



## A. Review of Past Performance

The following chart is a review of the City’s housing project and program performance in the 2014-2021 Planning cycle. It is an evaluation of the 5<sup>th</sup> cycle’s Policy Program and considers all current and existing programs and projects as well as the most current accomplishments and effectiveness and appropriateness.

Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
<b>Policy 1.1</b>			
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.			
<b>1.1.1</b> Improve housing quality and prevent deterioration of existing neighborhoods by strictly enforcing Building Code regulations and abating Code violations and nuisances.	Prepare quarterly report on code enforcement activities	<p>The building inspectors and code enforcement officers continually enforce code regulations, abatement violations, and nuisances.</p> <p>The City conducts quarterly reports on code enforcement activities and keeps them on file at City Hall.</p> <ul style="list-style-type: none"> <li>In 2020, the City Council awarded funding for the Senior Home Assistance Repair Program.</li> </ul>	<b>Ongoing</b> In accordance with State Law, the City will continue to enforce Building Code regulations and address violations and nuisances.
<b>1.1.2</b> Investigate the use of federal funds and local funds, including Community Development Block Grants (CDBG) and the Affordable Housing Fund, to provide technical and/or financial assistance, if necessary, to existing lower- and moderate-income, owner occupants of residential properties through low-interest loans or emergency grants to rehabilitate and encourage the preservation of existing housing stock.	Through Code Enforcement notifications and correction activities, attempt to identify property owners in need of financial assistance and overall resource allocation for a rehabilitation program. Attend quarterly OCHA (Cities Advisory Committee) meetings to keep up to date on rehabilitation programs offered by the County and investigate the availability	<p>On April 29, 2015, the City published Request for Proposal (RFP) No. 15-55 for use of the City’s Affordable Housing Fund toward affordable housing development or programming. Three projects received approval of the funding from City Council on November 24, 2015:</p> <ol style="list-style-type: none"> <li><b>Senior Home Assistance Repair Program (SHARP)</b> - An agreement with Habitat for Humanity Orange County (Habitat OC) granted up to \$600,000 for critical home repair for low-income seniors. The total the City has used in the program to date is \$243,466 for a total of 11 projects. <ul style="list-style-type: none"> <li>In <b>2020</b>, the program worked on 2 projects and expended a total of \$9,222.11. Projects</li> </ul> </li> </ol>	<b>Ongoing</b> During the 5 <sup>th</sup> Cycle Planning Period, the City was successful in providing additional funding to 3 projects that resulted in new affordable housing units for low-income seniors and veterans and in the rehabilitation of residences belonging to lower income seniors. The City will continue to seek funding opportunities from federal and local funds for lower- and moderate-income households. This will continue assisting seniors and lower income households in



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	<p>of federal funds in February of each year, when new funding opportunities are typically announced.</p>	<p>included home weatherization, roof repair and accessibility modifications. The total we have used in the program to date is \$228,023 for a total of 11 projects.</p> <ul style="list-style-type: none"> <li>○ In <b>2019</b>, the City worked on 2 projects and expended a total of \$30,682. Projects included home weatherization, roof repair and accessibility modifications.</li> <li>○ In <b>2018</b>, there was \$194,000 spent with 8 projects completed and 1 in the process at the end of the year. These projects include repairing and weatherizing roofing, bringing landscaping up to code, repairing stairs and railings, and replacing furnaces and windows.</li> <li>○ In <b>2017</b>, the first project was completed in West Newport in March 2017. The second project was completed in Corona del Mar in October 2017. The third and fourth projects were close to completion in Bayview and Santa Ana Heights in December 2017. Additionally, there were 3 projects in the application process in 2017 in West Newport Mesa, Bayside Village, and Peninsula Point.</li> <li>○ In <b>2016</b>, the first project was funded and underway in West Newport in December 2016 to repair the following: siding, roof, paint, chimney, faucets, outlets, smoke and carbon monoxide detectors. Anticipated completion is early 2017. The second project was in the initial inspection phases at a Santa Ana Heights residence for exterior clean-up items to address code</li> </ul>	<p>maintaining their homes and incentivizes developers to create affordable housing for the community.</p>



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		<p>enforcement issues such as landscape, garage door, paint and a broken window</p> <p>2. An agreement with <b><u>Community Development Partners</u></b> granting \$1,975,000 to assist with the acquisition, rehabilitation and conversion of an existing 12-unit apartment building located at 6001 Coast Boulevard for affordable housing – 6 for low-income veterans and 6 with a priority for low-income seniors and veterans (The Cove, formally known as the Newport Veterans Project). In June 2017, the project closed on construction financing. Building permits were issued and construction began in July 2017. The lease-up of the units were completed in 2018.</p> <p>3. <b><u>Seaview Lutheran Plaza Project</u></b> – Seaview Lutheran Plaza was awarded \$1.6 million to assist with the rehabilitation of an existing 100-unit apartment building that is affordable to low-income seniors located at 2800 Pacific View Drive. On July 26, 2016, the City and Seaview Lutheran entered into an affordable housing grant agreement for \$800,000 of the award for upgrades to existing bathrooms. The design and permits were approved late 2016 and construction was underway throughout 2017. By spring 2018 all 100 units were complete. The grant agreement extended the affordability requirement through 2069. Subsequent to the grant, Seaview Lutheran decided to not pursue the remaining \$800,000 for a loan 3 PROGRAM STATUS agreement. Therefore, this money remains in the City’s affordable housing account.</p>	



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<p><b>1.1.3</b> 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 determination of consistency with Government Code Section 65590 has been made. The specific provisions implementing replacement unit requirements are contained in Chapter 20.34 of the Municipal Code.</p>	<p>Use Chapter 20.34 “Conversion or Demolition of Affordable Housing” to implement Program continuously as projects are submitted.</p>	<p>On October 29, 2019, the Community Development Director determined that Newport Beach Municipal Code (NBMC) Chapters 20.34 and 21.34 (Conversion of Demolition of Affordable Housing) are no longer required. These chapters of the NBMC implement the Mello Act (Government Code Sections 65590 - 65590.1 Low- and Moderate-Income Housing Within the Coastal Zone). The regulations require the replacement of housing units lost within the coastal zone that are occupied by low- and moderate-income households under certain circumstances when feasible. Both the NBMC and the Mello Act provide when there is less than 50 acres in aggregate, of privately owned, vacant land available for residential use within the City’s coastal zone, and 3 miles therefrom, the replacement requirement is not required.</p> <p>The Planning Division completed a land use inventory in October 2019 to determine if 50 aggregate acres of privately owned, vacant land is available for residential use within the City’s coastal zone and within 3 miles inland of the coastal zone. The inventory conducted found less than 50 qualifying acres.</p>	<p><b>Removed</b> This policy action is no longer being considered at this time. The City is continuing to look for ways to protect and create affordable housing through the 6<sup>th</sup> Cycle Policy Actions and Sites Inventory.</p>
<p><b>1.1.4</b> The City will continue to implement the Residential Building Records (RBR) program to reduce and prevent violations of building and zoning ordinances by providing a report to the all parties involved in a transaction of sale of residential properties, and providing an opportunity to inspect properties to identify potentially hazardous conditions, resources permitting.</p>	<p>Continuously implement program as RBR applications are submitted to the City. Promote the availability of program to the public and local real estate professionals by maintaining information on website and developing brochure and other promotional materials.</p>	<p>This City report allows the City to verify that its residential buildings meet zoning and building code requirements, life safety requirements as set forth by the City’s Municipal Code, and fulfill the State’s requirement that all homes have both smoke detectors and seismic strapping of water heaters (California Health and Safety Code, Section 19211).</p> <ul style="list-style-type: none"> <li>• In 2020, there were 1,629 RBRs processed.</li> <li>• In 2019, there were 1,405 RBRs processed.</li> <li>• In 2018, there were 1,059 RBRs processed.</li> <li>• In 2017, there were 1,547 RBRs processed.</li> </ul>	<p><b>Ongoing</b> The City will continue implementing the RBR program through the 6<sup>th</sup> Planning Cycle. This allows the City to track the sale of properties, ensure the home meets Code regulations for life and safety purposes, and provide new homeowners with detailed information on the permitting history of their property.</p>



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<p>The report provides information as to permitted and illegal uses/construction, and verification that buildings meet zoning and building requirements, including life safety requirements.</p>		<ul style="list-style-type: none"> <li>In 2016, there were 1,447 RBRs processed.</li> <li>In 2015, there were 1,432 RBRs processed.</li> <li>In 2014, there were 1,392 RBRs processed.</li> </ul>	
<p><b>Policy 2.1</b> Encourage preservation of existing and provision of new housing affordable to extremely low-, very low-, low-, and moderate-income households.</p>			
<p><b>2.1.1</b> Maintain rental opportunities by restricting conversions of rental units to condominiums in a development containing 15 or more units unless the vacancy rate in Newport Beach for rental housing is an average of 5 percent or higher for 4 consecutive quarters, and unless the property owner complies with condominium conversion regulations contained in Chapter 19.64 of the Newport Beach Municipal Code.</p>	<p>Complete a vacancy rate survey upon submittal of condominium conversion application of 15 or more units.</p>	<p>A vacancy rate survey is completed upon receiving an application for the conversion of 15 or more rental units to condominiums. Between 2014 and 2020 no project of 15 or more units were submitted.</p>	<p><b>Modified.</b> This program was ongoing during the 5<sup>th</sup> cycle; however, no projects of this nature were submitted. The program is important in retaining the City's existing rental housing and will be continued in the 6<sup>th</sup> cycle with appropriate modifications.</p>
<p><b>2.1.2</b> 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.</p>	<p>Continuously implement program as affordable housing projects are submitted to the City.</p>	<p>Pending applications that include affordable housing will be expedited.</p> <ul style="list-style-type: none"> <li><b>2020:</b> Newport Airport Village</li> <li><b>2020:</b> Residences at 4040 Von Karmen <b>2019:</b> 4 very low-income applications submitted (1 ADU and 3 multi-unit).</li> <li><b>2018:</b> 3 very low-income applications submitted (3 ADUs).</li> </ul>	<p><b>Ongoing</b> The City will continue to promote the development of affordable housing by expediting the development process. The Regional Housing Needs Allocation (RHNA) requires the City to add 2,381 lower income homes and 1,048 moderate income homes; this policy action incentivizes the development of such housing.</p>



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<p><b>2.1.3</b> 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>Continuously implement program per project submittal as the developer applies for these bonds.</p>	<p>The issuance of tax-exempt mortgage revenue bonds is project driven, and the developer typically applies for the bonds. No applications were received, 2020-2014.</p>	<p><b>Modify</b> The City will continue to incentivize the development of affordable housing units; however, the policy will be adjusted to include the promotion of available bonds to the public and developers.</p>
<p><b>2.1.4</b> Conduct an annual compliance-monitoring program for units required to be occupied by very low, low-, and moderate-income households.</p>	<p>Complete review by the last quarter of each year and report within the annual General Plan Status Report including Housing Element Report provided to OPR and HCD by April 1st each year.</p>	<p>Annual compliance monitoring has been conducted for 2014-2020 and the report for the City's income- and rent-restricted units by Priscila Davila &amp; Associates, Inc. (consultant) found all units in compliance.</p>	<p><b>Ongoing</b> The City will continue to maintain the availability of affordable housing units for lower income and moderate-income households.</p>
<p><b>2.1.5</b> 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.</p>	<p>Continuously implement program as affordable housing projects are submitted to the City.</p>	<p>In 2018 the building permit fees were waived for the Seaview Lutheran Plaza Project. Planning staff assisted as a liaison between the applicant and the Building Division to assist in resolving Building Code issues during the plan check process for the Seaview Lutheran Plaza Project and assisted with coordinating plan check and expediting permitting for the Newport Beach Veterans project.</p>	<p><b>Ongoing</b> The City, in accordance with recent updates to State Law, will continue to promote the development of affordable housing by committing to taking actions within the 2021-2029 Housing Element to expedite the entitlement process.</p>
<p><b>2.1.6</b> Affordable housing developments providing units affordable to extremely low-income households shall be given the highest priority for</p>	<p>Continuously implement program as affordable housing projects are submitted to the City.</p>	<p>In 2020, the City released an RFQ for Permeant Supportive Housing consultant to assist the City in developing a PSH.  See status of Program 1.1.2.</p>	<p><b>Ongoing</b> The City will continue to prioritize the creation or conversion of housing units for extremely low-income households.</p>



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use of Affordable Housing Fund monies.			
<b>Policy 2.2</b> Encourage the housing development industry to respond to existing and future housing needs of the community and to the demand for housing as perceived by the industry.			
<b>2.2.1</b> Maintain a brochure of incentives offered by the City for the development of affordable housing including fee waivers, expedited processing, 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.	Update brochure as needed to provide updated information regarding incentives including updated fees and a reference to the most up to date Site Analysis and Inventory.	A brochure is maintained and provided on the City website and in the public lobby.	<b>Ongoing</b> The City will continue to promote affordable housing to the community. The City will continue in the 6 <sup>th</sup> Cycle planning period to pursue methods of outreaching to the local development community, including non-profit developers, to explore partnerships.
<b>2.2.2</b> 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 (CDBG) funds or the City's Affordable Housing Fund.	Continuously implement program as housing projects are submitted to the City.	The City provides financial assistance based on a project by project analysis, depending on need and overall project merits.  This program was considered in evaluating the proposals for the RFP and choosing the projects described in Program 1.1.2.	<b>Ongoing</b> The City will continue to provide assistance, through CDBG funds or the City's Affordable Housing Fund, for projects that provide a higher number of affordable housing units.
<b>2.2.3</b> For new developments proposed in the Coastal Zone areas of the City, the City shall follow Government Code Section 65590 and Title 20.  All required affordable units shall have restrictions to maintain their	Use Zoning Code Chapter 20.34 "Conversion or Demolition of Affordable Housing" to implement this program continuously as projects are submitted.	See status of Program 1.1.3.  The City uses NBMC Chapter 20.34 Conversion or Demolition of Affordable Housing by monitoring demolition requests and permits. One applicable project (PA2018-051) was submitted in 2018, requesting the demolition of 4 units; none of the 4 units were found to be occupied by low- or moderate-income households.	<b>Ongoing</b> The City will continue to ensure the number of affordable housing options within the City is not decreased. The 6 <sup>th</sup> Cycle RHNA calculations add to the number of needed affordable housing units, therefore maintaining the affordability of units does not add



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affordability for a minimum of 30 years.		Resulting from Mello Act Compliance for the Echo Beach project approved in 2014, 6 existing studio units at 305 E. Bay Avenue were remodeled and converted to very low and low-income rental units in 2016. The units were available to rent in 2017.	to the amount the City must develop between 2021 and 2029.
<p><b>2.2.4</b> All required affordable units shall have restrictions to maintain their affordability for a minimum of 30 years.</p>	Continuously implement program as housing projects are submitted to the City.	<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>On February 21, 2019, the 350-unit Newport Crossings Mixed-Use Project was approved, which includes 78 units affordable to low-income households. 52 units were restricted for a term of 55 years in compliance with density bonus law and the remaining 26 non-density bonus units were restricted for a term of 30 years.</p> <p>The Newport Veterans project has an affordability requirement of 50 years and the Seaview Lutheran project will add 30 additional years to their existing requirement, resulting in a new expiration date of 2069.</p>	<p><b>Ongoing</b> The City will continue to maintain a 30-year minimum restriction for affordable housing units to protect residents currently residing in such units and, in conjunction with other policy actions, incentivize the development of affordable housing in the City.</p>
<p><b>2.2.5</b> Advise and educate 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.</p>	Continuously implement program as prospective developers contact City seeking development information. Maintain a designated staff person that can be contacted to provide housing opportunity information and incentives for development of affordable housing.	A brochure has been created and distributed that outlines development incentives and entitlement assistance available in the City. The brochure is maintained at the public counter in Bay C at the Civic Center and on the City website.	<p><b>Ongoing</b> The City will continue to promote affordable housing sites to prospective developers. The 6<sup>th</sup> Cycle Housing Element will identify opportunity sites for housing that should be actively presented to developers through this policy action.</p>





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<p><b>2.2.6</b> Participate in other programs that assist production of housing.</p>	<p>Attend quarterly OCHA (Cities Advisory Committee) meetings to keep up to date on rehabilitation programs offered by the County in order to continuously inform homeowners and rental property owners within the City of opportunities and to encourage preservation of existing housing stock.</p>	<p>City staff attends Orange County Housing Authority (OCHA) Cities Advisory Committee meetings to keep up to date with programs that assist in the production of housing.</p>	<p><b>Ongoing</b> The City will continue to participate in OCHA meetings and programs that assist in the production of housing. This policy action is necessary in order to achieve other actions (2.2.1) that inform the public of funding opportunities and programs to further develop the City's housing stock.</p>
<p><b>2.2.7</b> 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.</p>	<p>Provide a copy of the Housing Element to water and sewer service providers. Pursuant to state law, water and sewer providers must grant priority to developments that include housing units affordable to lower-income households which is implemented continuously as these projects are submitted.</p>	<p>In 2017, the Newport Crossings Mixed-Use project, a 350-dwelling unit mixed-use development, was submitted within the Airport Area under the Residential Overlay of the Newport Place Planned Community. The proposed project includes 78 dwelling units affordable to low-income households. The Environmental Impact Report (EIR) was certified and the project was approved by the Planning Commission on February 21, 2019. The EIR concluded that adequate water and sewer capacity exist to support the development. The plan check for construction drawing review was submitted on November 17, 2020, with building permit issuance expected in Summer 2021.</p>	<p><b>Ongoing</b> The City will continue to incentivize the production of affordable housing units by prioritize the allocation of resources towards new development that provide housing for lower income households.</p>
<p><b>2.2.8</b> Implement Chapter 20.32 (Density Bonus) of the Zoning Code and educate interested developers about the benefits of density bonuses and related incentives for the development of housing that is</p>	<p>Continuously implement program as housing projects are submitted to the City.</p>	<p>Implemented as projects are submitted. Density bonus information and incentives are included in an informational brochure available to the public.  In 2017, the Newport Crossings Mixed-Use project, a 350-dwelling unit mixed-use development, was submitted within the Airport Area under the Residential Overlay of the Newport Place Planned</p>	<p><b>Ongoing</b> In accordance with State Law, the City will continue to provide density bonuses to developments that provide housing to lower-income households. This action proved successful during the 5<sup>th</sup></p>



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<p>affordable to very low-, low-, and moderate-income households and senior citizens.</p>		<p>Community. In exchange for providing 78 units affordable to low-income households, the developer has requested a density bonus of 91 units (35 percent bonus), an incentive to allow for flexibility with unit mix, and a development waiver of building height. The Environmental Impact Report (EIR) was certified and the project was approved by the Planning Commission on February 21, 2019.</p> <p>In December 2019, an application was submitted for a new mixed-use development located at 2510 West Coast Highway that includes the development of 36 dwelling units, 3 of which would be restricted for very low-income households. In exchange for providing the very low-income units, the developer has requested a density bonus of 9 units (35 percent bonus) and development waiver of building height. The project was approved by the Planning Commission in February of 2021 and is pending review by the City Council.</p> <p>In 2020 an application was submitted for Residences at 4400 Von Karman, which included 312 apartments of which 13 very-low income housing units. The project was approved by the City Council in February 2021. Newport Airport Village - A General Plan Amendment, Planned Community Development Plan (PCDP), and a Development Agreement that would allow for the future redevelopment of the 16.46-acre property with up to 444 dwelling units (329 base units and 115 density bonus units) and 297,572 square feet of retail, office, and other airport supporting uses. The project was approved by City Council on September 22, 2020.</p> <p>Residences at 4400 Von Karman - In 2020, the former Koll Center Residences project was actively reviewed under a new project submittal called The Residences</p>	<p>Planning Cycle as 3 projects applied for density bonuses that resulted in the creation of 94 affordable housing units for lower-income households.</p>



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		<p>at 4400 Von Karman. The request consists of 637 rezoning nonresidential property to mixed-use land uses, including up to 260 residential units plus an allowance for density bonus units up to a total of 312 units (13 Very-Low Income units). On November 5, 2020, the Planning Commission considered the project and recommended approval to the City Council. The City Council approved the project on February 9, 2021, outside the reporting period.</p>	
<p><b>Policy 2.3</b> Approve, wherever feasible and appropriate, mixed residential and commercial use developments that improve the balance between housing and jobs.</p>			
<p><b>2.3.1</b> Study housing impacts of proposed major commercial/industrial projects during the development review process. Prior to project approval, a housing impact assessment shall be developed by the City with the active involvement of the developer. Such assessment shall indicate the magnitude of jobs to be created by the project, where housing opportunities are expected to be available, and what measures (public and private) are requisite, if any, to ensure an adequate supply of housing for the projected labor force of the project and for any restrictions on development due to the "Charter Section 423" initiative.</p>	<p>Continuously implement program as major commercial/industrial projects are submitted to the City.</p>	<p>In conjunction with the environmental review required under the California Environmental Quality Act (CEQA), potential impacts to population, housing, and employment is reviewed and analyzed. Recent development trends have consisted of redevelopment of commercial and industrial sites for residential development or mixed-use, which has created new housing opportunities in the City.</p> <p>No major commercial/industrial projects were submitted in 2020-2014.</p>	<p><b>Ongoing</b> The City will continue to analyze the impacts of proposed commercial and industrial projects on housing the City. While no projects were proposed between 2014 and 2019 that triggered the requirement for an impact assessment, the analysis in coordination with CEQA identifies potential effects on housing and the City's ability to reach RHNA allocations.</p>



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<b>Policy 3</b> 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.			
<b>3.1.1</b> Provide a streamlined “fast-track” development review process for proposed affordable housing developments.	Continuously implement program as housing projects are submitted to the City.	The City prioritizes the development review process for all affordable housing projects.  The renovation for the Cove project, the Seaview Lutheran rehabilitation and any Senior Home Repair Program rehabilitation projects were provided “fast-track” plan check.	<b>Ongoing</b> The City has been successful in streamlining projects that add to the affordable housing stock of Newport Beach. The City will continue to streamline and “fast-track” the development review process of affordable housing to incentivize developers to create affordable housing.
<b>3.1.2</b> 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.	Continuously implement provisions of Chapter 20.32 Density Bonus in the Zoning Code as housing projects are submitted to the City.	The City considers density bonuses and other incentives on a project-by project basis. Chapter 20.32 (Density Bonus) is included in the Zoning Code and is implemented as projects are submitted.  As mentioned in Program 2.2.8, the approved Newport Crossings Mixed Use project includes 78 units affordable to low-income households, and the developer has requested a density bonus of 91 units (35 percent bonus), an incentive to allow for flexibility with unit mix, and a development waiver of building height.  Additionally, a 2020 development, Residences at 4400 Von Karman Project includes 312 apartment units (2510 West Coast Highway). Of which, 13 were designated very-low income.	<b>Ongoing</b> In accordance with State Law, the City will continue to provide density bonuses to developments that provide housing to lower income households.



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<p><b>3.1.3</b> Develop a pre-approved list of incentives and qualifications for such incentives to promote the development of affordable housing. Such incentives include the waiver of application and development fees or modification to development standards (e.g., setbacks, lot coverage, etc.).</p>	<p>Work with the Affordable Housing Task Force to develop the list and obtain City Council approval by Fall 2014.</p>	<p>Waivers and incentives are considered by the Planning Commission and City Council on a project-by-project basis. Staff received information from the Department of Housing and Community Development (HCD) on examples of pre-approved incentive programs from the City of Los Angeles and the City of Anaheim. Staff will continue research with HCD to develop pre-approved incentives.</p> <p>As mentioned in Program 2.2.8, the Newport Crossings Mixed-Use project includes 78 units affordable to low-income households, and the developer has requested a density bonus of 91 units (35 percent), an incentive to allow for flexibility with unit mix, and a development waiver of building height.</p> <p>As mentioned in Program 2.2.8, the Newport Crossings Mixed-Use project includes 78 units affordable to low-income households, and the developer has requested a density bonus of 91 units (35 percent bonus), an incentive to allow for flexibility with unit mix, and a development waiver of building height. The plan check for construction drawing review was submitted on November 17, 2020, with building permit issuance expected in Summer 2021.</p>	<p><b>Ongoing</b> The City will continue coordinating with HCD to develop pre-approved incentives for developing affordable housing and review the eligibility of projects for fee waivers and incentives.</p>



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<p><b>Policy 3.2</b> 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.</p>			
<p><b>3.2.1</b> 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.</p>	<p>Continuously implement program as property owners bring their requests to the City.</p>	<p>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.</p> <p>Residences at 4400 Von Karman - In 2020, the former Koll Center Residences project was actively reviewed under a new project submittal called The Residences at 4400 Von Karman. The request consists of rezoning nonresidential property to mixed-use land uses, including up to 260 residential units plus an allowance for density bonus units up to a total of 312 units (13 Very-Low Income units). On November 5, 2020, the Planning Commission considered the project and recommended approval to the City Council. The City Council approved the project on February 9, 2021, outside the reporting period.</p> <p>Newport Airport Village - A General Plan Amendment, Planned Community Development Plan (PCDP), and a Development Agreement that would allow for the future redevelopment of the 16.46-acre property with up to 444 dwelling units (329 base units and 115 density bonus units) and 297,572 square feet of retail, office, and other airport supporting uses. The project was approved by City Council on September 22, 2020.</p> <p>Residences at Newport Center - Redevelopment of an underutilized commercial site in Newport Center to develop 28 condominiums. The project was submitted to the City in February 2020 and the</p>	<p><b>Ongoing</b> The City has been successful in rezoning properties from nonresidential to residential uses. The 6<sup>th</sup> Cycle Housing Element identifies potential sites that could be rezoned to permit housing developments. The City will continue to review rezoning applications when appropriate for housing development.</p>

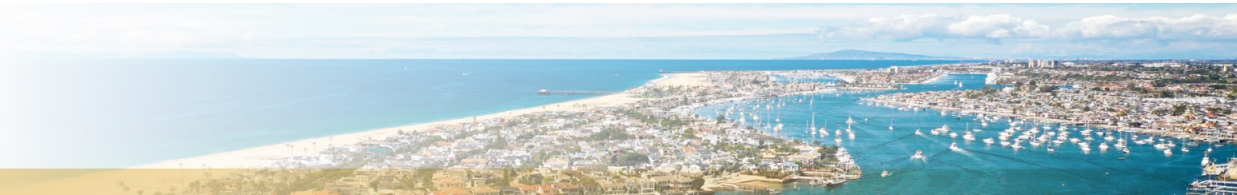


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		<p>application was deemed complete in December 2020. The City is currently preparing the draft environmental impact report for public distribution in the spring 2021.</p> <p>2510 West Coast Highway - In December 2019, an application was submitted for a new mixed-use development located at 2510 West Coast Highway that includes the development of 35 dwelling units, 3 of which would be restricted for Very Low-Income households. In exchange for providing the Very Low-Income units, the developer has requested a density bonus of 9 units (35 percent bonus), a development waiver for building height and a waiver regarding the unit mix. The project was approved by the Planning Commission in February 2021, and the decision will be reviewed by the City Council.</p> <p>In 2012, the City adopted an amendment to the North Newport Center Planned Community and approved an additional 79 residential units for construction within North Newport Center. The amendment now allows for the total construction of up to 524 residential units within the San Joaquin Plaza sub-area. On December 12, 2013, plans were submitted for the construction of a 524-unit apartment complex and building permits and demolition permits were issued in November 2014. Construction commenced in late 2014 and was completed in Summer 2017.</p>	
<p><b>3.2.2</b> 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 maintain an exception to the minimum 10-acre</p>	<p>Continuously implement program as projects are submitted to the City.</p>	<p>The Residential Overlay of the Newport Place Planned Community implements this program by providing an exception to the 10-acre site requirement for residential development projects in the Airport Area that include a minimum of 30 percent of the units affordable to lower income households.</p>	<p><b>Ongoing</b> Through this policy, the City has successfully added 734 new units, of which 193 are reserved for lower incomes.  To overcome constraints to the development of housing, and</p>



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<p>site requirement for projects that include a minimum of 30 percent of the units affordable to lower-income households. 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 exception includes 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.</p>		<p>In 2017, the Newport Crossings Mixed-Use project, a 350 dwelling unit mixed-use development was approved within the Airport Area under the Residential Overlay. In exchange for providing 78 units affordable to low-income households, the project is eligible for the 10-acre site requirement, a 91-unit density bonus, and development incentives and waivers. The application included a Site Development Review to ensure that the sufficient amenities and neighborhood integration improvements are provided. The project provides extensive on-site recreational amenities, including separate pool, entertainment, and lounge courtyards with eating, seating, and barbeque space; a rooftop terrace; a fifth-level view deck; a club room for entertainment and gatherings; and a fitness facility. In addition, a 0.5-acre public park is proposed to be constructed and dedicated to the City, and a public plaza is located in front of the retail shops facing the main corner of the project at Corinthian Way and Martingale Way. The plan check for construction drawing review was submitted on November 17, 2020, with building permit issuance expected in Summer 2021.</p> <p>In 2019, the Newport Crossings Mixed-Use project, a 350 dwelling unit mixed-use development was approved within the Airport Area under the Residential Overlay. In exchange for providing 78 units affordable to low-income households, the project is eligible for the 10-acre site requirement, a 91-unit density bonus, and development incentives and waivers. The application included a Site Development Review to ensure that the sufficient amenities and neighborhood integration improvements are provided. The project provides extensive on-site recreational amenities, including</p>	<p>specifically affordable housing, the City will continue to provide exceptions to the minimum 10-acre site requirement when 30 percent or more of the units are proposed to be affordable.</p>





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		<p>separate pool, entertainment, and lounge courtyards with eating, seating, and barbeque space; a rooftop terrace; a fifth-level view deck; a club room for entertainment and gatherings; and a fitness facility. In addition, a 0.5- acre public park is proposed to be constructed and dedicated to the City, and a public plaza is located in front of the retail shops facing the main corner of the project at Corinthian Way and Martingale Way.</p>	
<p><b>3.2.3</b> The City will encourage and facilitate residential and mixed-use development on vacant and underdeveloped sites listed in Appendix H3 by providing technical assistance to interested developers with site identification and entitlement processing. The City will support developers funding applications from other agencies and programs. The City will post the Sites Analysis and Inventory on the City's webpage and marketing materials for residential and mixed-use opportunity sites, and it will equally encourage and market the sites for both for-sale development and rental development. To encourage the development of affordable housing within residential and mixed-use developments, the City shall educate developers of the benefits of density bonuses and related incentives, identify potential funding opportunities, offer</p>	<p>Continuously implement program as housing projects are submitted to the City. Review and update as necessary the Site Analysis and Inventory and provide information to interested developers.</p>	<p>Appendix H3 is the Sites Analysis and Inventory which identifies 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 to provide realistic opportunities for the provision of housing to all income segments within the community. Appendix H3 can be found in the Housing Element available at the Planning Division or online at: <a href="http://www.newportbeachca.gov/index.aspx?page=2087">http://www.newportbeachca.gov/index.aspx?page=2087</a></p> <p>The City has completed the following:</p> <ol style="list-style-type: none"> <li>1. A user-friendly Sites Analysis and Inventory is on the City's website.</li> <li>2. A brochure is available on the website and in the public lobby that promotes the incentives and opportunities for affordable housing projects, which includes information of the City's Sites Analysis and Inventory.</li> <li>3. A layer and note have been added in the City's Geographic Information System (GIS) to identify sites within the inventory to assist staff in providing information to interested developers.</li> </ol> <ol style="list-style-type: none"> <li>1. The City will encourage density bonus and offer incentives to interested developers.</li> </ol>	<p><b>Ongoing</b> AB 1486 requires that the City identify and provide a list of sites designated in the sites inventory if they are owner by the City.</p> <p>Through the 6<sup>th</sup> Housing Element Planning Cycle, the City will review the opportunity sites identified and continue marketing opportunity sites.</p>



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<p>expedited entitlement processing, and offer fee waivers and/or deferrals.</p>		<p>Effective January 1, 2020, State law (Assembly Bill 1486, Statutes of 2019) requires a listing of sites owned by the City, that are included in the sites inventory, and that have been sold, leased, or otherwise disposed of in the prior year. The list shall include the entity to whom each site was transferred and their intended use. The City does not own any of the sites listed in the current housing opportunity sites; therefore, no listing of sites is provided.</p>	
<p><b>3.2.4</b> The City will monitor and evaluate the development of vacant and underdeveloped parcels on an annual basis and report the success of strategies to encourage residential development in its Annual Progress Reports required pursuant to Government Code 65400. If identified strategies are not successful in generating development interest, the City will respond to market conditions and will revise or add additional incentives.</p>	<p>Annually report staff's findings within the annual General Plan Status Report including Housing Element Report provided to OPR and HCD by April 1st each year.</p>	<p>The City has significant projects on sites identified as underutilized:</p> <ul style="list-style-type: none"> <li>• In 2019, construction began the development of the <b>Plaza Corona del Mar</b> project, 6 detached residential condominiums units on an identified vacant site in Corona del Mar. Building permits were issued in 2017.</li> <li>• <b>Uptown Newport</b> was approved in February 2013, for the construction of up to 1,244 residential units, 11,500 square feet of retail commercial, and 2.05 acres of park space. The Uptown Newport Planned Community requires densities between 30 du/acre and 50 du/acre, consistent with the densities of the General Plan, and allows additional density opportunities with a density bonus. Construction of the first phase of the project (462 apartment units, including 91 affordable units) began in 2014 and 227 of these units were completed and finalized in 2019.</li> <li>• The <b>Newport Crossings Mixed-Use</b> project is located on a site identified as underutilized. The project was submitted in 2017 and was under review in 2018. The project includes the development of 350 residential apartment units, including 78 units affordable to low-income</li> </ul>	<p><b>Ongoing</b> The City has been successful in identifying underutilized sites and aiding/facilitating the development of housing on said properties.  The City will continue to seek out underutilized sites at the time of the annual General Plan Status Report or OPR and HCD.</p>



Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
		<p>households. The Environmental Impact Report (EIR) was certified and the project was approved by the Planning Commission on February 21, 2019.</p> <ul style="list-style-type: none"> <li> <b>Residences at 4400 Von Karman</b> - In 2020, the former Koll Center Residences project was actively reviewed under a new project submittal called The Residences at 4400 Von Karman. The request consists of rezoning nonresidential property to mixed-use land uses, including up to 260 residential units plus an allowance for density bonus units up to a total of 312 units (13 Very-Low Income units). On November 5, 2020, the Planning Commission considered the project and recommended approval to the City Council. The City Council approved the project on February 9, 2021, outside the reporting period.         </li> <li> <b>Newport Airport Village</b> - A General Plan Amendment, Planned Community Development Plan (PCDP), and a Development Agreement that would allow for the future redevelopment of the 16.46-acre property with up to 444 dwelling units (329 base units and 115 density bonus units) and 297,572 square feet of retail, office, and other airport supporting uses. The project was approved by City Council on September 22, 2020.         </li> <li> <b>Residences at Newport Center</b> - Redevelopment of an underutilized commercial site in Newport Center to develop 28 condominiums. The project was submitted to the City in February 2020 and the application was deemed complete in December of 2020. The City is currently         </li> </ul>	



Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
		<p>preparing the draft environmental impact report for public distribution in the spring of 2021.</p> <ul style="list-style-type: none"> <li> <b>Newport Village Mixed Use</b> - Redevelopment of underutilized commercial sites for a new mix-use development including 14 residential condominiums and 108 Apartments on the North and South sides of West Coast Highway. The project was submitted in 2017 and has undergone several design revisions. In 2020, the City reviewed revised plans and continued preparation of the draft environmental impact report. The applicant and consultant prepared multiple technical studies for review. The City anticipates public release of the draft EIR in mid to late 2021.         </li> <li>           In December 2019, an application was submitted for a new mixed-use development located at <b>2510 West Coast Highway</b> that includes the development of 36 dwelling units, 3 of which would be restricted for very low-income households. In exchange for providing the very low-income units, the developer has requested a density bonus of 9 units (35 percent bonus) and development waiver of building height. The project was approved by the in February 2021 and is currently pending City Council review.         </li> <li>           The <b>VUE Newport</b> (formally known as Newport Bay Marina) project was identified as an underutilized site. The project was approved by the City in 2007 and the Coastal Commission in 2009 and permitted the development of 27 residential condominium units and 36,000 square feet of commercial floor area. The units were completed and for sale in 2017.         </li> </ul>	



Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
		<ul style="list-style-type: none"> <li>In 2020 an application was submitted for Residences at 4400 Von Karman, which included 312 apartments of which 13 very-low-income housing units. The project was approved by the City Council in February of 2021.</li> </ul>	
<p><b>Policy 4.1</b> Continue or undertake the following programs to mitigate potential loss of “at risk” units due to conversion to market-rate units. These efforts utilize existing City and local resources. They include efforts to secure additional resources from public and private sectors should they become available.</p>			
<p><b>4.1.1</b> Annually contact owners of affordable units for those developments listed as part of the City’s annual monitoring of affordable housing agreements to obtain information regarding their plans for continuing affordability on their properties, inform them of financial resources available, and to encourage the extension of the affordability agreements for the developments listed beyond the years noted.</p>	<p>Conduct as part of the annual compliance monitoring program required by Program 2.1.4. Contact list shall be provided on City website and updated annually.</p>	<p>Staff maintains an updated contact list for affordable units in conjunction with the 2014-2021 Housing Element. LDM Associates (consultant) included this information that was sent to the owners as a part of the annual monitoring. During the RFP process for the expenditure of the affordable housing funds, the City and LDM Associates reached out to the owners of the existing affordable housing units within the City and there was no interest to extend the existing affordable housing covenants except from Seaview Lutheran (see Program 1.1.2 for details).</p>	<p><b>Ongoing</b> The City will continue to annually update its monitoring list of affordable housing units and contact the property owners for details on whether they will continue offering affordable units on their property. This promotes relations between the public, developers, and the City, as well as forecast the availability of affordable housing through the City.</p>
<p><b>4.1.2</b> The City shall maintain registration 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</p>	<p>Maintain registration as a Qualified Preservation entity with HCD. Continuously implement program as notices are received from property owners.</p>	<p>The City of Newport Beach is registered as a Qualified Preservation Entity with HCD as of 2012. When notification is received, City staff will evaluate the potential use of monies to preserve the affordable units.</p>	<p><b>Ongoing</b> The City has not received notification between 2014 and 2019 of developments seeking to convert affordable housing into market-rate housing.  The City will maintain its registration as a registered Qualified Preservation Entity to provide additional funding to developers who seek to make this</p>



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<p>property owners and potential preservation organizations regarding the potential use of Community Development Block Grant (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.</p>			<p>change during the 6<sup>th</sup> planning cycle.</p>
<p><b>4.1.3</b> 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 and to assist tenants and prospective tenants acquire additional understanding of housing law and related policy issues.</p>	<p>Attend quarterly OCHA (Cities Advisory Committee) that provide updates on OCHA Section 8 waiting list and housing opportunities to ensure information provided on City website is up to date. If Section 8 waiting list is opened, promote the availability of the program through marketing materials made available to the public.</p>	<p>Pamphlets informing prospective tenants and landlords about the Orange County Housing Authority (OCHA) Section 8 program have been made available in the public lobby and information is posted on the City website.</p>	<p><b>Ongoing</b> The City will continue to provide residents and developers with information in the OCHA Section 8 program and attend Cities Advisory Committee meetings to remain up to date on opportunities relevant to the City.</p>
<p><b>4.1.4</b> Investigate availability of federal, state, and local programs and pursue these programs, if found feasible, for the preservation of existing lower-income housing, especially for preservation of lower-income housing that may convert to market rates during the next 10 years. In addition, continually</p>	<p>Investigate availability of programs in February of each year when new funding opportunities are typically announced.</p>	<p>The City attends OCHA meetings and has continued to investigate available programs and evaluate the feasibility of participating in such programs.</p> <p>The Cove project worked directly with OCHA to obtain project-based Veterans Affairs Supportive Housing (VASH) vouchers. Orange County is provided VASH vouchers which are distributed to the Cities via OCHA. The project was awarded the project based VASH vouchers in 2016. Renovations of the units</p>	<p><b>Ongoing</b> The City will continue to seek availability of programs for funding of affordable housing and make this information available to the public.</p>



Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
<p>promote the availability of monies from the Affordable Housing Fund as a funding source for the preservation and rehabilitation of lower-income housing. A list of these programs, including sources and funding amounts, will be identified as part of this program and maintained on an ongoing basis.</p>		<p>began in 2017 and lease-up of the project-based voucher units was complete in spring 2018. Additionally, the project received Veterans Housing and Homelessness Prevention (VHHP) funding through the Department of Housing and Community Development.</p>	
<p><b>4.1.5</b> 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 5 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</p>	<p>Conduct as part of the annual compliance monitoring program required by Program 2.1.4.</p>	<p>Staff and consultant LDM Associates (“LDM”) were able to coordinate meetings and phone calls with property owners of existing units subject to affordable housing covenants or agreements. The owners were not interested in extending the existing affordable housing covenants. Staff worked with LDM to provide a notice to potentially affected property owners.</p> <ul style="list-style-type: none"> <li>• <b>2019</b> - Newport Harbor I at 1538 Placentia Avenue is in the process of terminating. Their six-month notice was flagged by HCD. The City's new Housing Consultant, Priscila Davila &amp; Associates, Inc. and City staff worked to resolve the issue with HCD, without requiring the notices to be resent. The final termination document was under review by City Attorney and is anticipated to be complete by March 2021.</li> <li>• <b>2018</b> - LDM discovered that 1 of the expiring affordable housing covenants did not provide the state law required noticing to their tenants. In May 2017, LDM notified the owner and management of 1544 Placentia Avenue and as a result, the expiration date of the affordability covenant was extended into 2018 to meet state law noticing requirements. In 2018 the following covenants for affordable housing expired and</li> </ul>	<p><b>Modify</b> The policy action was unsuccessful at encouraging property owner to maintain the affordable housing on their property during the 5<sup>th</sup> Cycle planning period. Consequently, the policy should be modified to incentivize property owner maintain the affordability of the units on their property.</p>



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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.		<p>staff was unable to reach an agreement to extend the affordability agreements:</p> <ul style="list-style-type: none"> <li>○ 849 West 15th Street - 15 units</li> <li>○ 1544 Placentia – 25 units</li> <li>○ 843 West 15th Street – 65 units</li> </ul>	
<b>4.1.6</b> 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.	Continuously implement program as projects are submitted to the City.	<p>Zoning Code Section 20.28.020 ensures compliance with the Government Code Section.</p> <p>One relocation impact report was submitted in September 2014 for the closure of the Ebb Tide Mobile Home Park and City Council found it sufficient pursuant to Government Code Section 65863.7 in January 2015.</p>	<b>Ongoing</b> The City will continue to require a relocation impact report as a prerequisite when an existing mobile home park seeks to close or convert.
<b>4.1.7</b> Participate as a member of the Orange County Housing Authority (OCHA) Advisory Committee and work in cooperation with the OCHA to provide Section 8 Rental Housing Assistance to residents of the community. The City will, in cooperation with the Housing Authority, recommend and request use of modified fair-market rent limits to increase the number of housing units within the City that will be eligible to participate in the Section 8 program. The Newport Beach Planning Division will prepare and implement a publicity program to educate and encourage landlords within the City to rent their units to	Attend quarterly OCHA (Cities Advisory Committee). Continue to maintain information on City's website informing landlords of the program benefits of accepting Section 8 Certificate holders.	<p>Staff attends the quarterly meetings of the OCHA Cities Advisory Committee.</p> <p>Staff continually works in cooperation with the County to provide Section 8 rental housing assistance to residents.</p> <p>A link to the Orange County Housing Authority website has been placed on the City website to provide information on the Section 8 program.</p> <p>City staff worked closely with OCHA staff to facilitate the award of the Veterans Affairs Supportive Housing (VASH) Vouchers to the Cove project (see Program 4.1.4).</p>	<b>Ongoing</b> The City will continue to work with the OCHA to provide Section 8 rental housing assistance to residents and impose fair-market rent limits to increase the number of units eligible to participate in the program.  The City will also continue to promote the availability of Section 8 housing to lower-income households who may benefit from the aid. This allows the City to expand its income distribution and retain affordable housing units.





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Section 8 Certificate holders, and to make very low-income households aware of availability of the Section 8 Rental Housing Assistance Program.			
<b>Policy 4.2</b> Improve energy efficiency of all housing unit types (including mobile homes).			
<b>4.2.1</b> Implement and enforce the 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.	Continuously implement program as housing projects are submitted to the City.	The City continued to investigate available programs and evaluate the feasibility of participating in such programs. All new development projects are reviewed for compliance with the City's Water Efficient Landscape Ordinance. <ul style="list-style-type: none"> <li>The annual report on the City's Water Efficient Landscape Ordinance for 2019 was submitted to California Department of Water Resources on January 31, 2020.</li> <li>In 2019, all new development projects were reviewed for compliance with the City's Water Efficient Landscape Ordinance.</li> <li>The <b>Cove</b> project incorporates water-efficient landscaping.</li> </ul>	<b>Ongoing</b> The City will continue to implement and enforce the Water Efficient Landscape Ordinance and Landscape and Irrigation Design Standards for new construction and rehabilitation projects. Such landscaping limits the additional cost (such as the cost of water and maintenance) for both residents and property owners.
<b>4.2.2</b> Affordable housing developments that receive City assistance from Community Development Block Grant (CDBG) 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.	Continuously implement program as housing projects are awarded funds from the City.	Implement as projects are submitted. <ul style="list-style-type: none"> <li><b>2019-2020</b> - As part of the SHARP program, energy efficiency is a priority with upgraded sinks, water heaters, weather-proof windows and new water efficient toilets.</li> <li><b>2018-2015</b> - The Cove project and the Seaview Lutheran project incorporated the use of energy efficient appliances and lighting.</li> </ul>	<b>Ongoing</b> The City will continue to require energy efficient appliances and devices to lower housing costs for affordable housing developments that receive CDBG funds.



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<p><b>4.2.3</b> Investigate the feasibility and benefits of using a portion of its CDBG or other local funds for the establishment and implementation of an energy conserving home improvements program for lower-income homeowners.</p>	Complete investigation by Fall of 2014.	Continuously monitor requests for assistance and Code Enforcement quarterly reports to determine need.	<p><b>Completed</b> The City completed the investigation by fall 2014.</p>
<p><b>4.2.4</b> Maintain 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.</p>	Continually implement program as projects are submitted to the City.	In 2020-2014, the City staff included 1 Leadership in Energy and Environmental Design (LEED) accredited staff member who was available to provide technical assistance when requested.	<p><b>Ongoing</b> The City will continue to provide technical assistance on LEED certification.</p>
<p><b>4.2.5</b> To encourage voluntary green building action, the City shall maintain a green recognition program that may include public recognition of LEED certified buildings (or equivalent certification), 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.</p>	Enhance City website to provide recognition of exceptional developments and to promote the sustainable construction by Spring of 2014.	Staff will work on construction of a new webpage that will provide recognition to LEED certified buildings by displaying their project with pictures and their name or other information they would want advertised. An informational flyer is also being drafted to encourage green building that will advertise the new webpage and will be provided in the public lobby.	<p><b>Modified</b> The City was not able to complete the website and information flyer on LEED Certification during the 5<sup>th</sup> Housing Cycle, therefore the program remains ongoing in order to provide the public and developers information on the benefits of creating LEED Certified buildings and housing developments.</p>
<p><b>Policy 5.1</b> Encourage approval of housing opportunities for senior citizens and other special needs populations.</p>			
<p><b>5.1.1</b> Apply for United States Department of Urban Development Community Development Block Grant (CDBG)</p>	Continue to annually apply for CDBG funds and submit Annual Action Plan to HUD in May of each year.	Through the approved Action Plans for Fiscal Years 2014-20, the City allocated funding to the following organizations to preserve the supply of emergency and transitional housing: Human Options, Families	<p><b>Ongoing</b> The City has been successful in providing funding to local organizations for providing shelter</p>



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<p>funds and allocate a portion of such funds to subrecipients who provide shelter and other services for the homeless.</p>		<p>Forward, StandUp for Kids Orange County, Serving People in Need (SPIN), Second Chance Orange County, and Fair Housing Foundation.</p> <p>A new program - Newport Beach: City Motel Voucher Program, was funded in 2020 through the Newport Beach Police Department (PD). The room key program allows PD to provide short-term (1 – 3 nights on average) motel rooms to individuals experiencing homelessness in Newport Beach. Additional CDBG monies have been allocated to the City from Federal funds under the CARES Act, approximately \$741,000, and will likely have a portion allocated to homeless transitional housing projects. An amendment to the Action Plan, to program these additional funds is anticipated to go to Council for consideration in early 2021.</p> <p>On November 24, 2020, the City Council approved the Memorandum of Understanding between the Cities of Costa Mesa and Newport Beach for the funding, development and Shared Use of a Temporary Homeless Shelter Facility. A shared shelter would enable both agencies to provide services to their respective homeless populations without duplicating efforts and thus better leveraging their respective resources.</p> <p>The Human Options organization has been funded to assist homeless battered women and children.</p>	<p>and services the individuals experiencing homelessness. Considering the increased importance of such help during the 5<sup>th</sup> Planning Cycle, the City will continue to apply for CDBG funds with the purpose of funding homeless services.</p>
<p><b>5.1.2</b> 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.</p>	<p>Attend quarterly OCHA (Cities Advisory Committee) meetings to keep up to date on rehabilitation programs offered by the County in order to continuously inform homeowners and</p>	<p>The City refers low-income residents to Orange County for rehabilitation of mobile homes, to Neighborhood Housing for first time buyer programs, and to Rebuilding Together for handyman service for low-income and senior households.</p> <p>The City Council awarded Affordable Housing Funds for an agreement with Habitat for Humanity Orange</p>	<p><b>Ongoing</b> The City will continue to assist seniors in funding home repairs and property rehabilitation. The City has an aging population who is more susceptible to limited income, as well as a large housing stock of structures over 30 years</p>



Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
<p>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.</p>	<p>rental property owners within the City of opportunities and to encourage preservation of existing housing stock</p>	<p>County (Habitat OC) granting up to \$600,000 to establish a critical home repair program for low-income seniors (Senior Home Assistance Repair Program). It is estimated that approximately 30 repair projects will be completed at various locations throughout the City. To date, there have been 11 projects, including 9 already completed. There is money remaining in this program and applications are currently being accepted (see Program 1.1.2).</p>	<p>old that may be in need of renovations to maintain adequate quality of life and safety standards.</p>
<p><b>5.1.3</b> Permit, where appropriate, development of senior accessory dwelling “granny” units in single-unit areas of the City. The City will promote and facilitate the development of senior accessory dwelling units by providing brochures and/or informational materials at the building permit counter, online, and other appropriate locations detailing the benefits and the process for obtaining approval.</p>	<p>Continuously implement program as housing projects are submitted to the City. Promotional materials will be available to the public by Spring 2014.</p>	<p>In 2017 and 2018, the City amended its regulations to permit the development of Accessory Dwelling Units (ADUs) in single-unit residential zoning districts to conform with changes in State Law.</p> <ul style="list-style-type: none"> <li>• In <b>2020</b> additional amendments were made to update the City’s regulations on ADUs to be consistent with new State Law. There were 19 ADUs submitted, 8 ADUs permitted, and 2 ADUs finalized.</li> <li>• In <b>2019</b>, there were 2 ADUs submitted, 3 ADUs permitted, 2 ADUs under construction, and 1 ADU finalized.</li> <li>• In <b>2018</b>, there were 6 approved ADUs and 3 additional ADUs were in the permit process.</li> <li>• In <b>2017</b>, there were 5 ADUs (1 new construction and 4 conversions) in the plan check process under the new regulations.</li> <li>• No permits issued in <b>between 2014 and 2016</b>. <ul style="list-style-type: none"> <li>○ In 2015, staff provided a flyer that promotes senior accessory dwelling units and is provided in the public lobby and on City’s website.</li> </ul> </li> </ul>	<p><b>Modify</b> New 2020 State Law permitted and facilitated the creation of ADUs in single unit zones with a shot clock for the permitting timeline and restrictions on development fees.</p> <p>The City will continue to promote and facilitate ADUs for senior households as well as provide information on the permitting process to the community.</p>



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<p><b>5.1.4</b> 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.</p>	Attend annual HOPWA strategy meetings for the County.	The management of the HOPWA funds transferred from Santa Ana to Anaheim in 2016. As a result, City staff will stay up to date on services provided with HOPWA funds and Ryan White Program funds through the HIV Planning Council meeting agendas. If needed, City staff will attend the related budget allocation meetings which are usually held in August or September of each year.	<b>Modified.</b>
<p><b>5.1.5</b> Maintain a list of “Public and Private Resources Available for Housing and Community Development Activities.”</p>	Continuously maintain a list of resources on City website and update as necessary.	City maintains a list of resources that are available for housing and community development activities. A list of resources and links are provided on the City’s website.	<b>Ongoing</b> The City will continue to maintain a list of resources for housing and community development activities to promote housing development throughout the City.
<p><b>5.1.6</b> Encourage the development of day care centers as a component of new affordable housing developments, and grant additional incentives in conjunction with a density bonus per the Chapter 20.32.</p>	Continuously implement program as housing projects are submitted to the City.	No projects were submitted that included the establishment of a day care center (2020-2014).	<b>Modify</b>
<p><b>5.1.7</b> Encourage senior citizen independence through the promotion of housing services related to in-home care, meal programs, and counseling, and maintain a senior center that affords seniors opportunities to live healthy, active, and productive lives in the City.</p>	Continue to provide social services, support groups, health screenings, fitness classes, and educational services at the City’s OASIS Senior Center. Offer affordable ride-share transportation and meal services to seniors who are unable to drive and/or prepare their own meals or dine out, and have little assistance in obtaining adequate meals.	<p>The City provided \$30,000 (\$25,000 in 2018/2019, \$26,900 in 2017 &amp; \$16,000 in 2014) in CDBG funds to Age Well Senior Services home delivered meals program. The mobile meals program provides home-delivered meals to individuals who are homebound due to age, illness, or disability.</p> <p>The City also operates the OASIS Senior Center. Services include:</p> <ul style="list-style-type: none"> <li>• A multi-purpose center owned and operated by the City of Newport Beach in partnership with the Friends of OASIS nonprofit dedicated to meeting needs of senior citizens and their families.</li> </ul>	<b>Ongoing</b> The City was successful in assisting the funding of senior housing services through the 5 <sup>th</sup> Planning Cycle and will continue to provide the same services and support through the 6 <sup>th</sup> Cycle. The City has an aging population that can be affected by limited income, so such projects can limit additional costs.



Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
		<ul style="list-style-type: none"> <li>• Classes in art, health &amp; fitness, music &amp; dance, foreign languages, technology, enrichment, and much more.</li> <li>• A state-of-the-art fitness center for those ages 50 and older which provides a safe, comfortable, senior-friendly exercise environment for the active older adult including access to hire a personal trainer for individualized programs. Separate membership required to join.</li> <li>• Regularly scheduled low-cost special events and socials such as luncheons, concerts, barbecues, a talent show and volunteer recognition.</li> <li>• Travel department coordination of day and overnight trips.</li> <li>• Curb-to-curb transportation program for residents of Newport Beach ages 60 and older who are no longer driving to use for medical appointments, grocery shopping, banking, and to attend OASIS classes (fee required).</li> <li>• Social services information and referral for seniors and their families dealing with a need for caregiver services, housing, transportation, work resources, legal matters, and more. Informational and supportive counseling is available to seniors and their family members on an individual basis.</li> <li>• Various health resources and screenings for seniors, including flu shots, blood pressure, memory screenings, hearing screenings, and health insurance counseling services.</li> <li>• Regularly scheduled support group meetings at the Center to help senior citizens and their</li> </ul>	



Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
		<p>families cope with stress, illness, life transitions, and crises.</p> <ul style="list-style-type: none"> <li>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 Age Well Senior Services.</li> </ul>	
<p><b>5.1.8</b> The City shall work with the Regional Center of Orange County (RCOC) to implement an outreach program informing families within the City of housing and services available for persons with developmental disabilities. Information will be made available on the City's website. The City shall also offer expedited permit processing and fee waivers and/or deferrals to developers of projects designed for persons with physical and developmental disabilities.</p>	<p>Summer 2014</p>	<p>Information was added to the City website under Housing Assistance regarding resources through the RCOC which began implementation of an outreach program. The City remains in contact with RCOC on implementing outreach programs as they are developed. The City works with the housing consultant at the RCOC. When projects are submitted, they will be offered expedited permit processing and the possibility of fee waivers.</p>	<p><b>Ongoing</b> The City will continue to work with the RCOC to provide families with information on services and housing available for persons with developmental disabilities. The City will also continue expediting future projects that offer housing to persons with disabilities.</p>
<p><b>Policy 6.1</b> 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.</p>			
<p><b>6.1.1</b> 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</p>	<p>Adopt Analysis of Impediments to Fair Housing (2015-2020) by Summer of 2016. Provide pamphlets on an ongoing basis at community facilities and provide a minimum of 2 public workshops related to Fair Housing per year.</p>	<p>The City contracted with the Fair Housing Foundation to provide these services. The Fair Housing Foundation provided the following trainings, seminars, and outreach activities in the City during the following 6<sup>th</sup> Cycle years: 2020:</p> <ul style="list-style-type: none"> <li>Virtual Fair Housing Workshops – 2/3/20 and 11/17/20</li> </ul>	<p><b>Ongoing</b> The City was successful in reaching out to the community about fair housing services during the 5<sup>th</sup> Planning Cycle.  As required by State Law and HCD, the City will continue to provide fair housing information and</p>



Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
<p>City will continue to provide public outreach and educational workshops, and distribute pamphlets containing information related to fair housing.</p>		<ul style="list-style-type: none"> <li>• Virtual Walk-In Clinics – 5/13/20, 5/20/20, 7/15/20, 9/2/20, and 11/18/20.</li> <li>• PSA, City of Newport Beach TV – 6/5/20</li> <li>• Literature Distribution – 2,250</li> </ul> <p><b>2019:</b></p> <ul style="list-style-type: none"> <li>• 2 Community Booths – 9/28/19 and 10/19/19</li> <li>• 2 Tenant Rights Workshops – 5/5/19</li> <li>• 2 Landlord Workshops – 2/14/19 and 11/20/19</li> <li>• 2 Management Trainings – 3/6/19 and 6/18/19</li> </ul> <p><b>2018:</b></p> <ul style="list-style-type: none"> <li>• 2 Community Booths – 10/20/18 and 11/17/18</li> <li>• 2 Tenant Rights Workshops – 4/19/18 and 11/7/18</li> <li>• 2 Landlord Workshops – 3/27/18 and 8/30/18</li> <li>• 2 Management Trainings – 6/25/18 and 9/20/18</li> </ul> <p><b>2017:</b></p> <ul style="list-style-type: none"> <li>• 3 Community Booths – 6/15/17, 8/1/17, and 10/21/17</li> <li>• 3 Presentations – 4/13/17, 5/11/17, 6/6/17</li> <li>• 2 Tenant Rights Workshops – 3/1/17 and 12/7/17</li> <li>• 2 Landlord Workshops – 4/27/17 and 10/25/17</li> <li>• 2 Management Trainings – 6/1/17 and 11/21/17</li> </ul> <p><b>2016:</b></p> <ul style="list-style-type: none"> <li>• 1 Community Booth at National Night Out Event on 8/2/16</li> <li>• 5 Presentations – 2/24/16, 3/9/16, 6/2/16, 7/18/16, and 12/8/16</li> <li>• 2 Tenant Rights Workshops – 4/12/16 and 9/6/16</li> <li>• 2 Landlord Workshops – 6/8/16 and 11/2/16</li> <li>• 1 Walk in Clinic – 5/25/16</li> </ul>	<p>assistance to residents and developers.</p>





Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
		<ul style="list-style-type: none"> <li>• 2 Management Trainings – 5/12/16 and 12/21/16</li> </ul> <p><b>2015:</b></p> <ul style="list-style-type: none"> <li>• 4 Community Booths at Pavilions Grocery-5/17/15 Hagen’s Food and Pharmacy6/17/15 o National Night Out event on 8/4/15 o VA Landlord Appreciation Event9/24/15</li> <li>• 4 Presentations – 1/20/15, 4/18/15, 6/14/15, 10/23/15</li> <li>• 2 Tenant Rights Workshops – 6/16/15 and 9/16/15</li> <li>• 2 Landlord Workshop– 2/23/15 and 7/7/15</li> <li>• 2 Walk-In Clinics - 4/14/15 and 8/5/15</li> <li>• 2 Management Trainings – 4/29/15, 8/6/15.</li> </ul> <p><b>2014:</b></p> <ul style="list-style-type: none"> <li>• 2 Outreach Booths at the Newport Beach Farmers Market on 6/8/14 and the National Night Out event on 8/5/14</li> <li>• 3 Presentations – 6/5/14 (2) and 8/23/14</li> <li>• 2 Tenant Rights Workshops – 3/5/14 and 12/4/14</li> <li>• 2 Landlord Workshop – 2/12/14 and 6/4/14</li> <li>• 2 Walk in Clinics - 3/25/14 and 9/18/14</li> <li>• 3 Management Training – 1/29/14, 5/7/14, and 11/3/14.</li> <li>• 1 Disability Policy Workshop on 6/10/14</li> </ul> <p>Pamphlets containing information on Fair Housing and Dispute Resolution Services are available at the public counter.</p>	
<p><b>Policy 7.1</b> Review the Housing Element on a regular basis to determine appropriateness of goals, policies, programs, and progress of Housing Element implementation.</p>			
<p><b>7.1.1</b> As part of its annual General Plan Review, the City shall report on the</p>	<p>Annually report staff’s findings within the annual General Plan Status Report</p>	<p>This annual Housing Element Report will be submitted to HCD.</p>	<p><b>Ongoing</b> As required by HCD, the City will continue to provide annual reports</p>



Policy Action	Objective	Program Accomplishments	Status for Sixth Cycle
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.	including Housing Element Report provided to OPR and HCD by April 1st each year.		on the status of all housing programs to ensure progress.

**Cumulative Effects for Special Needs Populations:**

Pursuant to State Law (GC65588(a)(4) and 65588(a)(7)), the City has evaluated the cumulative affect on housing policies related to Special Needs populations. Consistent with the program accomplishments detailed in the above table, the City’s policies and programs addressing housing for Special Needs populations has experienced significant positive impacts locally. Funding, assistance and education directed toward Special Needs populations has resulted in the City’s ability to serve a large cross section of the overall special needs populations. Significant program accomplishments for Special Needs populations are detailed in the above table. These programs and efforts will continue in the 6<sup>th</sup> Cycle and are included in the Chapter 4 Policy Program.