



November 29, 2021

TO: Board of Directors

FROM: Ron Rubino, President

Subject: Newport Beach Housing Element Report

This report is a follow up to the prior report provided regarding the development of a City Housing Element Report, which is required in the General Plan Update.

The city has completed their review process and updated the draft Housing Element report. The complete report is available at the City's website: <https://www.newportbeachca.gov/government/departments/community-development/planning-division/general-plan-codes-and-regulations/general-plan-update/housing-element-screencheck-draft-march-10-2020>

The report is very extensive and provides a direction for identifying parcels for development and redevelopment to meet the new housing units goal assigned by the state. The report contains the following sections:

Updated Housing Element Draft (11-12-2021)

- [Cover & Title](#)
- [Section 1 - Introduction](#)
- [Section 2 - Profile](#)
- [Section 3 - Housing Constraints and Resources](#)
- [Section 4 - Housing Plan](#)
 - [Appendix A - Past Performance](#)
 - [Appendix B - Sites Analysis](#)
 - [Appendix C - Community Engagement](#)
 - [Appendix D - Accessory Dwelling Units](#)

If members have any questions or wish to submit comments, they should reach out to City staff by emailing GPUUpdate@newportbeachca.gov.

The update draft report includes the number of housing units the State has allocated to the city to identify for future development. The allocation includes City's 2021-2029 RHNA growth need of 4,845 housing units is allocated into the following income categories:

- 1,456 units - Very low-income (0-50% County MFI)
- 930 units - Low-income (51-80% of County MFI)
- 1,050 units - Moderate-income (81-120% of County MFI)
- 1,409 units - Above moderate-income (120% or more of County MFI)





The Southern California Association of Governments (SCAG) has conducted a Regional Housing Needs Assessment (RHNA) to determine the City's share of the affordable housing needs for the Orange County region. The RHNA quantifies Newport Beach's local share housing needs for the region by income category. Income categories are based on the most current Median Family Income (MFI) for Orange County. The current 2021 MFI (for an assumed family of 4 persons) for Orange County is \$106,700. The MFI may change periodically, as it is updated on an annual basis.

A. Housing Goals

The City of Newport Beach has identified the following housing goals as part of this Housing Element Update:

Goal #1: Provision of adequate sites to accommodate projected housing unit growth needs identified by the 2021-2029 RHNA.

Goal #2: Quality residential development and the preservation, conservation, and appropriate redevelopment of housing stock.

Goal #3: A variety of housing types, designs, and opportunities for all social and economic segments.

Goal #4: Housing opportunities for as many renter- and owner-occupied households as possible in response to the market demand and RHNA obligations for housing in the city.

Goal #5: Preservation of the City's housing stock for extremely low-, very low-, low-, and moderate-DRAFT income households. Section 4: Housing Plan (DRAFT AUGUST NOVEMBER 2021).

Goal #6: Housing opportunities for special needs populations.

Goal #7: Equal housing opportunities in the city for all people.

Goal #8: Effective and responsive housing programs and policies.

The goals listed above are described in the report in detail with accompanying policies and programs to achieve them.

B. Housing Inventory

A detailed list of potential parcels is provided in the Housing Element Report. Eastbluff is included in the Newport Center planning area. No recommendation or decisions are made based on this report. It does give you insight into how many occupied parcels are considered feasible for redevelopment. The Newport Beach Tennis Club 7.5 acres continues to be listed.

I encourage members to spend time reading the full report and make themselves aware of the potential plan to create zoning for more housing, locations, and price range goals.

Ron Rubino

