




CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

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Memorandum

To: Chair Tucker and Housing Element Update Advisory Committee Members
From: Benjamin M. Zdeba, AICP, Senior Planner 
Date: March 25, 2021
Re: Revised Housing Element Update Table with Redistribution of Units

The initial draft of the Housing Element update was published online for the community's review on Wednesday, March 10, 2021. Since that time, the initial draft was publicly discussed both at the March 17, 2021, Housing Element Update Advisory Committee (HEUAC) meeting and at the March 22, 2021, virtual public workshop. During the discussion, comments were made regarding the concentration of affordable housing units within the Airport Area.

The enclosed exhibit shows the previous scenario, which was reflected in the published initial draft of the Housing Element update. The exhibit also includes a revised "current" scenario that redistributes units within the various focus areas. The changes between the two scenarios are summarized below reference:

- **Redevelopment potential:**
 - Decreased by 5% in the Airport Area
 - Increased by 10% in the West Newport Mesa Area
 - Increased by 30% in the Dover-Westcliff Area
- **Total affordability:**
 - Decreased by 40% in the Airport Area
 - Decreased by 15% in the West Newport Mesa Area
 - Increased by 20% in the Dover-Westcliff Area
 - Increased by 25% in the Newport Center Area
 - Increased by 15% in the Coyote Canyon Area
 - Increased by 5% in Banning Ranch
- **Total net units (low and very low):**
 - Decreased by 1,031 in the Airport Area
 - Increased by 76 in the West Newport Mesa Area

- Increased by 45 in the Dover-Westcliff Area
- Increased by 363 in the Newport Center Area
- Increased by 220 in the Coyote Canyon Area
- Increased by 69 in Banning Ranch
- **Total Net Units (Moderate):**
 - Decreased by 182 in the Airport Area
 - Increased by 44 in the West Newport Mesa Area
 - Increased by 6 in the Dover-Westcliff Area
 - Increased by 91 in the Newport Center Area
 - Decreased by 88 in the Coyote Canyon Area
 - Experienced no change in Banning Ranch
- **Total Net Units (Above Moderate):**
 - Increased by 809 in the Airport Area
 - Increased by 98 in the West Newport Mesa Area
 - Increased by 73 in the Dover-Westcliff Area
 - Decreased by 454 in the Newport Center Area
 - Decreased by 132 in the Coyote Canyon Area
 - Decreased by 69 in Banning Ranch
- **Total Net Units:**
 - Decreased by 404 in the Airport Area
 - Increased by 218 in the West Newport Mesa Area
 - Increased by 124 in the Dover-Westcliff Area
 - Experienced no changes in the Newport Center Area, Coyote Canyon Area, and Banning Ranch
- **Total percentages over need (i.e., surplus or deficit):**
 - Decreased by 11% in the “Low/Very Low” category
 - Decreased by 12% “Moderate” category
 - Increased by 23% in the “Above Moderate” category
 - Overall “Grand Total” decreased by 1%

Staff also discovered a mathematical error in total units in the “Surplus Deficit” row of Table B-1 in the published initial draft. The correct number is 5,145 units rather than 4,292 units shown. The error has been corrected in the attached scenarios. You may also notice small differences in the number of units in the previous scenario in the attachment and the published initial draft Update. These small differences are attributable changes in the total acreage of one or more focus areas.

The attached revised scenario is presented for discussion purposes in response to the comment on the number and distribution of the affordable units. Direction and comment from the Committee is requested. Input from the Planning Commission and City Council will also inform the final scenario that will be reflected in the draft Update planned to be submitted to the State Department of Housing and Community Development (HCD) in mid-May.

Current Scenario (3.23.21)

Revised Scenario Focus Area Strategies											
				Affordability				Net Units			
		Inventory Area	% Redevelop	Total Affordability	% Low/VL	% Mod	Assumed Density	Total Net Units (Low Very Low)	Total Net Units (Moderate)	Total Net Units (Above Moderate)	Total Net Units
Rezone Strategies	(A) Airport Area	162	25%	60%	45%	15%	50	910	303	809	2,022
	(B) West Newport Mesa Area	48	30%	85%	65%	20%	45	423	130	98	651
	(C) Dover-Westcliff	14	40%	35%	30%	5%	30	49	8	108	165
	(D) Newport Center Area	161	25%	40%	30%	10%	45	544	181	1,089	1,814
	(E) Coyote Canyon Area	22	100%	35%	35%	0%	40	308	0	572	880
	(F) Banning Ranch	46	100%	35%	20%	15%	30	275	207	893	1,375

Revised Scenario Grand Total				
Category	Low/Very Low	Moderate	Above Mod	Grand Total
RHNA ALLOCATION	2,386	1,050	1,409	4,845
Grand Total: Projected Units	2,858	1,271	5,798	9,927
ADU's (Aggressive Approach)	228	100	6	334
Projects in the Pipeline	121	0	2,183	2,304
5th Cycle Sites - Existing Zoning Capacity	0	342	40	382
Rezone Strategies	2,509	829	3,569	6,907
Surplus/Deficit	472	221	4,389	5,082
Percentage Over Need	20%	21%	312%	105%

Past Scenario

Previous Scenario Focus Area Strategies											
				Affordability				Net Units			
		Inventory Area	% Redevelop	Total Affordability	% Low/VL	% Mod	Assumed Density	Total Net Units (Low Very Low)	Total Net Units (Moderate)	Total Net Units (Above Moderate)	Total Net Units
Rezone Strategies	(A) Airport Area	162	30%	100%	80%	20%	50	1,941	485	0	2,426
	(B) West Newport Mesa Area	48	20%	100%	80%	20%	45	347	86	0	433
	(C) Dover-Westcliff	14	10%	15%	10%	5%	30	4	2	35	41
	(D) Newport Center Area	161	25%	15%	10%	5%	45	181	90	1,543	1,814
	(E) Coyote Canyon Area	22	100%	20%	10%	10%	40	88	88	704	880
	(F) Banning Ranch	46	100%	30%	15%	15%	30	206	207	962	1,375

Previous Scenario Grand Total				
Category	Low/Very Low	Moderate	Above Mod	Grand Total
RHNA ALLOCATION	2,386	1,050	1,409	4,845
Grand Total: Projected Units	3,116	1,400	5,474	9,990
ADU's (Aggressive Approach)	228	100	6	334
Projects in the Pipeline	121	0	2,183	2,304
5th Cycle Sites - Existing Zoning Capacity	0	342	40	382
Rezone Strategies	2,767	958	3,245	6,970
Surplus/Deficit	730	350	4,065	5,145
Percentage Over Need	31%	33%	288%	106%