	RM	Liquor store building built 1960's	(1)	yes	NRU	Possible asbestos from older building	18 du/acre	6	6
Site 9	1455 Superior Ave F/ 424 011 27	8254.15	0.19	APF	RM	Single family residence	(1)	yes	NRU	None	18 du/acre	3	3
Site 10	1455 Superior G/ 424 011 19	8257.1	0.19	MFR	RM	Vacant site used as boat storage	none	yes	VRU	None	18 du/acre	3	3

AREA 1 WEST NEWPORT MESA													
<i>Map</i>	<i>Address/ APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Zone</i>	<i>GP Designation</i>	<i>Existing Use</i>	<i>Additional Info</i>	<i>Infrastructure Sufficient to Serve Land Use?</i>	<i>Type of land</i>	<i>Environ Constraints</i>	<i>Density</i>	<i>Potential Unit Capacity (du)</i>	<i>Realistic Unit Capacity (du)</i>
Site 11	1455 Superior H/ 424 011 18	8257.13	0.19	MFR	RM	Single family residence	(2)	yes	U	None	18 du/acre	3 with a net increase of 2	3 with a net increase of 2
AREA 1 WEST NEWPORT TOTAL DEVELOPMENT CAPACITY												132 du	132 du

- (1) Interim Study Overlay required prior to Zoning Code update.
- (2) Existing single-family residence could pose constraint if the owner did not want to redevelop or sell.

VRU- Vacant residentially zoned sites which are underutilized.

VNR – Vacant non-residentially zoned sites that allow residential uses.

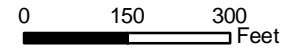
U – Underutilized residential zoned sites which are capable of being developed at a higher density with greater intensity.

NRU – Non-residentially zoned sites that are underutilized that will be rezoned for residential use once the Zoning Code update is complete.



Area 1 - West Newport Mesa

Housing Site Inventory



AREA 2 MARINER'S MILE													
<i>Map</i>	<i>Address/ APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Zone</i>	<i>GP Designation</i>	<i>Existing Use</i>	<i>Additional Info</i>	<i>Infrastructure Sufficient to Serve Land Use?</i>	<i>Type of land</i>	<i>Environ Constraints</i>	<i>Density</i>	<i>Potential Unit Capacity (du)</i>	<i>Realistic Unit Capacity (du)</i>
Site 1	2077, 2101 W. Coast Highway/ 049-150-21	40,092.6	0.92	SP-5 RMC	MUW1	Commercial office buildings built 1960's	(2) (3)	yes	NR	Possible asbestos from older building construction	12 d/u per acre based on max. 50% of the property	5 du	5 du
Site 2	2241 W. Coast Highway/ 049-150-26	95,025.1	2.18	SP-5 RMC	MUW1	Vacant restaurant building built 1960's underutilized	(2) (3)	yes	NRU	Possible asbestos from older building construction	12 d/u per acre based on max. 50% of the property	13 du	13 du
Site 3	2429, 2439, 2431, 2505, 2507 W. Coast Highway/ 049-150-29	71,704.8 1	1.65	SP-5 RMC	MUW1	Various commercial office, yacht cleaning service, some vacancies	(2) (3)	yes	NRU	None	12 d/u per acre based on max. 50% of the property	9 du	9 du
Site 4	2901 W. Coast Highway/ 049-130-14	52,480.0 6	1.2	SP-5 RMC	MUW1	Various office and commercial services - wine store, fitness, yacht services Building built 1940's	(2) (3)	yes	NRU	Possible asbestos from older building construction	12 d/u per acre based on max. 50% of the property	7 du	7 du

AREA 2 MARINER'S MILE													
<i>Map</i>	<i>Address/ APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Zone</i>	<i>GP Designation</i>	<i>Existing Use</i>	<i>Additional Info</i>	<i>Infrastructure Sufficient to Serve Land Use?</i>	<i>Type of land</i>	<i>Environ Constraints</i>	<i>Density</i>	<i>Potential Unit Capacity (du)</i>	<i>Realistic Unit Capacity (du)</i>
Site 5	3333 W. Coast Highway/ 049-130-22	60,537.6 6	1.39	SP-5 RMC	MUW1	Various medical offices, and wine broker, and vacancies	(2) (3)	yes	NRU	None	12 d/u per acre based on max. 50% of the property	8 du	8 du
Site 6	2600, 2602, 2606 Avon St./ 049-122-03	6,160.84	0.14	SP-5 RSC	MUH1	Commercial retail building built 1950's	(2) (3)	yes	NRU	Possible asbestos from older building construction	26.7du/ per acre	3 du	2 du (16 du/acre)
Site 7	2610 Avon St./ 049-122-04	7,581.10	0.17	SP-5 RSC	MUH1	Commercial stores built 1950's	(2) (3)	yes	NR	Possible asbestos from older building construction	26.7 du/per acre	4 du	2 du (16 du/acre)
Site 8a	2615 Avon St./ 049-121-24	38,951.6	0.89	SP-5 RSC	MUH1	Parking lot (used for offsite parking which could be addressed by mixed use parking with residential)	(2) (3)	yes	NRU	None	26.7 du/per acre	23.76 du	14 du (16 du/acre)
Site 8b	2700 W. Coast Highway/ 049-121-23	41,844.8 1	0.96	SP-5 RSC	MUH1	Commercial, some vacant spaces building built 1970s	(2) (3)	yes	NRU	Possible asbestos from older building construction	26.7 du/per acre	25.6 du	15 du (16 du/acre)

AREA 2 MARINER'S MILE													
<i>Map</i>	<i>Address/ APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Zone</i>	<i>GP Designation</i>	<i>Existing Use</i>	<i>Additional Info</i>	<i>Infrastructure Sufficient to Serve Land Use?</i>	<i>Type of land</i>	<i>Environ Constraints</i>	<i>Density</i>	<i>Potential Unit Capacity (du)</i>	<i>Realistic Unit Capacity (du)</i>
SUBTOTAL FOR SITE 8 (1)												49 du	29 du
Site 9	2620 Avon St./ 049- 122-05	7,199.9	0.17	SP-5 RSC	MUH1	Commercial parking lot (used for offsite parking which could be addressed by mixed use parking with residential)	(2) (3)	yes	NRU	None	26.7 du/acre	4 du	2 du (16 du/acre)
Site 10	2630 Avon St./ 049-122-06	7,200	0.17	SP-5 RSC	MUH1	Various commercial, built 1950's	(2) (3)	yes	NR	Possible asbestos from older building	26.7 du/acre	4 du	2 du (16 du/acre)
Site 11	2640, 2650, 2660 Avon/ 049-122-22	11,700	0.27	SP-5 RSC	MUH1	Commercial miscellaneo us built 1950's	(2) (3)	yes	NR	Possible asbestos from older building	26.7 du/acre	7 du	4 du (16 du/acre)
Site 12	2651 Avon/ 049-121-18	17,477.9 8	0.40	SP-5 RSC	MUH1	Parking lot (used for offsite parking which could be addressed by mixed use parking with residential)	(2) (3)	yes	NRU	None	26.7 du/acre	10 du	6 du (16 du/acre)

AREA 2 MARINER'S MILE													
<i>Map</i>	<i>Address/ APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Zone</i>	<i>GP Designation</i>	<i>Existing Use</i>	<i>Additional Info</i>	<i>Infrastructure Sufficient to Serve Land Use?</i>	<i>Type of land</i>	<i>Environ Constraints</i>	<i>Density</i>	<i>Potential Unit Capacity (du)</i>	<i>Realistic Unit Capacity (du)</i>
Site 13	2000, 2200 W. Coast Highway/ 425 471 27	190,254. 1	4.37	SP-5 RSC	MUH1	Vacant site used for boat storage	(2) (3) (4)	yes	NRU	None	26.7 du/acre	113 du	69 du (16 du/acre)
Site 14	2430 W. Coast Highway/ 425 471 19	21,373.0 6	0.49	SP-5 RSC	MUH1	Misc. commercial building built 1980's	(2) (3) (4)	yes	NR	None	26.7 du/acre	13 du	7 du (16 du/acre)
Site 15	2436 W. Coast Highway/ 425 471 57	24,506.7 7	0.56	SP-5 RSC	MUH1	Misc. commercial building built 1990's	(2) (3) (4)	yes	NR	None	26.7 du/acre	14 du	8 du (16 du/acre)
Site 16	2500 W. Coast Highway/ 425 471 54	18,806.7 2	0.43	SP-5 RSC	MUH1	Miscellaneous commercial and boat storage 1950's	(2) (3) (4)	yes	NRU	Possible asbestos from older building construction	26.7 du/acre	11 du	6 du (16 du/acre)
Site 17a	2510 W. Coast Highway and no address/ 425 471 55	8,838.57	0.2	SP-5 RSC	MUH1	Commercial building with misc. uses building built 1950's	(2) (3) (4)	yes	NRU	Possible asbestos from older building construction	26.7 du/acre	5.34 du	3.2 du (16 du/acre)
Site 17b	no address/ 425 471 55	5,396.66	0.12	SP-5 RSC	MUH1	Commercial building with misc. uses built 1950's ,boat storage, parking lots	(2) (3) (4)	yes	NRU	Possible asbestos from older building construction	26.7 du/acre	3.2 du	1.95 du (16 du/acre)

AREA 2 MARINER'S MILE													
<i>Map</i>	<i>Address/ APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Zone</i>	<i>GP Designation</i>	<i>Existing Use</i>	<i>Additional Info</i>	<i>Infrastructure Sufficient to Serve Land Use?</i>	<i>Type of land</i>	<i>Environ Constraints</i>	<i>Density</i>	<i>Potential Unit Capacity (du)</i>	<i>Realistic Unit Capacity (du)</i>
Site 17c	2530 W. Coast Highway/ 425 471 56	21,229.96	0.49	SP-5 RSC	MUH1	Commercial building with misc. uses built 1950's, boat storage, parking lots	(2) (3) (4)	yes	NRU	Possible asbestos from older building construction	26.7 du/acre	13.08	7.8 du (16 du/acre)
Site 17d	No address/ 425 471 56	1,997.95	0.05	SP-5 RSC	MUH1	Commercial building with misc. uses building built 1950's, boat storage, parking lots	(2) (3) (4)	yes	NRU	Possible asbestos from older building construction	26.7 du/acre	1.34 du	0.8 du (16 du/acre)
Site 17e	No address/ 425 471 56	5,158.43	0.12	SP-5 RSC	MUH1	Commercial building with misc. uses built 1950's, boat storage, parking lots	(2) (3) (4)	yes	NRU	Possible asbestos from older building construction	26.7 du/acre	3.2 du	1.92 du (16 du/acre)
SUBTOTAL FOR SITE 17 (1)												26 du	15 du
Site 18a	2540, 2542 W. Coast Highway and 106, 110 Tustin Ave./ 425 471 15	10,003	0.23	SP-5 RSC	MUH1	Commercial building with misc. uses - wine shop, building built 1940's	(2) (3) (4)	yes	NRU	Possible asbestos from older building construction	26.7 du/acre	6.14 du	3.68 du (16 du/acre)

AREA 2 MARINER'S MILE													
<i>Map</i>	<i>Address/ APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Zone</i>	<i>GP Designation</i>	<i>Existing Use</i>	<i>Additional Info</i>	<i>Infrastructure Sufficient to Serve Land Use?</i>	<i>Type of land</i>	<i>Environ Constraints</i>	<i>Density</i>	<i>Potential Unit Capacity (du)</i>	<i>Realistic Unit Capacity (du)</i>
Site 18b	116 Tustin Ave./ 425 471 14	5,420.22	0.49	SP-5 RSC	MUH1	Commercial building with misc. uses including wine shop, building built 1940'	(2) (3) (4)	yes	NRU	Possible asbestos from older building	26.7 du/acre	13.08 du	7.84 du (16du/acre)
Site 18c	120 Tustin Ave./ 425 471 13	6,100.16	0.14	SP-5 RSC	MUH1	Commercial building with misc. uses including a wine shop, building built 1940'	(2) (3) (4)	yes	NRU	Possible asbestos from older building	26.7 du/acre	3.74 du	2.24 du (16 du/acre)
SUBTOTAL FOR SITE 18 (1)												22 du	13 du
Site 19	2902 W. Coast Highway/ 049 110 19	14,373.59	0.33	SP-5 RSC	MUH1	Commercial retail building built 1950's	(2) (3) (4)	yes	NR	Possible asbestos from older building	26.7 du/acre	8 du	5 du (16 du/acre)
Site 20	2906 W. Coast Highway/ 049 110 21	10,414.37	0.24	SP-5 RSC	MUH1	Commercial rental car building built 1930's	(2) (3) (4)	yes	NR	Possible asbestos from older building	26.7 du/acre	6 du	3 du (16 du/acre)
Site 21	149, 177 Riverside Ave./ 049 110 30	50,649.66	1.16	SP-5 RSC	MUH1	Commercial retail building built 1960's	(2) (3) (4)	yes	NR	Possible asbestos from older building	26.7 du/acre	30 du	18 du (16 du/acre)
Site 22	204 Riverside Ave./ 049 122 25	3,900	0.09	SP-5 RSC	MUH1	Commercial office building built 1950's	(2) (3)	yes	NR	Possible asbestos from older building	26.7 du/acre	2 du	1 du (16 du/acre)

AREA 2 MARINER'S MILE													
<i>Map</i>	<i>Address/ APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Zone</i>	<i>GP Designation</i>	<i>Existing Use</i>	<i>Additional Info</i>	<i>Infrastructure Sufficient to Serve Land Use?</i>	<i>Type of land</i>	<i>Environ Constraints</i>	<i>Density</i>	<i>Potential Unit Capacity (du)</i>	<i>Realistic Unit Capacity (du)</i>
Site 23	124 Tustin Ave./ 425 471 12	6780.13	0.16	SP-5 RSC	MUH1	Commercial office building with misc. uses built 1950's	(2) (3)	yes	NR	Possible asbestos from older building	26.7 du/acre	4 du	2 du (16 du/acre)
AREA 2 MARINERS MILE TOTAL DEVELOPMENT CAPACITY												372 du	236 du

- (1) Same owner for adjacent parcels and is opportunity to combine sites for one development.
- (2) Within Coastal Zone.
- (3) Interim Study Overlay required prior to Zoning Code update.
- (4) Frontages shall be developed with marine related and highway-oriented general commercial uses per General Plan policy.

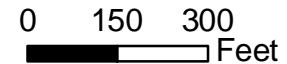
NR – Non-residentially zoned sites that will be rezoned for residential use once Zoning Code update is complete.

NRU – Non-residentially zoned sites that are underutilized and will be rezoned for residential use once the Zoning Code update is complete.



Area 2 - Mariners Mile

Housing Site Inventory



AREA 3 LIDO MARINA VILLAGE													
<i>Map</i>	<i>Address/ APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Zone</i>	<i>GP Designation</i>	<i>Existing Use</i>	<i>Additional Info</i>	<i>Infrastructure Sufficient to Serve Land Use?</i>	<i>Type of land</i>	<i>Environ Constraints</i>	<i>Density</i>	<i>Potential Unit Capacity (du)</i>	<i>Realistic Unit Capacity (du)</i>
Site 1	3600 Newport Blvd./ 423 121 03	3,192. 37	.0733	Retail Service Comm ercial (RSC)	MU W2	Vacant landscaped site City- owned	(2) potential development opportunity if lot is consolidated with 3636 and 3700 Newport Blvd.	yes	VNRU	None	Max FAR is 0.8 and 1,631 sq. ft. per unit	1 du	1 du (16 du/acre)
Site 2	3636 Newport Blvd./ 423 121 06	3281.5 9	.075	RSC	MU W2	Vacant commercial building	(2) potential development opportunity if lot is consolidated with 3600 and 3700 Newport Blvd.	yes	NRU		Max FAR is 0.8 and 1,631 sq. ft. per unit	1 du	1 du (16 du/acre)
Site 3	3700 Newport Blvd./ 423 121 05	13,138	.302	RSC	MU W2	Commercial building - vacant building built 1950's	(2) potential development opportunity if lot is consolidated with 3600 and 3636 Newport Blvd.	yes	NRU	Possible asbestos from older building construction	Max FAR is 0.8 and 1,631 sq. ft. min. per unit	6 du	4 du (16 du/acre)
Site 4	3355 Via Lido/ 423 112 03	34,871 .58	0.801	RSC	RM	Commercial and parking lot building Built 1950's entire second floor is vacant	(1) (2)	yes	NRU	Possible asbestos from older building	20 du/acre	16 du	16 du

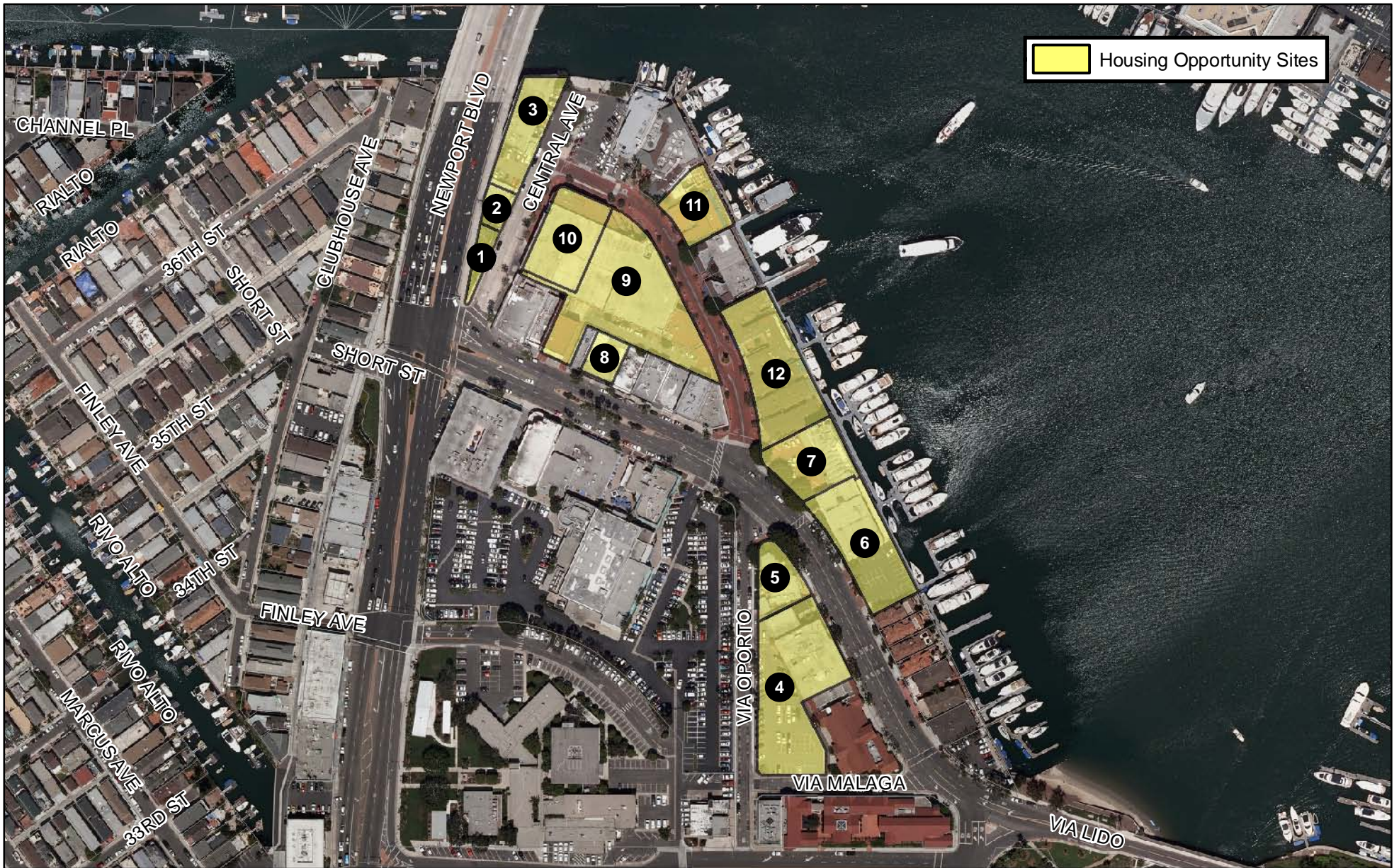
AREA 3 LIDO MARINA VILLAGE													
<i>Map</i>	<i>Address/ APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Zone</i>	<i>GP Designation</i>	<i>Existing Use</i>	<i>Additional Info</i>	<i>Infrastructure Sufficient to Serve Land Use?</i>	<i>Type of land</i>	<i>Environ Constraints</i>	<i>Density</i>	<i>Potential Unit Capacity (du)</i>	<i>Realistic Unit Capacity (du)</i>
Site 5	3363, 3369, 3377 Via Lido and 3378 Via Oporto/ 423 112 01	8,106. 03	0.186	RSC	RM	Commercial Office Building Built 1930's	(1) (2)	yes	NRU	Possible asbestos from older building construction	20 du/acre	3 du	3du (16 du/acre)
Site 6	3366 Via Lido/ 423 123 10	21,576 .76	0.495	RSC	MUW2 (3)	Commercial Miscellaneo us Building built 1950's	(1) (2)	yes	NRU	Possible asbestos from older building construction	Max FAR is 0.8 and 1,631 sq. ft. min. per unit	10 du	7 du (16 du/acre)
Site 7	3388 Via Lido/ 423 123 09	14,155 .93	0.32	RSC	MUW2	Commercial financial building built 1960's	(1) (2)	yes	NRU	Possible asbestos from older building construction	Max FAR is 0.8 and 1,631 sq. ft. min. per unit	6 du	5 du (16 du/acre)
Site 8	3422,342 4, 3426,342 8 Via Lido/ 423 122 05	4,499. 99	.103	RSC	MUW2	Commercial retail building built 1950's	(1) (2)	yes	NRU	Possible asbestos from older building construction	Max FAR is 0.8 and 1,631 sq. ft. min. per unit	2 du	1 du (16 du/acre)

AREA 3 LIDO MARINA VILLAGE													
Map	Address/ APN	Area (sq. ft)	Acres	Zone	GP Designation	Existing Use	Additional Info	Infrastructure Sufficient to Serve Land Use?	Type of land	Environ Constraints	Density	Potential Unit Capacity (du)	Realistic Unit Capacity (du)
Site 9	3434 Via Lido, 3421 3431, 3439 3475, 3477 Via Oporto/ 423 122 02	42,400 .1	0.97	RSC	MUW2	Commercial retail building built 1970's	(1) (2)	yes	NRU	Possible asbestos from older building construction	Max FAR is 0.8 and 1,631 sq. ft. per unit	28 du	15 du (16 du/acre)
Site 10	3483, 3485, 3491, 3495, 3505, 3481 3487, 3497, 3501, 3489, 3493, 3499 Via Oporto/ 423 122 01	15,978	0.366	RSC	MUW2	Parking structure and vacant commercial building built 1970's	(1) (2)	yes	NRU	Possible asbestos from older building	Max FAR is 0.8 and 1,631 sq. ft. min. per unit	7 du	5 du (16 du/acre)
Site 11	3442, 3444 Via Lido/ 423 122 03	9,630. 24	0.22	RSC	MUW2	Commercial financial building built 1950's	(1) (2)	yes	NRU	Possible asbestos from older building	Max FAR is 0.8 and 1,631 sq. ft. min. per unit	4 du	3 du (16 du/acre)

AREA 3 LIDO MARINA VILLAGE													
<i>Map</i>	<i>Address/ APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Zone</i>	<i>GP Designation</i>	<i>Existing Use</i>	<i>Additional Info</i>	<i>Infrastructure Sufficient to Serve Land Use?</i>	<i>Type of land</i>	<i>Environ Constraints</i>	<i>Density</i>	<i>Potential Unit Capacity (du)</i>	<i>Realistic Unit Capacit y (du)</i>
Site 12	3400, 3404 3412,341 6 3420 Via Oporto/ 423 123 07	25,648 .77	0.59	RSC	MUW2	Commercial retail building built 1950's	(1) (2)	yes	NRU	Possible asbestos from older building	Max FAR is 0.8 and 1,631 sq. ft. min. per unit	12 du	9 du (16 du/acre)
AREA 3 LIDO MARINA VILLAGE TOTAL DEVELOPMENT CAPACITY												96 du	70 du

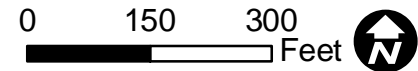
- (1) Within Coastal Zone.
- (2) Interim Study Overlay required prior to Zoning Code update.
- (3) Coastal Commission provided correction for this site to be zoned MUW2 instead of RM and staff is processing a General Plan Amendment to change site to MUW2.

NRU – Non-residentially zoned sites that are underutilized and will be rezoned for residential use once the Zoning Code update is complete.
 VNRU – Vacant non-residentially zoned sites that are underutilized and will be rezoned for residential use once the Zoning Code update is complete.



Area 3 - Lido Marina Village

Housing Site Inventory



AREA 4 CANNERY VILLAGE													
<i>Map</i>	<i>Address/ APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Zone</i>	<i>GP Designation</i>	<i>Existing Use</i>	<i>Additional Info</i>	<i>Infrastructure Sufficient to Serve Land Use?</i>	<i>Type of land</i>	<i>Environ Constraints</i>	<i>Density</i>	<i>Potential Unit Capacity (du)</i>	<i>Realistic Unit Capacity (du)</i>
Site 1	500 32 nd St./ 047 031 19	12,833.96	0.295	SP6 RSC	MUH4	Vacant parking lot	(2)	yes	U	None	26.7 du/acre	7 du	4 du (16 du/acre)
Site 2	516 32 nd St./ 047 031 20	10,259.98	0.236	SP6 RSC	MUH4	Vacant parking lot	(2)	yes	U	None	26.7 du/acre	6 du	3 du (16 du/acre)
Site 3	417 29 th St./ 047 043 11	2,781.2	0.064	SP6 RSC	MUH4	Commercial office building built 1940's	(2)	yes	U	Possible asbestos from older building construction	26.7 du/acre	1 du	1 du (16 du/acre)
Site 4	421 29 th St./ 047 043 12	5,558.44	0.13	SP6 RSC	MUH4	Boat storage	(2) (3)	yes	U	None	26.7 du/acre	3 du	2 du (16 du/acre)
Site 5	501 29 th St./ 047 033 05	5,564.79	0.13	SP6 RSC	MUH4	Light industry built 1950's	(2) (3)	yes	U	Possible light contaminatio n from industrial uses, Possible asbestos from older building	26.7 du/acre	3 du	2 du (16 du/acre)
Site 6	503 31 st St. 505 31 st St./ 047 031 03	8,338.45	0.19	SP6 RSC	MUH4	Commercial office built 1940's	(2)	yes	U	Possible asbestos from older building construction	26.7 du/acre	5 du	3 du (16 du/acre)

AREA 4 CANNERY VILLAGE													
<i>Map</i>	<i>Address/ APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Zone</i>	<i>GP Designation</i>	<i>Existing Use</i>	<i>Additional Info</i>	<i>Infrastructure Sufficient to Serve Land Use?</i>	<i>Type of land</i>	<i>Environ Constraints</i>	<i>Density</i>	<i>Potential Unit Capacity (du)</i>	<i>Realistic Unit Capacity (du)</i>
Site 7	2807, 2809 Lafayette; 2810 Villa Way/ 047 051 06	8,56.71	0.20	SP6 RSC	MUH4	Commercial portion vacant building built 1940's	(2)	yes	U	Possible asbestos from older building construction	26.7 du/acre	5 du	3 du (16 du/acre)
Site 8	504 29 th St./ 047 051 07	4,495.71	0.10	SP6 RSC	MUH4	Boat storage built 1940's	(2)	yes	U	Possible asbestos from older building construction	26.7 du/acre	2 du	1 du (16 du/acre)
Site 9a	510 29 th St./ 047 051 02	2,992.88	0.07	SP6 RSC	MUH4	Commercial retail built 1940's	(2)	yes	U	Possible asbestos from older building construction	26.7 du/acre	1.8 du	1 du (16 du/acre)
Site 9b	512,516,29 th St.;2811,2813 ,2815 2817 Lafayette/ 047 051 01	2,861.60	0.07	SP6 RSC	MUH4	Commercial retail built 1940's	(1), (2), (4)	yes	U	Possible asbestos from older building construction	26.7 du/acre	1.75 du	1 du (16 du/acre)
SUBTOTAL FOR SITE 9 (1)												3 du	2 du

AREA 4 CANNERY VILLAGE													
<i>Map</i>	<i>Address/ APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Zone</i>	<i>GP Designation</i>	<i>Existing Use</i>	<i>Additional Info</i>	<i>Infrastructure Sufficient to Serve Land Use?</i>	<i>Type of land</i>	<i>Environ Constraints</i>	<i>Density</i>	<i>Potential Unit Capacity (du)</i>	<i>Realistic Unit Capacity (du)</i>
Site 10a	511 29 th St./ 047 033 10	2,782.1	0.06	SP6 RSC	MUH4	Commercial retail built 1950's	(2)	yes	U	Possible asbestos from older building construction	26.7 du/acre	1 du	0.96 du (16 du/acre)
Site 10b	2901,2905, 2907 Lafayette/ 047 033 11	2,047.53	0.05	SP6 SR	MUH4	Commercial retail building built 1940's	(2)	yes	U	Possible asbestos from older building construction	26.7 du/acre	1 du	0.8 du (16 du/acre)
SUBTOTAL FOR SITE 10 (1)												2 du	1 du
Site 11	407,408,409, 411, 413 31 st St./ 047 041 12, 047 042 09, 047 041 33	15,345.23	0.35	SP6 SR	MUH4	Commercial, food use building built 1960's, commercial office building built 1940's – 409-413 has expired permits for a m/u project	(2)	yes	U	Possible asbestos from older building construction	26.7 du/acre	9 du	5 du (16 du/acre)
Site 12	416 31 st St./ 047 042 07	2,790.55	0.064	SP6 SR	MUH4	Commercial retail building built 1940's	(2)	yes	U	Possible asbestos from older building construction	26.7 du/acre	1 du	1 du (16 du/acre)

AREA 4 CANNERY VILLAGE													
<i>Map</i>	<i>Address/ APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Zone</i>	<i>GP Designation</i>	<i>Existing Use</i>	<i>Additional Info</i>	<i>Infrastructure Sufficient to Serve Land Use?</i>	<i>Type of land</i>	<i>Environ Constraints</i>	<i>Density</i>	<i>Potential Unit Capacity (du)</i>	<i>Realistic Unit Capacity (du)</i>
Site 13	418, 420 31 st St./ 047 042 22	5,581.39	0.1281	SP6 SR	MUH4	Commercial retail/office buildings built 1950's	(2)	yes	U	Possible asbestos from older building construction	26.7 du/acre	3 du	2 du (16 du/acre)
Site 14	422 31 st St./ 047 042 04	2,790.85	0.064	SP6 SR	MUH4	Commercial office building built 1940's	(2)	yes	U	Possible asbestos from older building construction	26.7 du/acre	1 du	1 du (16 du/acre)
Site 15	424 31 st St./ 047 042 20	2,790.95	0.064	SP6 SR	MUH4	Commercial retail building built 1950's	(2) opportunity 416-424 31 st could be bought and combined by developer similar to cannery village lofts	yes	U	Possible asbestos from older building construction	26.7 du/acre	1 du	1 du (16 du/acre)
Site 16	425 31 st St./ 047 041 24	2,790	0.064	SP6 SR	MUH4	Commercial retail/office building built 1950's	(2)	yes	U	Possible asbestos from older building construction	26.7 du/acre	1 du	1 du (16 du/acre)
Site 17	427 31 st St./ 047 041 25	2,790	0.064	SP6 SR	MUH4	Commercial office building built 1940's	(2)	yes	U	Possible asbestos from older building construction	26.7 du/acre	1 du	1 du (16 du/acre)

AREA 4 CANNERY VILLAGE													
Map	Address/ APN	Area (sq. ft)	Acres	Zone	GP Designation	Existing Use	Additional Info	Infrastructure Sufficient to Serve Land Use?	Type of land	Environ Constraints	Density	Potential Unit Capacity (du)	Realistic Unit Capacity (du)
Site 18	500 31 st St./ 047 032 08	2,791	0.064	SP6 RSC	MUH4	Old vacant building built 1930's, permits to build mixed use with one residential expired	(2)	yes	U	Possible asbestos from older building construction	26.7 du/acre	1 du	1 du (16 du/acre)
Site 19	502 31 st St./ 047 032 07	2,780	0.064	SP6 RSC	MUH4	Outdoor dining for adjacent restaurant building built 1940's	(2) opportunity 500 and 502 31 st could be sold and combined together	yes	U	Possible asbestos from older building construction	26.7 du/acre	1 du	1 du (16 du/acre)
Site 20	501 31 st St./ 047 031 02	2,780	0.064	SP6 RSC	MUH4	Commercial office building built 1930's	(2)	yes	U	Possible asbestos from older building construction	26.7 du/acre	1 du	1 du (16 du/acre)
Site 21	510 31 st St./ 047 032 04	2,791.95	0.064	SP6 RSC	MUH4	Commercial retail/office building built 1960's	(2)	yes	U	Possible asbestos from older building construction	26.7 du/acre	1 du	1 du (16 du/acre)
Site 22	512 31 st St./ 047 032 03	2,792.1	0.064	SP6 RSC	MUH4	Commercial office building built 1950's	(2)	yes	U	Possible asbestos from older building construction	26.7 du/acre	1 du	1 du (16 du/acre)

AREA 4 CANNERY VILLAGE													
<i>Map</i>	<i>Address/ APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Zone</i>	<i>GP Designation</i>	<i>Existing Use</i>	<i>Additional Info</i>	<i>Infrastructure Sufficient to Serve Land Use?</i>	<i>Type of land</i>	<i>Environ Constraints</i>	<i>Density</i>	<i>Potential Unit Capacity (du)</i>	<i>Realistic Unit Capacity (du)</i>
Site 23	520 31 st St./ 047 032 19	11,866.82	0.274	SP6 RSC	MUH4	Commercial parking lot	(2) opportunity for 510-520 31 st could be sold and combined together	yes	U	None	26.7 du/acre	7 du	4 du (16 du/acre)
Site 24	408, 410 32 nd St./ 047 041 06	4,650.17	0.11	SP6 SR	MUH4	Commercial retail/office building built 1940's	(2)	yes	U	Possible asbestos from older building construction	26.7 du/acre	4 du	1 du (16 du/acre)
Site 25	414 32 nd St./ 047 041 05	4,650.17	0.11	SP6 SR	MUH4	Assembly meeting facility and commercial building built 1950's	(2) opportunity 408-414 32 nd could be sold and combined together	yes	U	Possible asbestos from older building construction	26.7 du/acre	4 du	1 du (16 du/acre)
Site 26	428 32 nd St./ 047 041 35	3,941.49	0.09	SP6 SR	MUH4	Commercial office building built 1960's	(2)	yes	U	Possible asbestos from older building construction	26.7 du/acre	2 du	1 du (16 du/acre)
Site 27	430 32 nd St./ 047 041 31	3,033.76	0.07	SP6 SR	MUH4	Commercial office building built 1960's	(2)	yes	U	Possible asbestos from older building construction	26.7 du/acre	1 du	1 du (6 du/acre)

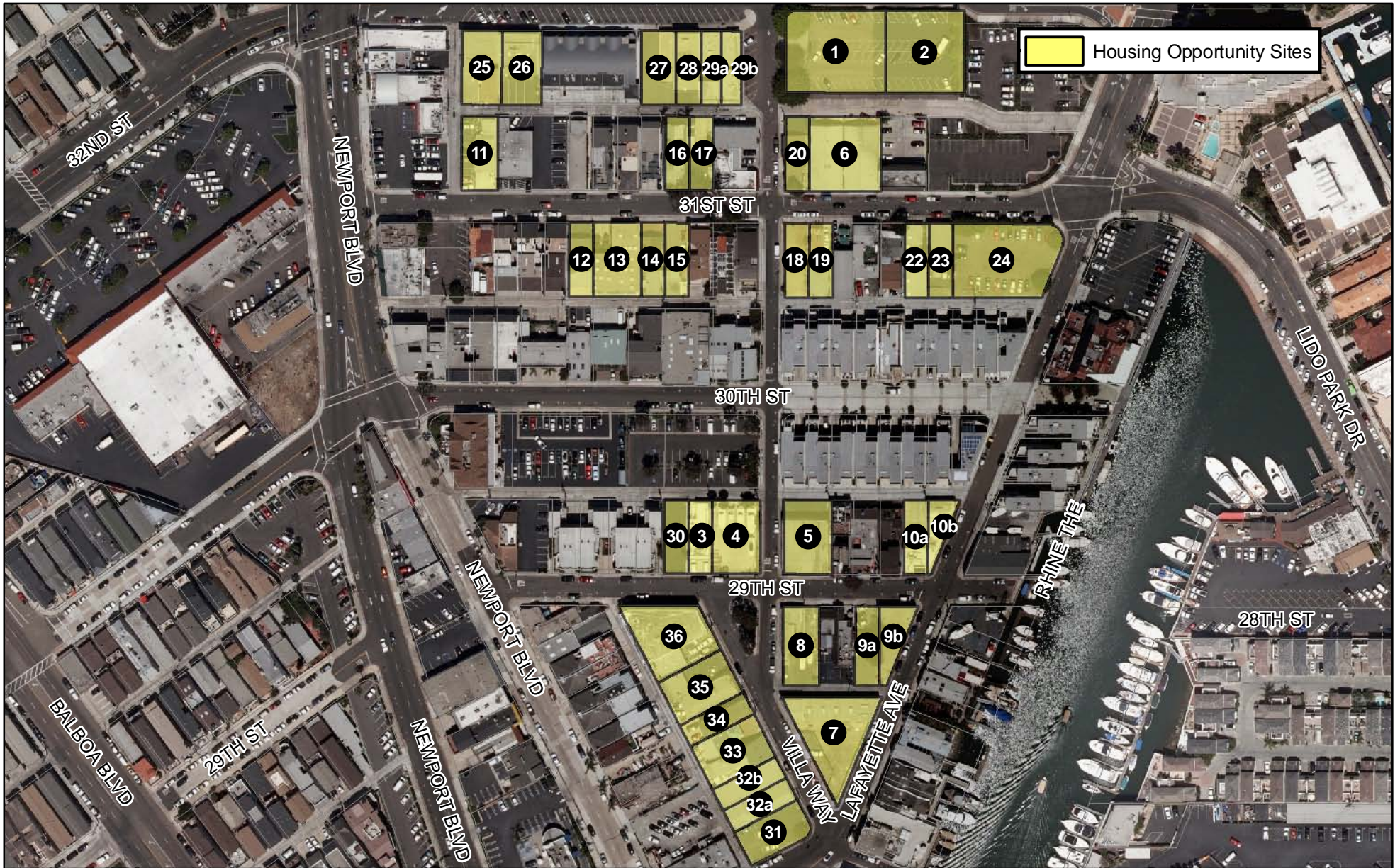
AREA 4 CANNERY VILLAGE													
<i>Map</i>	<i>Address/ APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Zone</i>	<i>GP Designation</i>	<i>Existing Use</i>	<i>Additional Info</i>	<i>Infrastructure Sufficient to Serve Land Use?</i>	<i>Type of land</i>	<i>Environ Constraints</i>	<i>Density</i>	<i>Potential Unit Capacity (du)</i>	<i>Realistic Unit Capacity (du)</i>
Site 28a	432, 434 32 nd St./ 047 041 23	2,325	0.05	SP6 SR	MUH4	Commercial retail buildings built 1950's;	(1) (2) (4)	yes	U	Possible asbestos from older building	26.7 du/acre	1.4 du	0.8 du (16 du/acre)
Site 28b	436 32 nd St. and 3111,3115, 3109 Villa Way/ 047 041 21	2,325	0.05	SP6 SR	MUH4	Commercial retail buildings built 1950's	(1) (2) (4) opportunity 436, 432, 434 32 nd and 430 32 nd could be sold and combined together	yes	U	Possible asbestos from older building construction	26.7 du/acre	1.4 du	0.8 (16 du/acre)
SUBTOTAL FOR SITE 28 (1)												2 du	1 du
Site 29	No address/ 047 043 21	2,782.16	0.063	SP6 RSC	MUH4	Commercial s stores	(2)	yes	U		26.7 du/acre	1 du	1 du (16 du/acre)
Site 30	2805 Villa Way/ 047 052 07	4,232.49	0.097	SP6 RSC	MUH4	Commercial parking lot	(2)	yes	U	None	Max 1.0 FAR w/ 1,631 sq. ft. per unit	2 du	1 du (16 du/acre)
Site 31a	No address/ 047 052 06	2,701.4	0.06	SP6 RSC	MUH4	Commercial retail buildings built 1920's	(1) (2) (5)	yes	U	Possible asbestos from older building construction	26.7 du/acre	1.6 du	0.96 du (16 du/acre)

AREA 4 CANNERY VILLAGE													
<i>Map</i>	<i>Address/ APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Zone</i>	<i>GP Designation</i>	<i>Existing Use</i>	<i>Additional Info</i>	<i>Infrastructure Sufficient to Serve Land Use?</i>	<i>Type of land</i>	<i>Environ Constraints</i>	<i>Density</i>	<i>Potential Unit Capacity (du)</i>	<i>Realistic Unit Capacity (du)</i>
Site 31b	2807, 2809 Villa Way/ 047 052 05	2,700.1	0.06	SP6 RSC	MUH4	Commercial store buildings built 1920's	(1) (2) (5)	yes	U	Possible asbestos from older building construction	26.7 du/acre	1.6 du	0.96 du (16 du/acre)
SUBTOTAL FOR SITE 31 (1)												3 du	1 du
Site 32	2811, 2813 Villa Way/ 047 052 04	5,400.15	0.124	SP6 RSC	MUH4	Commercial offices buildings built 1930's	(2)	yes	U	Possible asbestos from older building construction	26.7 du/acre	3 du	1 du (16 du/acre)
Site 33	2815 Villa Way/ 047 052 03	2,700	0.062	SP6 RSC	MUH4	Commercial office buildings built 1950's	(2)	yes	U	Possible asbestos from older building construction	26.7 du/acre	1 du	1 du (16 du/acre)
Site 34	2817 Villa Way/ 047 052 02	5,400	0.124	SP6 RSC	MUH4	Commercial store buildings built 1950's	(2)	yes	U	Possible asbestos from older building construction	26.7 du/acre	3 du	1 du (16 du/acre)

AREA 4 CANNERY VILLAGE													
<i>Map</i>	<i>Address/ APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Zone</i>	<i>GP Designation</i>	<i>Existing Use</i>	<i>Additional Info</i>	<i>Infrastructure Sufficient to Serve Land Use?</i>	<i>Type of land</i>	<i>Environ Constraints</i>	<i>Density</i>	<i>Potential Unit Capacity (du)</i>	<i>Realistic Unit Capacity (du)</i>
Site 35	410 29th St. and 412 29th St./ 047 052 01	7,720,486	0.177	SP6 RSC	MUH4	Commercial stores ; building built 1940's	(2) 2805 Villa Way – 410 29 th could be sold and combined together entire block like Cannery lofts	yes	U	Possible asbestos from older building construction	26.7 du/acre	4 du	2 du (16 du/acre)
CANNERY VILLAGE AREA 4 TOTAL DEVELOPMENT CAPACITY												96 du	56 du

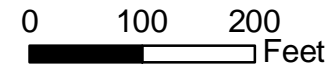
- (1) Same owner for adjacent parcels is opportunity to combine sites for one development.
- (2) Within Coastal Zone.
- (3) Interim Study Overlay required prior to Zoning Code update.
- (4) Corner lot must be developed as mixed use per General Plan Policy.
- (5) Possible historical value.

U – Underutilized residential zoned sites which are capable of being developed at a higher density with greater intensity.



Area 4 - Cannery Village

Housing Site Inventory



AREA 5 MCFADDEN SQUARE													
<i>Map</i>	<i>Address/ APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Zone</i>	<i>GP Designation</i>	<i>Existing Use</i>	<i>Additional Info</i>	<i>Infrastructure Sufficient to Serve Land Use?</i>	<i>Type of land</i>	<i>Environ Constraints</i>	<i>Density</i>	<i>Potential Unit Capacity (du)</i>	<i>Realistic Unit Capacity (du)</i>
Site 1	2414 Newport Blvd./ 047 120 01	7,781.48	0.18	SP-6 RMC	MUW2	Balboa boatyard building built 1960's	(2), (3)	yes	U	Possible asbestos from older building construction	Max 0.75 FAR with 26.7 du/acre	3 du	2 du (16 du/acre)
Site 2	121, 125 McFadden Pl./ 047 151 12	3,875.84	0.09	SP-6 RMC	MUW2	Liquor store building built 1912	(2), (3)	yes	U	Possible asbestos from older building construction	Max 0.75 FAR with 26.7 du/acre	1 du	1 du (16 du/acre)
Site 3	2122,222 4,2244,22 80,2300,2 302,2312 Newport Blvd./ 047 120 31	102,909. 1	2.36	SP-6 RMC	MUW2	Various commercial including a commercial marina	(4)	yes	U		Max 0.75 FAR with 26.7 du/acre	47 du	27 du
Site 4a	2005 W. Balboa Blvd./ 047 152 04	1,805.99	0.04	SP-6 RMC	MUW2	Commercial parking lot	(1), (2), (3)	yes	U	None	Max 0.75 FAR with 26.7 du/acre	1.06 du	0.64 du (16 du/acre)
Site 4b	2007 W. Balboa Blvd./ 047 152 05	1,926.44	0.04	SP-6 RMC	MUW2	Commercial parking lot	(1), (2), (3)	yes	U	None	Max 0.75 FAR with 26.7 du/acre	1.06 du	0.64 du (16 du/acre)

AREA 5 MCFADDEN SQUARE													
<i>Map</i>	<i>Address/ APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Zone</i>	<i>GP Designation</i>	<i>Existing Use</i>	<i>Additional Info</i>	<i>Infrastructure Sufficient to Serve Land Use?</i>	<i>Type of land</i>	<i>Environ Constraints</i>	<i>Density</i>	<i>Potential Unit Capacity (du)</i>	<i>Realistic Unit Capacity (du)</i>
Site 4c	2009 W. Balboa Blvd./ 047 152 03	4,251.43	0.1	SP-6 RMC	MUW2	Commercial parking lot	(1), (2), (3)	yes	U	None	Max 0.75 FAR with 26.7 du/acre	2.67 du	1.6 du (16 du/acre)
SUBTOTAL FOR SITE 4 (1)												4 du	2 du
Site 5	226 21 st St./ 047 162 18	10,024.87	0.23	SP-6 RMC	MUW2	Boatyard and various commercial buildings built 1930's	(2), (3)	yes	U	Possible asbestos from older building construction	Max 0.75 FAR with 26.7 du/acre	4 du	3 du (16 du/acre)
Site 6	1910,192 0 W. Balboa 047 161 22Blvd./	10,528.76	0.24	SP-6 RSC	MUW2	convenience store, dry cleaners building built 1970's	(2), (3)	yes	U	Possible asbestos from older building construction	Max 0.75 FAR with 26.7 du/acre	4 du	3 du (16 du/acre)
Site 7	2301,230 7,2309 W. Balboa Blvd./ 047 142 25	3,934.85	0.09	SP-6 RSC	MUW2	Retail, restaurant building built 1940's	(2), (3)	yes	U	Possible asbestos from older building construction	Max 0.75 FAR with 26.7 du/acre	1 du	1 du (16 du/acre)
MCFADDEN SQUARE AREA 5 TOTAL DEVELOPMENT CAPACITY												64 du	39 du

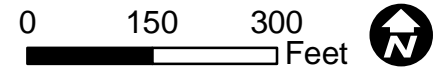
- (1) Same owner for adjacent parcels is opportunity to combine sites for one development.
- (2) Within Coastal Zone.
- (3) Interim Study Overlay required before Zoning Code update.
- (4) Discretionary applications in process including Coastal Commission for mixed-use project approved by City including 27 condominium residential units.

U – Underutilized residential zoned sites which are capable of being developed at a higher density with greater intensity.



Area 5 - McFadden Square

Housing Site Inventory

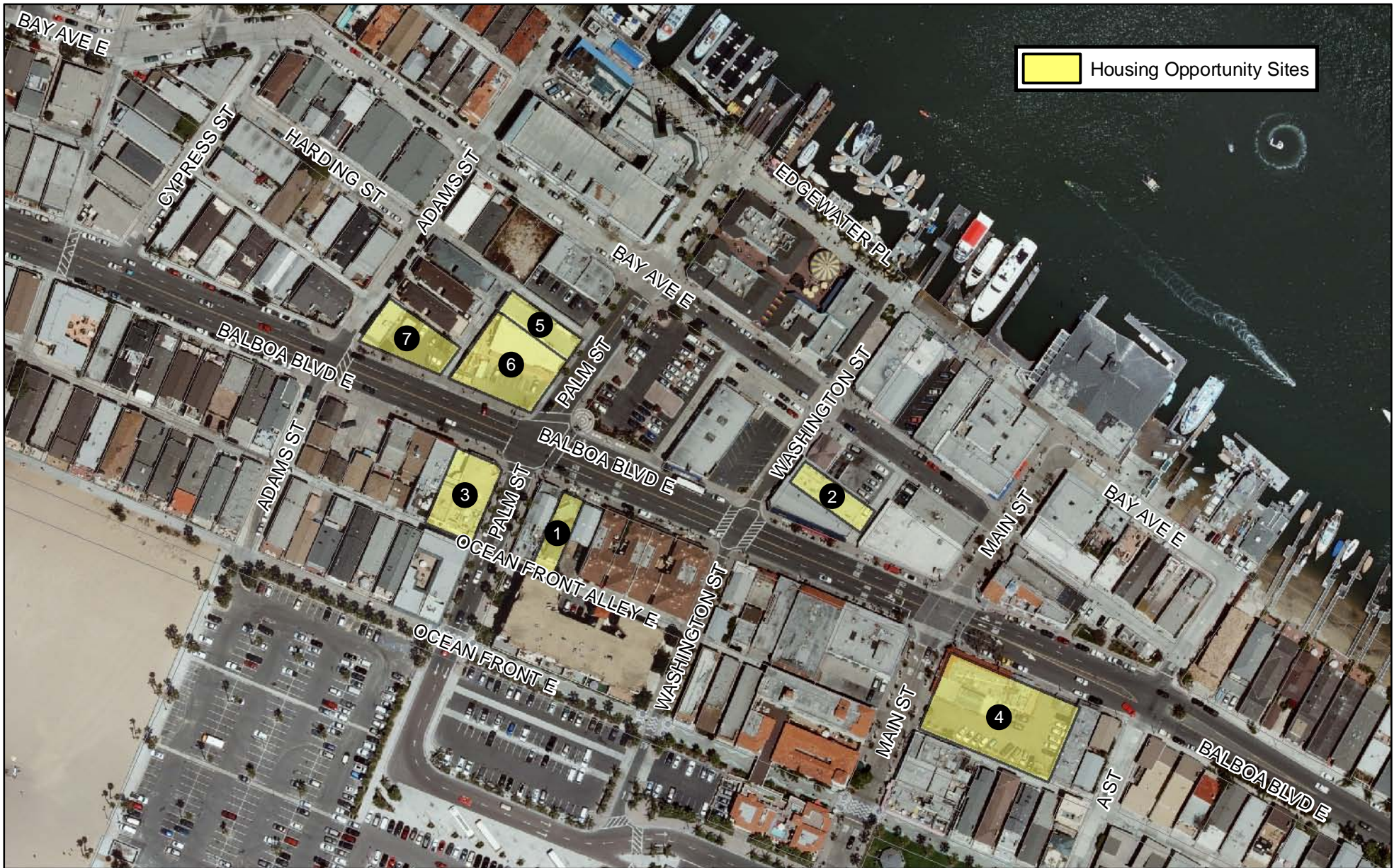


AREA 6 BALBOA VILLAGE													
<i>Map</i>	<i>Address/ APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Zone</i>	<i>GP Designation</i>	<i>Existing Use</i>	<i>Additional Info</i>	<i>Infrastructure Sufficient to Serve Land Use?</i>	<i>Type of land</i>	<i>Environ Constraints</i>	<i>Density</i>	<i>Potential Unit Capacity (du)</i>	<i>Realistic Unit Capacity (du)</i>
Site 1	603 E. Balboa Blvd./ 048 123 02	2,567.82	0.06	SP-8 RSC	MUV	Commercial office building built 1914	(1)	Yes	U	Possible asbestos from older building construction	Max 1.0 FAR w/ 1,631 sq. ft. min. per unit	1 du	1 du (16 du/acre)
Site 2	204 Washingto n St./ 048 134 04	3,000	0.07	SP-8 RSC	MUV	Commercial fitness building built 1920's	(1)	Yes	U	Possible asbestos from older building construction	Max 1.0 FAR w/ 1,631 sq. ft. min. per unit	1 du	1 du (16 du/acre)
Site 3	111 Palm St./ 048 122 07	5,523.34	0.13	SP-8 RSC	MUV	Various commercial uses including art gallery building built 1930's	(1)	Yes	U	Possible asbestos from older building construction	Max 1.0 FAR w/ 1,631 sq. ft. min. per unit	3 du	2 du (16 du/acre)
Site 4	801 E. Balboa Blvd./ 048 132 19	15,401.1 2	0.35	SP-8 RSC	MUV	Commercial and restaurant building built 1920's	(1)	Yes	U	Possible asbestos from older building construction	26.7 du/acre	9 du	5 du (16 du/acre)

AREA 6 BALBOA VILLAGE													
<i>Map</i>	<i>Address/ APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Zone</i>	<i>GP Designation</i>	<i>Existing Use</i>	<i>Additional Info</i>	<i>Infrastructure Sufficient to Serve Land Use?</i>	<i>Type of land</i>	<i>Environ Constraints</i>	<i>Density</i>	<i>Potential Unit Capacity (du)</i>	<i>Realistic Unit Capacity (du)</i>
Site 5	207 Palm St./ 048 115 12	2,994.95	0.07	SP-8 RSC	MUV	Commercial and garage building built 1950's	(1)	Yes	U	Possible asbestos from older building construction	Max 1.0 FAR w/ 1,631 sq. ft. min. per unit	1 du	1 du (16 du/acre)
Site 6	510 E. Balboa Blvd./ 048 115 11	8,485.46	0.19	SP-8 RSC	MUV	Liquor store building built 1950's	(1)	Yes	U	Possible asbestos from older building construction	Max 1.0 FAR w/ 1,631 sq. ft. min. per unit	5 du	3 du (16 du/acre)
Site 7	500 E. Balboa Blvd./ 048 115 07	5,021.03	0.12	SP-8 RSC	MUV	Commercial building built 1970's	(1)	Yes	U	Possible asbestos from older building construction	Max 1.0 FAR w/ 1,631 sq. ft. min. per unit	3 du	1 du (16 du/acre)
AREA 6 BALBOA VILLAGE TOTAL DEVELOPMENT CAPACITY												23 du	14 du

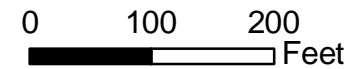
(1) Within Coastal Zone.

U – Underutilized residential zoned sites which are capable of being developed at a higher density with greater intensity.



Area 6 - Balboa Village

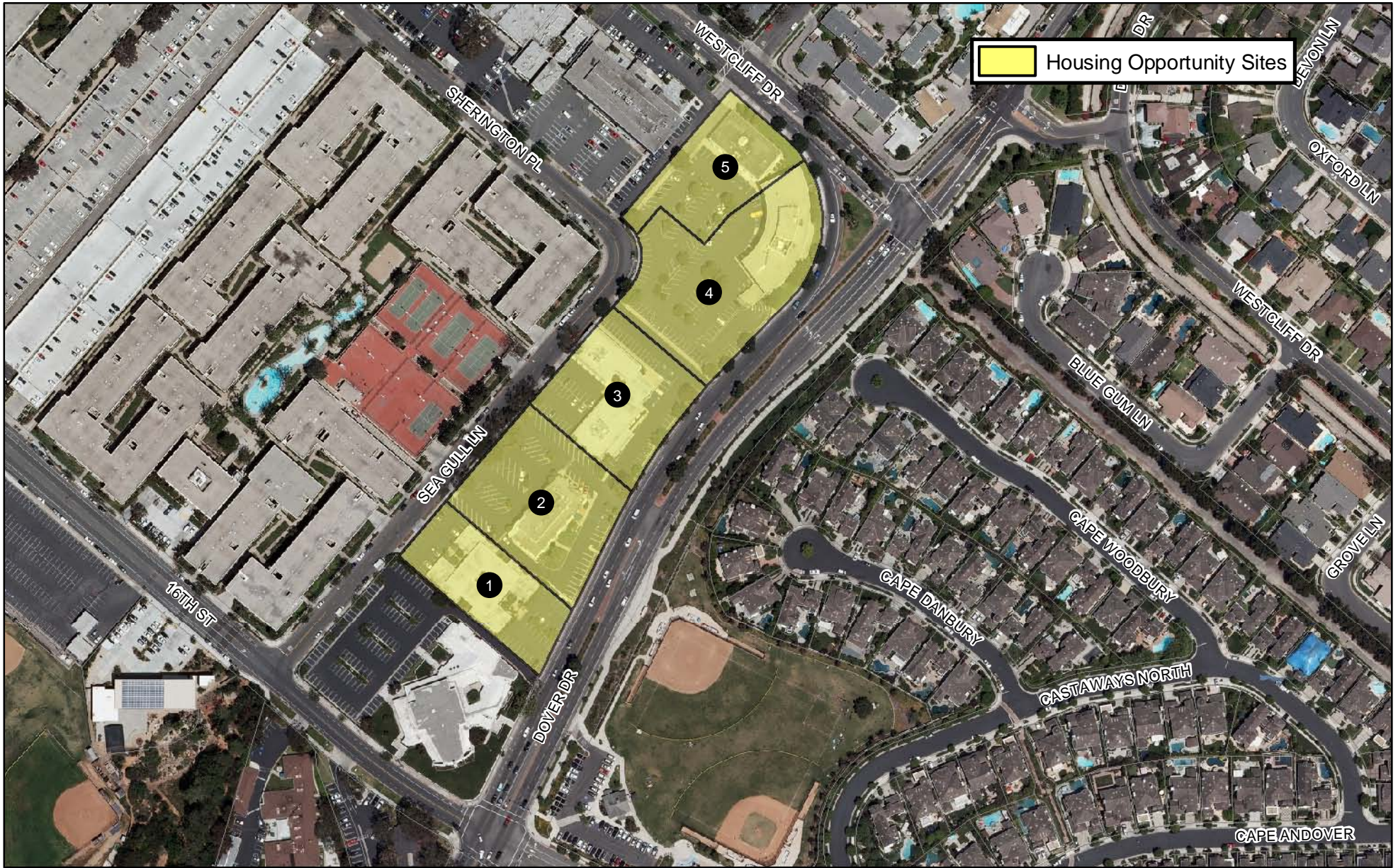
Housing Site Inventory



AREA 7 DOVER DRIVE/WESTCLIFF DRIVE													
<i>Map</i>	<i>Address/ APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Zone</i>	<i>GP Designation</i>	<i>Existing Use</i>	<i>Additional Info</i>	<i>Infrastructure Sufficient to Serve Land Use?</i>	<i>Type of land</i>	<i>Environ Constraints</i>	<i>Density</i>	<i>Potential Unit Capacity (du)</i>	<i>Realistic Unit Capacity (du)</i>
Site 1	833 Dover Dr./ 117 631 11	37,744	0.867	APF	MUH1	Commercial office building built 1960's	(1)	Yes	NRU	Possible asbestos from older building construction	26.7 du/acre	23 du	13 du (16 du/acre)
Site 2	881 Dover Dr./ 117 631 17	56,824 .5	1.31	APF	MUH1	Commercial office building built 1960's	(1)	Yes	NRU	Possible asbestos from older building construction	Max 1.0 FAR w/ 1,631 sq. ft. min. per unit	34 du	20 du (16 du/acre)
Site 3	901 Dover Dr./ 117 631 18	47,943 .2	1.1	APF	MUH1	Commercial office financial building built 1960's	(1)	Yes	NRU	Possible asbestos from older building construction	Max 1.0 FAR w/ 1,631 sq. ft. min. per unit	29 du	17 du (16 du/acre)
Site 4	1501 Westcliff/ 117 631 122	72,850 .9	1.67	APF	MUH1	Commercial office financial building built 1960's	(1)	Yes	NRU	Possible asbestos from older building construction	Max 1.0 FAR w/ 1,631 sq. ft. min. per unit	43 du	26 du (16 du/acre)
Site 5	1515 Westcliff/ 117 631 21	37,286 .85	0.856	APF	MUH1	Commercial office financial building built 1960's	(1)	Yes	NRU	Possible asbestos from older building construction	Max 1.0 FAR w/ 1,631 sq. ft. min. per unit	22 du	13 du (16 du/acre)
AREA 7 DOVER DRIVE/WESTCLIFF DRIVE TOTAL DEVELOPMENT CAPACITY												151 du	89 du

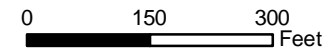
(1) Interim Study Overlay required prior to Zoning Code update.

NRU – Non-residentially zoned sites that are underutilized and will be rezoned for residential use once the Zoning Code update is complete.



Area 7 - Dover Drive/Westcliff Drive Housing Site Inventory

Westcliff June/2010



AREA 8 NEWPORT CENTER													
<i>Map</i>	<i>Address/ APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Zone</i>	<i>GP Designation</i>	<i>Existing Use</i>	<i>Additional Info</i>	<i>Infrastructure Sufficient to Serve Land Use?</i>	<i>Type of land</i>	<i>Environ Constraints</i>	<i>Density</i>	<i>Potential Unit Capacity (du)</i>	<i>Realistic Unit Capacity (du)</i>
Site 1a	500, 510, 550 Newport Center Dr./ 442 081 01, 442 081 06, 442 081 07, 442 081 08	654,751.4	15.03	PC-56	MUH3	Commercial office		Yes	NRU	None	N/A		(1)
Site 1b	600 Newport Center Dr./ 442 101 21	171,658.1	3.9	PC-56	MUH3	Commercial		Yes	NRU	None	N/A		(1)
Site 1c	610 Newport Center Dr./ 442 101 22	44,159.3	1	PC-56	MUH3	Commercial		Yes	NRU	None	N/A		(1)
Site 1d	620 Newport Center Dr./ 442 101 19	227,012.7	5.2	PC-56	MUH3	Commercial		Yes	NRU	None	N/A		(1)
Site 1e	630 Newport Center Dr./ 442 101 23	43,801.1	1	PC-56	MUH3	Commercial		Yes	NRU	None	N/A		(1)

AREA 8 NEWPORT CENTER													
<i>Map</i>	<i>Address/ APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Zone</i>	<i>GP Designation</i>	<i>Existing Use</i>	<i>Additional Info</i>	<i>Infrastructure Sufficient to Serve Land Use?</i>	<i>Type of land</i>	<i>Environ Constraints</i>	<i>Density</i>	<i>Potential Unit Capacity (du)</i>	<i>Realistic Unit Capacity (du)</i>
Site 1f	660 Newport Center Dr./ 442 101 09	71,317.1	1.6	PC-56	MUH3	Commercial		Yes	NRU	None	N/A		(1)
Site 1g	680 Newport Center Dr./ 442 101 13	120,510.1	2.8	PC-56	MUH3	Commercial		Yes	NRU	None	N/A		(1)
Site 1h	690 Newport Center Dr./ 442 101 18	312,617.4	7.2	PC-56	MUH3	Commercial		Yes	NRU	None	N/A		(1)
Site 1i	No site address/ 442 101 20	23,138.29	0.5	PC-56	MUH3	Commercial		Yes	NRU	None	N/A		(1)
Site 1j	1, 2, 3, 4, 5 San Joaquin Plaza/ 442 261 03, 442 261 16	795,204.3 5	18.3	PC-56	MUH3	Commercial		Yes	NRU	None	N/A		(1)
Site 1k	No site address/ 442 101 16	15,919.5	0.4	PC-56	MUH3	Commercial		Yes	NRU	None	N/A		(1)

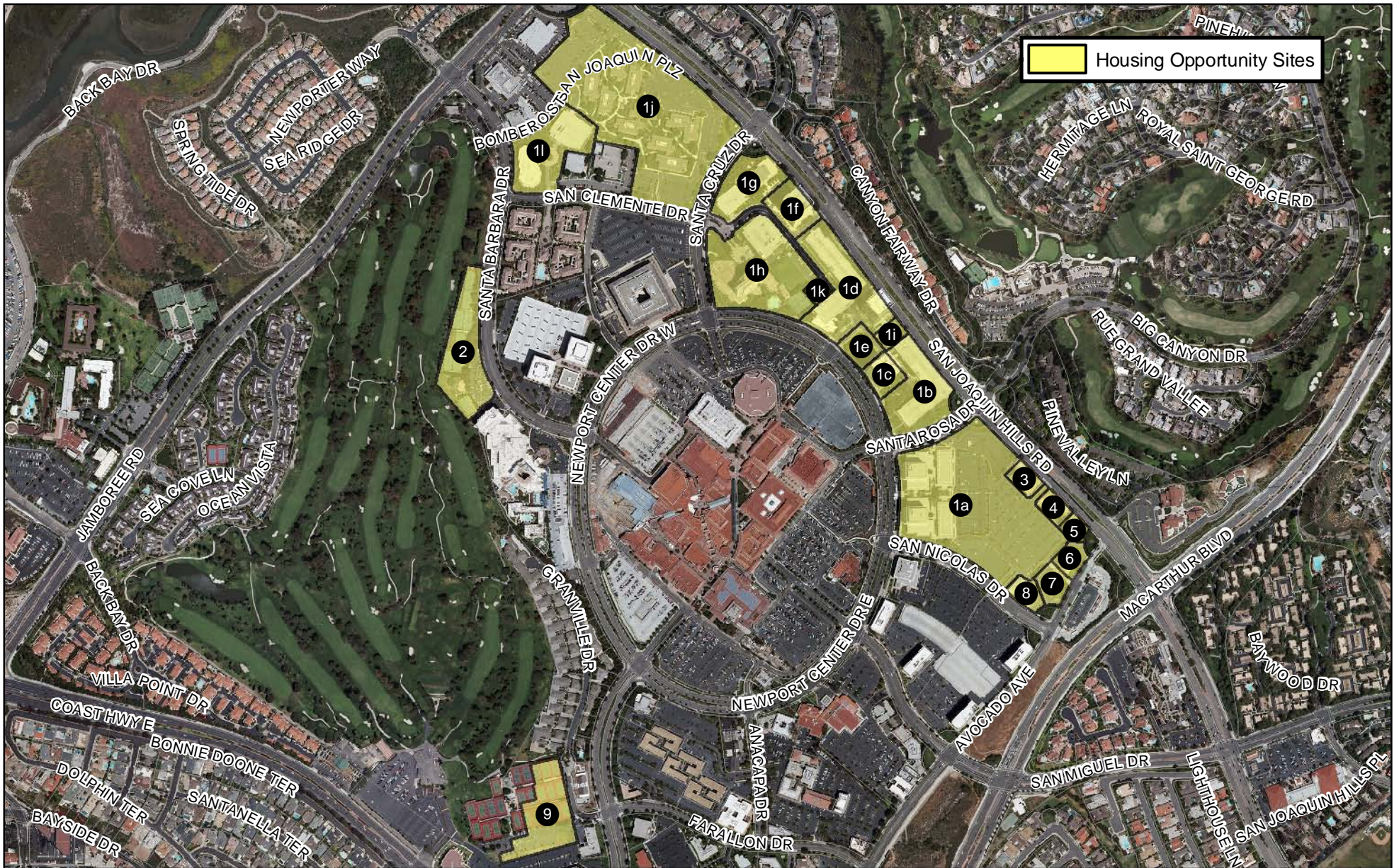
AREA 8 NEWPORT CENTER													
<i>Map</i>	<i>Address/ APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Zone</i>	<i>GP Designation</i>	<i>Existing Use</i>	<i>Additional Info</i>	<i>Infrastructure Sufficient to Serve Land Use?</i>	<i>Type of land</i>	<i>Environ Constraints</i>	<i>Density</i>	<i>Potential Unit Capacity (du)</i>	<i>Realistic Unit Capacity (du)</i>
Site 1l	888 San Clemente Drive/ 442 261 19	177,195.9 9	4.1	PC-56	MUH3	Commercial		Yes	NRU	None	N/A		(1)
SUBTOTAL SITE 1												430 du (1)	430 du (1)
Site 2	900 Newport Center Dr./ 442 011 41	185,676.3 4	4.3	PC-54	RM	Commercial		Yes	NRU	None	N/A	79 du (2)	79 (2)
Site 3	2071, 2075, 2081, 2091, 2095 San Joaquin Hills Rd./ 442 081 02	29,100.5	0.67	P C-46	MUH3	Commercial office building built 1969		Yes	NRU	None	N/A	(3)	(3)
Site 4	2101, 2105, 2111, 2115, 2121,212 3, 2125, 2131 San Joaquin Hills Rd./ 442 081 03	29,325.12	0.67	PC-46	MUH3	Commercial office building built 1969		Yes	NRU	None	N/A	(3)	(3)

AREA 8 NEWPORT CENTER													
<i>Map</i>	<i>Address/ APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Zone</i>	<i>GP Designation</i>	<i>Existing Use</i>	<i>Additional Info</i>	<i>Infrastructure Sufficient to Serve Land Use?</i>	<i>Type of land</i>	<i>Environ Constraints</i>	<i>Density</i>	<i>Potential Unit Capacity (du)</i>	<i>Realistic Unit Capacity (du)</i>
Site 5	2161 San Joaquin Hills Rd./ 442 081 09	20,578.2	0.47	PC-46	MUH3	Commercial office building built 1969		Yes	NRU	None	N/A	(3)	(3)
Site 6	1605 Avocado Avenue/ 442 081 12	33,268	0.76	PC-46	MUH3	Medical office building built 1980's		Yes	NRU	None	N/A	(3)	(3)
Site 7	1601 Avocado Avenue/ 442 081 11	39,223.36	0.90	PC-46	MUH3	Medical office building built 1980's		Yes	NRU	None	N/A	(3)	(3)
Site 8	567 San Nicolas Dr./ 442 081 05	32,560.47	0.75	PC-46	MUH3	Commercial office building built 1971		Yes	NRU	None	N/A	(3)	(3)
Site 9	1602 E. Coast Highway/ 442 011 64, 442 011 65	303,964	6.98	PC-47		Tennis Club		Yes	NRU	None	N/A	(3)	(3)

AREA 8 NEWPORT CENTER													
<i>Map</i>	<i>Address/ APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Zone</i>	<i>GP Designation</i>	<i>Existing Use</i>	<i>Additional Info</i>	<i>Infrastructure Sufficient to Serve Land Use?</i>	<i>Type of land</i>	<i>Environ Constraints</i>	<i>Density</i>	<i>Potential Unit Capacity (du)</i>	<i>Realistic Unit Capacity (du)</i>
AREA 8 NEWPORT CENTER TOTAL DEVELOPMENT CAPACITY												529 du max. per General Plan development limits	529 du max. per General Plan developm ent limits

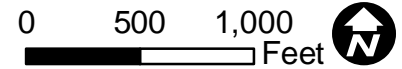
- (1) Planned Community is already in place to allow for 430 additive residential units and all properties are owned by the Irvine Company.
- (2) 79 additive dwelling units per General Plan development limit. A project has been approved to build these dwelling units.
- (3) General Plan has designated a total 20 additive residential units to be used by any of these properties.

NRU – Non-residentially zoned sites that are underutilized that will be rezoned for residential use once the Zoning Code update is complete.



Area 8 - Newport Center

Housing Site Inventory



AREA 9 JOHN WAYNE AIRPORT AREA

<i>Map (1)</i>	<i>Address/ APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Building Area</i>	<i>Trip rate (4)</i>	<i>Zone</i>	<i>GP Designation (2)</i>	<i>Existing Use</i>	<i>Infrastructure Sufficient to Serve Land Use Change?</i>	<i>Land Type</i>	<i>Environ Constraints</i>	<i>Density (3)</i>	<i>Potential Unit Capacity</i>	<i>Realistic Unit Capacity</i>
Site 1a (Potential Residential Village)	1701 Corinthia n Way, 4255 Martingal e Way, 4250 Scott Dr./ 427 172 02	79,931.8 3	1.83	20,184	5.40 trips = 108.99 du	PC 11 General Commer cial	MU-H2	Commer cial building w/ vacancie s built 1970's	Yes	NRU	Possible asbestos from older building construction	30 to 50 du/acre	91.5 du (50 du/ acre)	54.9 du (30 du/acre)
Site 1b (Potential Residential Village)	1660 Dove St., 4251 Martingal e Way, 4253 Martingal e Way/ 427 172 03	84,641.6 4	1.94	22,200	5.40 trips = 647.35 du	PC 11 General Commer cial	MU-H2	Commer cial building w/ vacancie s built 1970's	Yes	NRU	Possible asbestos from older building construction	30 to 50 du/acre	97 du (50 du/ acre)	58.2 (30 du/acre)
Site 1c (Potential Residential Village)	4200 Scott Drive/ 427 172 06	74,670.8 3	1.71	9,589	5.40 trips = 51.78 du	PC 11 General Commer cial	MU-H2	Commer cial building w/ vacancie s built 1970's	Yes	NRU	Possible asbestos from older building construction	30 to 50 du/acre	85.5 du (50 du/ acre)	51.3 du (30 du/acre)
Site 1d (Potential Residential Village)	4220 Scott Drive/ 427 172 05	8,542.16	0.196	4,907	5.40 trips = 26.46 du	PC-11 General Commer cial	MU-H2	Commer cial vacancie s building built 1980's	Yes	NRU	None	30 to 50 du/acre	9.8 du (50 du/ acre)	5.88 du (30 du/acre)

AREA 9 JOHN WAYNE AIRPORT AREA														
<i>Map (1)</i>	<i>Address/APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Building Area</i>	<i>Trip rate (4)</i>	<i>Zone</i>	<i>GP Designation (2)</i>	<i>Existing Use</i>	<i>Infrastructure Sufficient to Serve Land Use Change?</i>	<i>Land Type</i>	<i>Environ Constraints</i>	<i>Density (3)</i>	<i>Potential Unit Capacity</i>	<i>Realistic Unit Capacity</i>
Site 1e (Potential Residential Village)	4221 Dolphin Striker Way/ 427 181 07	48,083.83	1.10	7,996	5.40 trips = 43.18 du	PC-11 Restaurant	MU-H2	Restaurant building built 1970's	Yes	NRU	Possible asbestos from older building construction	30 to 50 du/acre	55 du (50 du/ acre)	33 du (30 du/acre)
Site 1f (Potential Residential Village)	4248 Martingale Way/ 427 181 08	31,169.07	0.72	7,015	5.40 trips = 37.88 du	PC-11 Restaurant	MU-H2	Restaurant building built 1970's	Yes	NRU	Possible asbestos from older building construction	30 to 50 du/acre	36 du (50 du/ acre)	21.6 du (30 du/acre)
Site 1g (Potential Residential Village)	4250 Martingale Way/ 427 181 09	47,164.89	1.08	7,870	5.40 trips = 42.50 du	PC-11 Restaurant	MU-H2	Restaurant building built 1970's	Yes	NRU	Possible asbestos from older building construction	30 to 50 du/acre	54 du (50 du/ acre)	32.4 du (30 du/acre)
Site 1h (Potential Residential Village)	4299 MacArthur Blvd./ 427 181 01	63,011.78	1.45	27,608	2.29 trips = 63.22 du	PC-11 Professional and Business Office	MU-H2	Commercial Office vacancies building built 1970's	Yes	NRU	Possible asbestos from older building construction	30 to 50 du/acre	72.5 du (50 du/ acre)	43.5 du (30 du/acre)
Site 1i Potential Residential Village	4301 MacArthur Blvd./427 173 01	43,516.01	0.99	12,000	2.29 trips = 27.48 du	PC-11 Professional and Business Office	MU-H2	Financial Office building built 1970's	Yes	NRU	Possible asbestos from older building construction	30 to 50 du/acre	49.5 du (50 du/ acre)	29.7 du (30 du/acre)

AREA 9 JOHN WAYNE AIRPORT AREA														
<i>Map (1)</i>	<i>Address/ APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Building Area</i>	<i>Trip rate (4)</i>	<i>Zone</i>	<i>GP Designation (2)</i>	<i>Existing Use</i>	<i>Infrastructure Sufficient to Serve Land Use Change?</i>	<i>Land Type</i>	<i>Environ Constraints</i>	<i>Density (3)</i>	<i>Potential Unit Capacity</i>	<i>Realistic Unit Capacity</i>
Site 1j Potential Residential Village	1601 Dove St./ 427 221 01	173,990	3.99	62,995	2.29 trips = 144.26 du	PC-11 Professi onal and Busines s Office	MU-H2	Commer cial Office vacancie s building built 1970's	Yes	NRU	Possible asbestos from older building construction	30 to 50 du/acre	199.5 du (50 du/ acre)	119.7 du (30 du/acre)
SUBTOTAL SITE 1					1,193 du (4)							750 du (15 acres at 30 du/acre)	450 du (15 acres total at 30 du/acre)	
Site 2a Potential Residential Village	1400 Quail St./427 221 15	63,958 .42	1.47	23,950	2.29 trips = 54.85 du	PC-11 Professi onal and Busines s Office	MU-H2	Office building built 1970's	Yes	NRU	Possible asbestos from older building construction	30 to 50 du/acre	73.5 du (50 du/ acre)	44.1 du (30 du/acre)
Site 2b Potential Residential Village	1300 Quail St.427 221 14./	65,376 .57	1.5	30,191	2.29 trips = 69.14 du	PC-11 Professi onal and Busines s Office	MU-H2	Office building built 1970's	Yes	NRU	Possible asbestos from older building construction	30 to 50 du/acre	75 du (50 du/ acre)	45 du (30 du/acre)
Site 2c Potential Residential Village	1200 Quail St.427 221 13/	43,395 .04	0.99	17,668	2.29 trips = 40.46 du	PC-11 Professi onal and Busines s Office	MU-H2	Office building built 1970's	Yes	NRU	Possible asbestos from older building construction	30 to 50 du/acre	49.5 du (50 du/ acre)	29.7 du (30 du/acre)
Site 2d Potential Residential Village	1100 Quail St./ 427 221 12	49,971 .82	1.15	23,097	2.29 trips = 52.89 du	PC-11 Professi onal and Busines s Office	MU-H2	Office building built 1970's	Yes	NRU	Possible asbestos from older building construction	30 to 50 du/acre	57.5 du (50 du/ acre)	34.5 du (30 du/acre)

AREA 9 JOHN WAYNE AIRPORT AREA														
<i>Map (1)</i>	<i>Address/APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Building Area</i>	<i>Trip rate (4)</i>	<i>Zone</i>	<i>GP Designation (2)</i>	<i>Existing Use</i>	<i>Infrastructure Sufficient to Serve Land Use Change?</i>	<i>Land Type</i>	<i>Environ Constraints</i>	<i>Density (3)</i>	<i>Potential Unit Capacity</i>	<i>Realistic Unit Capacity</i>
Site 2e Potential Residential Village	1151 Dove St./ 427 221 07	76,256.03	1.75	31,430	2.29 trips = 71.97 du	PC-11 Professional and Business Office	MU-H2	Office building built 1970's	Yes	NRU	Possible asbestos from older building construction	30 to 50 du/acre	87.5 du (50 du/ acre)	52.5 du (30 du/acre)
Site 2f Potential Residential Village	1000 Quail St./ 427 221 11	66,305.45	1.52	24,899	2.29 trips = 57.02 du	PC-11 Professional and Business Office	MU-H2	Office building built 1970's	Yes	NRU	Possible asbestos from older building construction	30 to 50 du/acre	76 du (50 du/ acre)	45.6 du (30 du/acre)
Site 2g Potential Residential Village	1101 Dove St./ 427 221 08	64,980.14	1.49	27,000	2.29 trips = 61.83 du	PC-11 Professional and Business Office	MU-H2	Office building built 1970's	Yes	NRU	Possible asbestos from older building	30 to 50 du/acre	74.5 du (50 du/ acre)	44.7 du (30 du/acre)
Site 2h Potential Residential Village	1001 Dove St./ 427 221 09	65,828.35	1.51	24,600	2.29 trips = 56.33 du	PC-11 Professional and Business Office	MU-H2	Office building built 1970's	Yes	NRU	Possible asbestos from older building construction	30 to 50 du/acre	75.5 du (50 du/ acre)	31.51 du (30 du/acre)
Site 2i Potential Residential Village	901 Dove St./ 427 221 10	74,686.11	1.71	23,790	2.29 trips = 54.48 du	PC-11 Professional and Business Office	MU-H2	Office building built 1970's	Yes	NRU	Possible asbestos from older building construction	30 to 50 du/acre	85.5 du (50 du/ acre)	51.3 du (30 du/acre)
SUBTOTAL SITE 2					518 du								654 du (13.09 acres at 30 du/acre)	392 du (13.09 acres at 30 du/acre)

AREA 9 JOHN WAYNE AIRPORT AREA

<i>Map (1)</i>	<i>Address/ APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Building Area</i>	<i>Trip rate (4)</i>	<i>Zone</i>	<i>GP Designation (2)</i>	<i>Existing Use</i>	<i>Infrastructure Sufficient to Serve Land Use Change?</i>	<i>Land Type</i>	<i>Environ Constraints</i>	<i>Density (3)</i>	<i>Potential Unit Capacity</i>	<i>Realistic Unit Capacity</i>
Site 3a Potential Residential Village	4770 Von Karman Ave./ 445 141 01	11,949.8 9	0.27	7,250	2.29 trips = 16.6 du (1)	PC-15 Office	MU-H2	Office building built 1970's	Yes	NRU	Possible asbestos from older building construction	30 to 50 du/acre	13.5 du (50 du/ acre)	8.1 du (30 du/acre)
Site 3b Potential Residential Village	4750 Von Karman Ave./ 445 141 04	11,346.4 0	0.26	7,097	2.29 trips = 16.25 du (1)	PC-15 Office	MU-H2	Office building built 1970's	Yes	NRU	Possible asbestos from older building construction	30 to 50 du/acre	13 du (50 du/ acre)	7.8 du (30 du/acre)
Site 3c Potential Residential Village	4910 Campus Dr./ 445 141 02	19,029.6 2	0.44	11,990	2.29 trips = 27.46 du (1)	PC-15 Office	MU-H2	Office building built 1970's	Yes	NRU	Possible asbestos from older building construction	30 to 50 du/acre	22 du (50 du/ acre)	13.2 du (30 du/acre)
Site 3d Potential Residential Village	4740 Von Karman/ 445 141 05	22,477.3 8	0.52	14,363	2.29 trips =32.89 du (1)	PC-15 Office	MU-H2	Office building built 1970's	Yes	NRU	Possible asbestos from older building construction	30 to 50 du/acre	26 du (50 du/ acre)	15.6 du (30 du/acre)
Site 3e Potential Residential Village	4920 Campus Dr./ 445 141 03	14,012.7 1	0.32	7,890	2.29 trips = 18.07 du (1)	PC-15 Office	MU-H2	Office building built 1970's	Yes	NRU	Possible asbestos from older building construction	30 to 50 du/acre	16 du (50 du/ acre)	9.6 du (30 du/acre)
Site 3f Potential Residential Village	4930 Campus Dr./ 445 141 06	13,799.9 6	0.32	7,988	2.29= 18.30	PC-15 Office	MU-H2	Office building built 1970's	Yes	NRU	Possible asbestos from older building	30 to 50 du/acre	16 du (50 du/ acre)	9.6 du (30 du/acre)

AREA 9 JOHN WAYNE AIRPORT AREA														
<i>Map (1)</i>	<i>Address/ APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Building Area</i>	<i>Trip rate (4)</i>	<i>Zone</i>	<i>GP Designation (2)</i>	<i>Existing Use</i>	<i>Infrastructure Sufficient to Serve Land Use Change?</i>	<i>Land Type</i>	<i>Environ Constraints</i>	<i>Density (3)</i>	<i>Potential Unit Capacity</i>	<i>Realistic Unit Capacity</i>
Site 3g Potential Residential Village	4700 Von Karman Ave./ 445 141 09	13,472.5 4	0.31	7,790	2.29= 17.84	PC-15 Office	MU-H2	Office building built 1970's	Yes	NRU	Possible asbestos from older building	30 to 50 du/acre	15.5 du (50 du/ acre)	9.3 (30 du/acre)
Site 3h Potential Residential Village	4921 Birch St./ 445 141 10	22,645.0 6	0.52	14,665	2.29= 33.59	PC-15 Office	MU-H2	Office building built 1970's	Yes	NRU	Possible asbestos from older building	30 to 50 du/acre	26 du (50 du/ acre)	15.6 (30 du/acre)
Site 3i Potential Residential Village	4650 Von Karman Ave./ 445 14 11	12,800	0.29	7,990	2.29= 18.30	PC-15 Office	MU-H2	Office building built 1970's	Yes	NRU	Possible asbestos from older building	30 to 50 du/acre	14.5 du (50 du/ acre)	8.7 du (30 du/acre)
Site 3j Potential Residential Village	4911 Birch St./ 445 141 13	12,624.6 5	0.29	7,978	2.29= 18.27	PC-15 Office	MU-H2	Office building built 1970's	Yes	NRU	Possible asbestos from older building	30 to 50 du/acre	14.5 du (50 du/ acre)	8.7 du (30 du/acre)
Site 3k Potential Residential Village	4901 Birch St./ 445 141 12	20,869.9 9	0.48	13,490	2.29= 30.89	PC-15 Office	MU-H2	Office building built 1970's	Yes	NRU	Possible asbestos from older building	30 to 50 du/acre	24 du (50 du/ acre)	14.4 du (30 du/acre)
Site 3l Potential Residential Village	4940 Campus Dr./ 445 141 07	19,667.5 5	0.45	12,558	2.29= 28.76	PC-15 Office	MU-H2	Office building built 1970's	Yes	NRU	Possible asbestos from older building	30 to 50 du/acre	22.5 du (50 du/ acre)	13.5 du (30 du/acre)

AREA 9 JOHN WAYNE AIRPORT AREA

<i>Map (1)</i>	<i>Address/ APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Building Area</i>	<i>Trip rate (4)</i>	<i>Zone</i>	<i>GP Designation (2)</i>	<i>Existing Use</i>	<i>Infrastructure Sufficient to Serve Land Use Change?</i>	<i>Land Type</i>	<i>Environ Constraints</i>	<i>Density (3)</i>	<i>Potential Unit Capacity</i>	<i>Realistic Unit Capacity</i>
Site 3m Potential Residential Village	4931 Birch St./ 445 141 08	17,407.3 2	0.40	11,090	2.29= 25.4	PC-15 Office	MU-H2	Office building built 1970's	Yes	NRU	Possible asbestos from older building	30 to 50 du/acre	20 du (50 du/ acre)	12 du (30 du/acre)
Site 3n Potential Residential Village	5000 Campus Dr./ 445 141 22	12,471.4 8	0.29	7,992	2.29 = 18.3	PC-15 Office	MU-H2	Office building built 1970's	Yes	NRU	Possible asbestos from older building	30 to 50 du/acre	14. du (50 du/ acre)	8.7 du (30 du/acre)
Site 3o Potential Residential Village	4631 Teller Ave./ 445 141 22	18,676.2 6	0.43	12,058	2.29 = 27.6	PC-15 Office	MU-H2	Office building built 1970's	Yes	NRU	Possible asbestos from older building	30 to 50 du/acre	21.5 du (50 du/ acre)	12.9 du (30 du/acre)
Site 3p Potential Residential Village	5001 Birch St./ 445 141 16	18,195.0 2	0.42	11,068	2.29 = 25.35	PC-15 Office	MU-H2	Office building built 1970's	Yes	NRU	Possible asbestos from older building	30 to 50 du/acre	21 du (50 du/ acre)	12.6 du (30 du/acre)
Site 3q Potential Residential Village	5010 Campus Dr./ 445 141 23	18,540	0.43	12,254	2.29 = 28.1	PC-15 Office	MU-H2	Office building built 1970's	Yes	NRU	Possible asbestos from older building	30 to 50 du/acre	21.5 du (50 du/ acre)	12.9 du (30 du/acre)
Site 3r Potential Residential Village	5020 Campus Dr./ 445 141 24	17,240	0.40	11,458	2.29 = 26.24	PC-15 Office	MU-H2	Office building built 1970's	Yes	NRU	Possible asbestos from older building	30 to 50 du/acre	20 du (50 du/ acre)	12 du (30 du/acre)
Site 3s Potential Residential Village	4621 Teller Ave./ 445 441 31	17,641.2 3	0.40	11,658	2.29 = 26.70	PC-15 Office	MU-H2	Office building built 1970's	Yes	NRU	Possible asbestos from older building	30 to 50 du/acre	20 du (50 du/ acre)	12 du (30 du/acre)

AREA 9 JOHN WAYNE AIRPORT AREA														
<i>Map (1)</i>	<i>Address/ APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Building Area</i>	<i>Trip rate (4)</i>	<i>Zone</i>	<i>GP Designation (2)</i>	<i>Existing Use</i>	<i>Infrastructure Sufficient to Serve Land Use Change?</i>	<i>Land Type</i>	<i>Environ Constraints</i>	<i>Density (3)</i>	<i>Potential Unit Capacity</i>	<i>Realistic Unit Capacity</i>
Site 3t Potential Residential Village	5015 Birch St./ 445 141 30	17,250.9 9	0.40	11,858	2.29 = 27.15	PC-15 Office	MU-H2	Office building built 1970's	Yes	NRU	Possible asbestos from older building	30 to 50 du/acre	20 du (50 du/ acre)	12 du (30 du/acre)
Site 3u Potential Residential Village	5031 Birch St./ 445 141 29	15,594.0 5	0.36	9,510	2.29 = 21.78	PC-15 Office	MU-H2	Office building built 1970's	Yes	NRU	Possible asbestos from older building	30 to 50 du/acre	18 du (50 du/ acre)	10.8 du (30 du/acre)
Site 3v Potential Residential Village	4611 Teller Ave./ 415 141 28	19,898.7 4	0.46	13,458	2.29 = 30.82	PC-15 Office	MU-H2	Office building built 1970's	Yes	NRU	Possible asbestos from older building	30 to 50 du/acre	23 du (50 du/ acre)	13.8 du (30 du/acre)
Site 3w Potential Residential Village	4701 Teller	13,234.7 8	0.30	7,858	2.29= 17.99	PC-15 Office	MU-H2	Office building built 1970's	Yes	NRU	Possible asbestos from older building	30 to 50 du/acre	15 du (50 du/ acre)	9 du (30 du/acre)
Site 3x Potential Residential Village	5030 Campus Dr./ 445 141 25	13,800	0.32	8,658	2.29= 19.83	PC-15 Office	MU-H2	Office building built 1970's	Yes	NRU	Possible asbestos from older building	30 to 50 du/acre	16 du (50 du/ acre)	9.6 du (30 du/acre)
Site 3y Potential Residential Village	5100 Campus Dr./ 445 151 03	9,481.78	0.22	7,065	2.29 = 16.18	PC-15 Office	MU-H2	Office building built 1970's	Yes	NRU	Possible asbestos from older building	30 to 50 du/acre	11 du (50 du/ acre)	6.6 du (30 du/acre)
Site 3z Potential Residential Village	5120 Campus Dr/ 445 151 04	9,800	0.22	7,065	2.29 = 16.18	PC-15 Office	MU-H2	Office building built 1970's	Yes	NRU	Possible asbestos from older building	30 to 50 du/acre	11 du (50 du/ acre)	6.6 du (30 du/acre)

AREA 9 JOHN WAYNE AIRPORT AREA

<i>Map (1)</i>	<i>Address/ APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Building Area</i>	<i>Trip rate (4)</i>	<i>Zone</i>	<i>GP Designation (2)</i>	<i>Existing Use</i>	<i>Infrastructure Sufficient to Serve Land Use Change?</i>	<i>Land Type</i>	<i>Environ Constraints</i>	<i>Density (3)</i>	<i>Potential Unit Capacity</i>	<i>Realistic Unit Capacity</i>
Site 3aa Potential Residential Village	4700 Teller Ave./ 445 151 02	6,968.01	0.16	4,340	2.29= 9.94	PC-15 Office	MU-H2	Office building built 1970's	Yes	NRU	Possible asbestos from older building	30 to 50 du/acre	8 du (50 du/ acre)	4.8 du (30 du/acre)
Site 3 ab Potential Residential Village	5140 Campus Dr/ 445 151 06	7,799.96	0.18	4,340	2.29= 9.94	PC-15 Office	MU-H2	Office building built 1970's	Yes	NRU	Possible asbestos from older building	30 to 50 du/acre	9 du (50 du/ acre)	5.4 du (30 du/acre)
Site 3 ac Potential Residential Village	5160 Campus Dr./ 445 151 07	7,800.03	0.18	4,340	2.29= 9.94	PC-15 Office	MU-H2	Office building built 1970's	Yes	NRU	Possible asbestos from older building	30 to 50 du/acre	9 du (50 du/ acre)	5.4 du (30 du/acre)
Site 3 ad Potential Residential Village	5190 Campus Dr./ 445 151 08	18,268.5 5	0.42	10,800	2.29= 24.73	PC-15 Office	MU-H2	Office building built 1970's	Yes	NRU	Possible asbestos from older building	30 to 50 du/acre	21 du (50 du/ acre)	12.6 du (30 du/acre)
Site 3 ae Potential Residential Village	4699 Jambore e Rd./ 445 151 09	58,641	1.35	13,196	2.29= 30.22	PC-15 Office	MU-H2	Office building built 1970's	Yes	NRU	Possible asbestos from older building	30 to 50 du/acre	67.5 du (50 du/ acre)	40.5 du (30 du/acre)
Site 3 af Potential Residential Village	445 141 14	108,311. 95	2.49	N/A	N/A	PC-15 Office	MU-H2	Parking Lot	Yes	NRU	None	30 to 50 du/acre	124.5 du (50 du/ acre)	74.7 du (30 du/acre)
Site 3 ag Potential Residential Village	445 141 15	133,756. 58	3.07	N/A	N/A	PC-15 Office	MU-H2	Parking Lot	Yes	NRU	None	30 to 50 du/acre	153.5 du (50 du/ acre)	92.1 du (30 du/acre)

AREA 9 JOHN WAYNE AIRPORT AREA														
<i>Map (1)</i>	<i>Address/ APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Building Area</i>	<i>Trip rate (4)</i>	<i>Zone</i>	<i>GP Designation (2)</i>	<i>Existing Use</i>	<i>Infrastructure Sufficient to Serve Land Use Change?</i>	<i>Land Type</i>	<i>Environ Constraints</i>	<i>Density (3)</i>	<i>Potential Unit Capacity</i>	<i>Realistic Unit Capacity</i>
Site 3 ah Potential Residential Village	445 141 27	219,967. 64	5.05	N/A	N/A	PC-15 Office	MU-H2	Parking Lot	Yes	NRU	None	30 to 50 du/acre	252.5 du (50 du/ acre)	151.5 du (30 du/acre)
Site 3ai Potential Residential Village	445 151 05	61,337.1 8	1.41	N/A	N/A	PC-15 Office	MU-H2	Parking Lot	Yes	NRU	None	30 to 50 du/acre	70.5 du (50 du/ acre)	42.3 du (30 du/acre)
SUBTOTAL SITE 3					689.61 du (4)							1,191 du (23.83 acres at 50 du/acre)	689.61 du (based on trip rate) (4)	
Site 4a Potential Residential Village (5)	No address/ 445 122 18	748,135. 79	17.17	N/A	N/A	PC-15 Office	MU-H2	Parking Lot	Yes	NRU	None	30 to 50 du/acre	50 du/ acre	30 du/acre
Site 4b Potential Residential Village (5)	No address/ 445 131 28	1,072,34 1	24.62	N/A	N/A	PC-15 Office	MU-H2	Parking Lot	Yes	NRU	None	30 to 50 du/acre	50 du/ acre	30 du/acre
SUBTOTAL SITE 4												2,089.5 du (41.79 acres at 50 du/acre (5))	260 additive du (5)	

AREA 9 JOHN WAYNE AIRPORT AREA														
<i>Map (1)</i>	<i>Address/ APN</i>	<i>Area (sq. ft)</i>	<i>Acres</i>	<i>Building Area</i>	<i>Trip rate (4)</i>	<i>Zone</i>	<i>GP Designation (2)</i>	<i>Existing Use</i>	<i>Infrastructure Sufficient to Serve Land Use Change?</i>	<i>Land Type</i>	<i>Environ Constraints</i>	<i>Density (3)</i>	<i>Potential Unit Capacity</i>	<i>Realistic Unit Capacity</i>
Site 5a Potential Residential Village (6)	4321 Jambore e/ 445 131 02	670,990. 3	15.4	311,452	2.29 =123.5 5 and 1.16 = 298.7	PC-15 Office	MU-H2	Office building built 1980's	Yes	NRU	None	30 to 50 du/acre	50 du/ acre	30 du/acre
Site 5b Potential Residential Village (6)	4311 Jambore e/ 445 131 03	419,928. 4	9.6	126,000	2.29 = 263.35 and 1.16 = 12.76	PC-15 Office	MU-H2	Office building built 1980's	Yes	NRU	None	30 to 50 du/acre	50 du/ acre	30 du/acre
SUBTOTAL SITE 5					698.36								1,250 du (25 acres at 50 du/acre)	632 du and 290 additive du per General Plan policy (6)
AREA 9 JOHN WAYNE AIRPORT AREA TOTAL DEVELOPMENT CAPACITY SITES 1-5					3,708 du (4)								5,934.5 du	2,423 du (30du/acr e) 2,200 du max. per General Plan Policy (7)

- (1) General Plan policy requires development of mixed-use residential villages containing a minimum of 10 acres. Each site represents a potential residential village with a minimum of 10 acres.
- (2) A Planned Community text amendment is required to change the zone to be consistent with the General Plan designation to allow mixed-use development.
- (3) General Plan policy requires that residential units be developed at a minimum density of 30 du/ace and a maximum density of 50 du/acre averaged over the total area of each residential village.
- (4) The General Plan provides for the conversion of existing land uses in the Airport Area with a cap of 1,650 du that can be developed based on a trip generation rate conversion in addition to 550 du allowed as infill development. A standardized set of trip conversion rates is provided by the Traffic Engineer in order for all conversions to occur in a consistent and fair manner. Both the AM and PM peak hour trip rates from the Newport Beach Transportation Model (NBTM) were reviewed and the more conservative of the two was selected for determining the conversion factors. Sites 1-3 and 5 provide the trip conversion rate and resulting dwelling units to show the traffic related capacity for each

residential village. If the maximum dwelling units based on the traffic based capacity is more restrictive than the dwelling units based on the density of 30 du/acre than the more restrictive traffic based capacity is used as the realistic unit capacity as seen in Site 3.

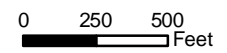
- (5) Koll development project is in process and includes 260 additive residential units within a 24-acre area of the Koll Center. These units are additive and do not replace any existing use so there is no need to do a trip generation conversion rate. The applicant is currently working on a conceptual site plan for the project and has had discussions with City staff to address issues with traffic circulation, fire access, and open space requirements. The applicant is currently preparing the Planned Community text for submission and public hearings are anticipated for late 2010 or early 2011.
- (6) Conexant development project is in process and proposes to demolish up to 438,000 square feet of existing industrial and office space, and replace it with up to, including density bonus units, 1,244 residential units, up to 11,600 square feet of neighborhood commercial uses, and approximately two acres in parkland. Staff has completed its third review of the Specific Plan and the Environmental Impact Report (EIR) is currently underway. Public hearings are anticipated for late 2010 or early 2011.

NRU – Non-residentially zoned sites that are underutilized (sites capable of being developed at a higher density with greater intensity).



Area 9 - Airport Area

Housing Site Inventory



TOTAL REALISTIC DEVELOPMENT CAPACITY		
	Potential Unit Capacity (du)	<i>Realistic Unit Capacity (du)</i>
ALL AREAS INCLUDING VACANT SITES TOTAL DEVELOPMENT CAPACITY	8,790.5 du	4,751 du