



Our Housing Element and RHNA

A BRIEF OVERVIEW AND UPDATE

FEBRUARY 20, 2020



Housing Element



HOUSING

CONSIDERATIONS

- State mandated.
- Provides goals and policies to ensure an adequate supply of housing for all residents while maintaining a high quality of life.
- Updated every 8 years in response to Regional Housing Needs Assessment (RHNA) cycles.
- Includes inventory of housing opportunity sites.

- Quality residential development
- Preservation, conservation, and appropriate redevelopment
- A variety of housing types, designs, and opportunities for all

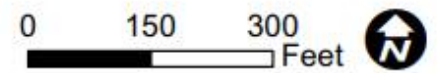


HOUSING



Area 5 - McFadden Square

Housing Site Inventory



McFadden_Square June/2010

Regional Housing Needs Assessment (RHNA)

- Mandated by State law, a representation of housing need for all income levels.
- General Plan and Housing Element must accommodate additional units at each income level.
- Housing units are not required to be physically constructed, but City must demonstrate it has planned for the required need.

GOALS OF RHNA

- Increase housing supply and mix of types
- Promote infill development and efficient development patterns
- Promote intraregional relationship between jobs and housing
- Affirmatively furthering fair housing

What is the RHNA process?



HCD determined regional need of 1,341,827 units



Develops one method for distribution to all local jurisdictions



Identifies sites for potential housing development*, and updates GP and Zoning

CA Department of Housing and Community Development (HCD)

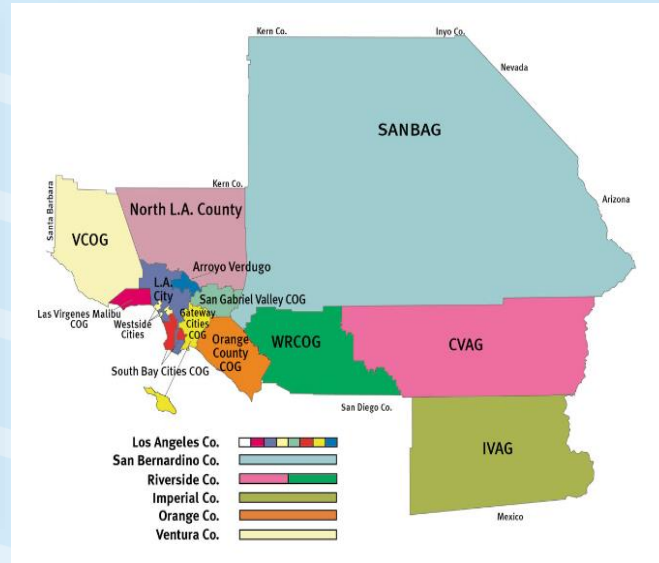


**1,341,827
UNITS**

- Responsible for statewide regional determinations
- New units for October 2021 – October 2029 planning period (6th Cycle RHNA)



Southern California Association of Governments (SCAG)

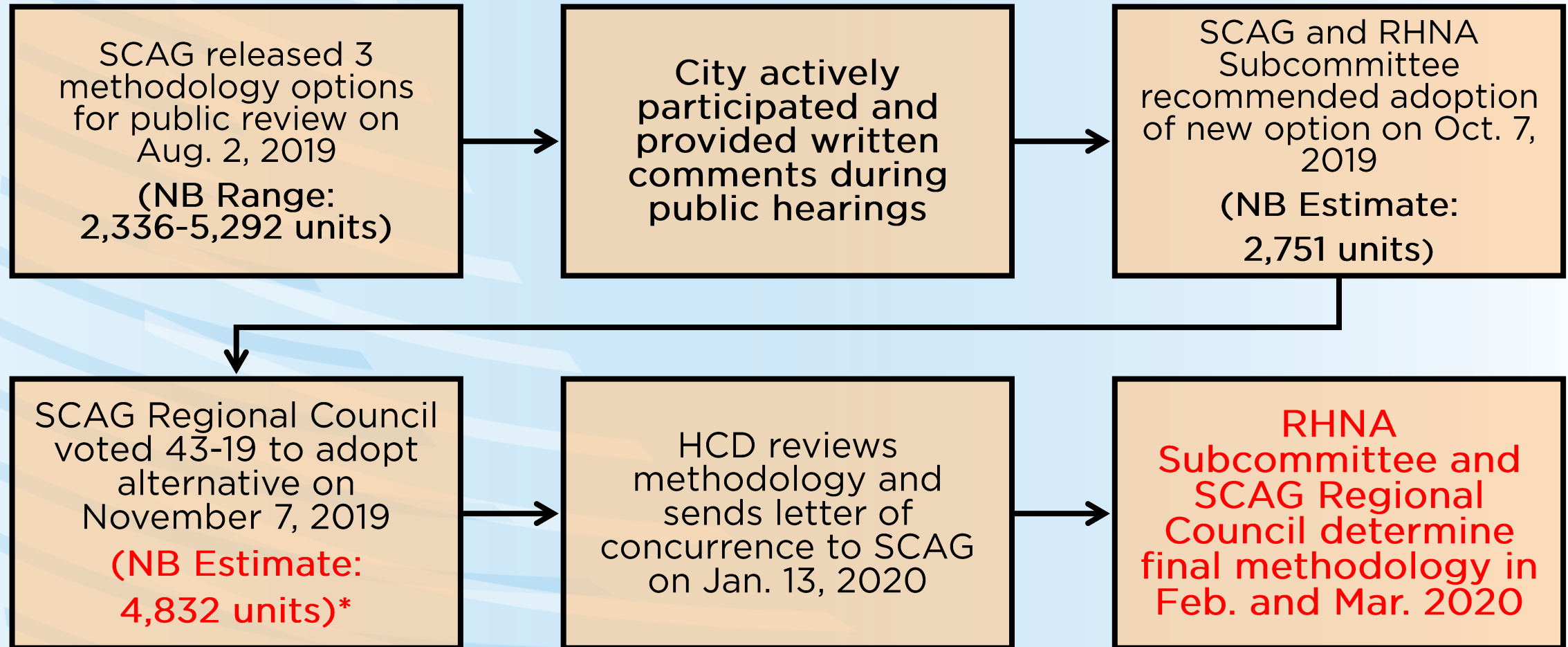


- Responsible for allocating HCD's 1.342M unit determination to 197 individual jurisdictions in SoCal region

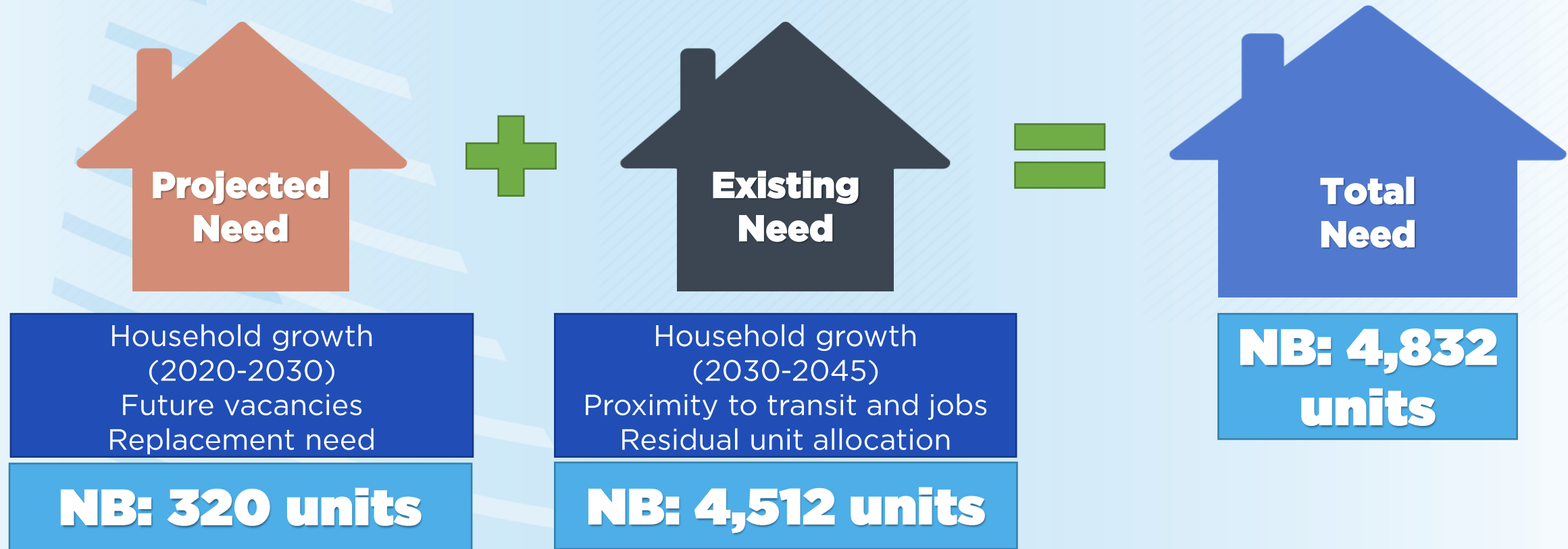
**1,341,827
UNITS**



SCAG: Method Development



SCAG's Current Method



- Results in **183,425** new units in Orange County
 - Examples: Irvine - **23,555**; Huntington Beach - **13,337**; Costa Mesa - **11,727**; and Laguna Beach - **393**

Newport Beach Unit Composition

How will the 4,832 units be distributed across income levels?

	Very Low Income	Low Income	Moderate Income	Above Moderate Income
After Required 170% Social Equity Adjustment	1,451 units	927 units	1,048 units	1,406 units
Income Limit (4-person household)	\$59,350	\$94,950	\$117,500	\$117,501+

2021-2029 Housing Element

- Due to HCD October 15, 2021
- How do we plan for 4,832 new units?
 - Identify sites for potential housing development (vacant or underutilized)
 - Increased density to encourage redevelopment
 - Other ideas?



Planning Considerations

- Identifying areas where we think housing is appropriate is one form of input, but other considerations at play.
 - Proximity to:
 - ✓ Transit
 - ✓ Jobs
 - ✓ Commercial areas
 - ✓ Parks and open space
 - Mix of density and affordability
 - Adequate infrastructure
 - Re-use of previous housing opportunity sites

**Where do you think
Newport Beach could
accommodate required
housing growth?**



Consequences of Non-Compliance

Missed Deadline

- 4-year cycle instead of 8-year cycle

Rezone Requirement

- Provide for by-right project approval if the project provides 20% lower-income units
- Minimum density 20 units/acre required

Rollover unaccommodated needs into next HE cycle

Court Orders

- Obtain HCD Certification within 120 days
- Moratorium on permit issuance
- Mandated Rezoning

AB101 (GC Section 65585)

- Fines \$10K-600K/month
- State Controller may intercept local funds if fines not paid



“Firmly challenge, yet plan to comply.”

- **Appeal to reduce City’s RHNA allocation**
- **Collaborate regionally**
- **Facilitate compliance with mandated deadlines and requirements**
- **Focus General Plan update on housing**





CITY OF NEWPORT BEACH

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2020 HOUSING ACTION PLAN

[AGENDAS](#)[JOBS](#)[DATA HUB](#)[BILL PAY](#)[CLASSES](#)[SERVICE REQUESTS](#)

Housing Exhibits

- [Map of Potential Development Constraints - 02/04/2020](#)

Letters Regarding the Regional Housing Needs Assessment (RHNA) Process

- [Letter from Megan Kirkeby, Asst Deputy Director for Fair Housing to SCAG - Review of RHNA Methodology - 01/13/2020](#)
- [Letter from Mayor Will O'Neil to the Department of Housing and Community Development 12/23/2019](#)
- [Letter from CDD Director Seimone Jurjjs to SCAG - Regional Council Agenda Item 4 - RHNA Methodology - 11/06/2019](#)
- [Letter from CDD Director Seimone Jurjjs to the Community Economic and Human Development Committee - Agenda Item 1 - Recommended Draft RHNA Methodology 10/21/2019](#)
- [Letter from CDD Director Seimone Jurjjs to SCAG - Comments on Proposed 6th Cycle RHNA Methodology- 09/13/2019](#)
- [Letter from CDD Director Seimone Jurjjs to SCAG - Support of SCAG Objection to HCD 6th RHNA Cycle Allocation - 09/04/2019](#)
- [Letter from CDD Director Seimone Jurjjs to Community Economic and Human Development Policy Committee - 06/05/2019](#)
- [Letter from CDD Director Seimone Jurjjs to RHNA Subcommittee - 06/03/2019](#)

Legislative Position Letters

- [Letter to Assemblywoman Petrie-Norris - Request for Legislative Amendments to Enable Local Compliance with State Housing Laws - 02/14/2020](#)
- [Letter to Senator Moorlach - Request for Legislative Amendments to Enable Local Compliance with State Housing Laws - 02/14/2020](#)
- [Letter to Senator Wiener - Oppose Unless Amended SB 50 \(Wiener\) Planning and Zoning Housing Development Incentives - 01/22/2020](#)
- [Letter to Governor Gavin Newsom - Request for Veto AB 68 \(Ting\) Accessory Dwelling Units - 09/30/2019](#)
- [Letter to Governor Gavin Newsom - Request for Veto AB 1763 \(Chiu\) Density Bonuses: Affordable Housing 09/26/2019](#)
- [Letter to Governor Gavin Newsom - Request for Veto SB13 \(Wieckowski\) Accessory Dwelling Unit - 09/24/2019](#)
- [Letter to Governor Gavin Newsom - Request for Veto SB330 \(Skinner\) Housing Crisis Act of 2019 - 09/24/2019](#)
- [Letter to Governor Gavin Newsom - Request for Signature SB 5 \(Beall/McGuire/Portantino\) Affordable Housing and Community Development Investment Program 09/23/2019](#)
- [Letter to Governor Gavin Newsom - Oppose Unless Amended AB 881 \(Bloom\) Accessory Dwelling Units - 09/16/2019](#)

External Reference Links

Housing and Community Development (HCD)

- [RHNA and Housing Elements Info](#)

Staff Contacts

Ben Zdeba, Senior Planner

P: 949-644-3253

E: bzdeba@newportbeachca.gov

Jaime Murillo, Principal Planner

P: 949-644-3209

E: jmurillo@newportbeachca.gov

www.newportbeachca.gov/housingactionplan



Thank you!
Questions?

