Electronically Filed by Superior Court of California, County of Orange, 07/02/2021 01:08:00 PM.
30-2021-01185991-CU-WM-CXC - ROA # 75 - DAVID H. YAMASAKI, Clerk of the Court By e Clerk, Deputy Clerk.

MATTHEW C. HENDERSON (Bar No. 229259)
KENNETH A. STAHL (Bar No. 326495)
MILLER STARR REGALIA
A Professional Law Corporation
1331 N. California Blvd., Fifth Floor
Walnut Creek, California 94596
Telephone: 925 935 9400
Facsimile: 925 933 4126
Email: matthew.henderson@msrlegal.com
ken.stahl@msrlegal.com

Attorneys for Intervenors YIMBY LAW and PEOPLE FOR HOUSING ORANGE COUNTY (A CHAPTER OF YIMBY ACTION)

CALIFORNIANS FOR HOMEOWNERSHIP, INC.
MATTHEW P. GELFAND (Bar No. 297910)
525 S. Virgil Avenue
Los Angeles, CA 90020
Telephone: 213 739 8206
Facsimile: 213 480 7724
Email: matt@caforhomes.org

Attorneys for Intervenor CALIFORNIANS FOR HOMEOWNERSHIP, INC.

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF ORANGE - CIVIL COMPLEX

OLEN PROPERTIES CORP., a Florida corporation,

Petitioner,

v.

CITY OF NEWPORT BEACH, and DOES 1-10, inclusive,

Respondents.

TPG (KCN) ACQUISITION, LLC, a Delaware limited liability company, and DOES 11-20, inclusive,

Real Parties in Interest.

Case No. 30-2021-01185991-CU-WM-CXC

ASSIGNED FOR ALL PURPOSES TO:
HON. KIRK H. NAKAMURA
DEPARTMENT CX-103

REQUEST FOR JUDICIAL NOTICE IN SUPPORT OF YIMBY LAW, PEOPLE FOR HOUSING ORANGE COUNTY (A CHAPTER OF YIMBY ACTION), AND CALIFORNIANS FOR HOMEOWNERSHIP, INC.'S MOTION FOR LEAVE TO INTERVENE AS REAL PARTIES IN INTEREST

Date: August 5, 2021
Time: 2:00 p.m.
Dept. CX-103

Reservation No.: 73559333

Action Filed: February 25, 2021
Trial Date: None Set.

TO ALL PARTIES AND THEIR COUNSEL OF RECORD:

Pursuant to Evidence Code sections 452(b), (c), (h) and 453, and in accordance with California Rules of Court 3.1306(c), Intervenors YIMBY LAW, PEOPLE FOR HOUSING ORANGE COUNTY (A CHAPTER OF YIMBY ACTION), and CALIFORNIANS FOR HOMEOWNERSHIP, INC. ("Intervenors") respectfully request that the Court take judicial notice of the following documents in connection with Intervenors' Memorandum of Points and Authorities in In Support Of Motion For Leave To Intervene As Real Parties In Interest:

1. Attached hereto as **Exhibit A** is a true and correct copy of the 8/22/19 Letter from Department of Housing and Community Development to Southern California Association of Governments.

2. Attached hereto as **Exhibit B** is a true and correct copy of the SCAG Final RHNA Allocation Methodology.

3. Attached hereto as **Exhibit C** is a true and correct copy of the SCAG 6th Cycle Final RHNA Allocation Plan.

4. Attached hereto as **Exhibit D** is a true and correct copy of the HCD 5th Cycle Annual Progress Report Permit Summary for Newport Beach.

5. Attached hereto as **Exhibit E** is a true and correct copy of the City of Newport Beach Draft Housing Element March 10, 2021.

6. Attached hereto as **Exhibit F** is a true and correct copy of Appendix B (to the City of Newport Beach Draft Housing Element March 10, 2021): Site Analysis.

7. Attached hereto as **Exhibit G** is a true and correct copy of the City Council Staff Report for Residences at 4400 Von Karman dated Jan. 12, 2021.

I. LEGAL ARGUMENT.

A. The Documents are Properly Subject to Judicial Notice.

The Court may take judicial notice of these exhibits. Exhibit A is an official letter from the Department of Housing and Community Development. Pursuant to Evidence Code § 452(c), the Courts routinely take notice of official letters issued by state and federal agencies. *See e.g. In re Soc. Servs. Payment Cases* (2008) 166 Cal. App. 4th 1249, 1271–72 (trial court

properly took judicial notice of letters issued by state Department of Social Services stating the Department's statutory interpretation of provisions regarding licensed community care facilities); *Robles v. Employment Dev. Dep't* (2015) 236 Cal. App. 4th 530, 548 (judicial notice of letters from federal Department of Labor regarding questions and answers about emergency unemployment compensation program was proper under Evidence Code 452(c)*); Landstar Glob. Logistics, Inc. v. Robinson & Robinson, Inc.* (2013) 216 Cal. App. 4th 378, 388 (judicial notice properly taken of letter from the federal Department of State to the President recommending transmittal of the Inter-American Convention on Letters Rogatory and the Additional Protocol to the Senate for ratification, since the letter was an official act of the executive department of the United States).

Exhibits B and C are official records of the Southern California Association of Governments ("SCAG"), and Exhibit D is an official record of the California Department of Housing and Community Development. These documents are proper subjects for judicial notice under Evidence Code sections 452(b), (c) and 453, which provide that courts may take judicial notice of a public agency's regulations, legislative enactments, and official acts. Courts have frequently taken judicial notice of administrative agency records. (See *Arce v. Kaiser Found. Health Plan, Inc.* (2010) 181 Cal. App. 4th 471, 484 [taking judicial notice of legislative committee report]; *Assoc. Builders & Contractors, Inc. v. San Francisco Airports Comm'n* (1999) 21 Cal.4th 352, 374, fn. 4 [taking judicial notice of administrative agency records]. "The records and files of an administrative board are properly the subject of judicial notice. [Citations.]" *Hogen v. Valley Hosp.* (1983) 147 Cal.App.3d 119, 125.)

Exhibits E, F, and G are official documents of the city of Newport Beach. These documents are proper subjects for judicial notice under Evidence Code sections 452(b), (c) and 453, which provide that courts may take judicial notice of a public agency's regulations, legislative enactments, and official acts. (*See Planned Parenthood Shasta-Diablo, Inc. v. Williams* (1995) 10 Cal. 4th 1009, 1021 [taking judicial notice of official documents of city agency.]

In addition, the contents of Exhibits A through G are not reasonably subject to dispute and are capable of immediate and accurate determination by resort to sources of

reasonably indisputable accuracy. See Evid. Code § 452(h). Accordingly, Intervenors respectfully request that the Court take judicial notice of Exhibits A through G as specified above.

B. The Documents Are Relevant to the Case.

The documents are also relevant to the present matter and would be helpful to the Court in determining whether to grant Intervenors' motion to intervene. Petitioner's lawsuit challenges the city of Newport Beach's approval of a project including affordable and market-rate housing. Intervenors assert an interest in this matter because if the project approval is overturned, it will undermine Intervenors' mission to increase the supply of housing for the benefit of housing consumers. Intervenors assert a special interest in the enforcement of Newport Beach's obligations under the Regional Housing Needs Assessment ("RHNA") law, which is designed to ensure that every jurisdiction meets its fair share of the regional need for housing. The site at issue in this case has been designated by the city to meet part of its RHNA share. Therefore, if the approval is overturned, it will undermine the RHNA process and hinder Intervenors' interest in enforcing the RHNA process. In order to make these arguments effectively, YIMBY needs to introduce factual information regarding the RHNA process, Newport Beach's RHNA share, the approval of the project at issue in this case, and the designation of the project site as a housing opportunity site under the RHNA law. Therefore, judicial notice is proper because it is "necessary, helpful, or relevant" to the present matter. (*Jordache Enter., Inc. v. Brobeck, Phleger & Harrison* (1998) 18 Cal.4th 739, 748, fn. 6.) Additionally, the court may reject allegations by a plaintiff that are contrary to facts that the court may judicially notice. (*City of Chula Vista v. County of San Diego* (1994) 23 Cal.App.4th 1713, 1719.) Accordingly, the document and its contents are relevant to the present litigation and are properly subject to judicial notice.

II. CONCLUSION.

For the reasons stated above, Intervenors respectfully request that this Court take judicial notice of **Exhibits A through G**.

Dated: July 2, 2021

MILLER STARR REGALIA

By: _____

MATTHEW C. HENDERSON
KENNETH A. STAHL
Attorneys for Intervenors YIMBY LAW and PEOPLE FOR HOUSING ORANGE COUNTY (A CHAPTER OF YIMBY ACTION)

Dated: July 2, 2021

CALIFORNIANS FOR HOMEOWNERSHIP, INC.

By: _____

MATTHEW P. GELFAND
Attorneys for Intervenors CALIFORNIANS FOR HOMEOWNERSHIP, INC.

EXHIBIT A

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

August 22, 2019

Kome Ajise, Executive Director
Southern California Association of Governments
900 Wilshire Blvd., Ste. 1700
Los Angeles, CA 90017

Dear Executive Director Ajise:

RE: Regional Housing Need Determination

This letter provides the Southern California Association of Governments (SCAG) its determination of the Regional Housing Need Determination. Pursuant to Government Code (Gov. Code) section 65584.01, the Department of Housing and Community Development (HCD) is required to provide the determination of SCAG's existing and projected housing need.

In assessing SCAG's regional housing need, HCD and SCAG staff completed an extensive consultation process starting in March 2017 through August 2019 covering the methodology, data sources, and timeline. HCD also consulted with Walter Schwarm of the California Department of Finance (DOF) Demographic Research Unit.

Attachment 1 displays the minimum regional housing need determination of **1,344,740** total units among four income categories for SCAG to distribute among its local governments. Attachment 2 explains the methodology applied pursuant to Gov. Code section 65584.01.

As you know, SCAG is responsible for adopting a RHNA allocation methodology for the *projection* period beginning June 30, 2021 and ending October 15, 2029. Pursuant to Gov. Code section 65584(d), SCAG's RHNA allocation methodology must further the following objectives:

(1) Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low- and very low income households.
(2) Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reductions targets provided by the State Air Resources Board pursuant to Section 65080.
(3) Promoting an improved intraregional relationship between jobs and housing, including an improved balance between the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction.

(4) Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent American Community Survey.
(5) Affirmatively furthering fair housing.

Pursuant to Gov. Code section 65584.04(e), to the extent data is available, SCAG shall include the factors listed in Gov. Code section 65584.04(e)(1-12) to develop its RHNA allocation methodology, and pursuant to Gov. Code section 65584.04(f), SCAG must explain in writing how each of these factors was incorporated into the RHNA allocation methodology and how the methodology furthers the statutory objectives described above. Pursuant to Government Code section 65584.04(h), SCAG must consult with HCD and submit its draft allocation methodology to HCD for review.

HCD appreciates the active role of SCAG staff in providing data and input throughout the consultation period. Pursuant to Government Code section 65584.01(c)(1), HCD may accept or reject the information provided by the council of governments or modify its own assumptions based on this information.

The Department especially thanks Ping Chang, Ma'Ayn Johnson, Kevin Kane, and Sarah Jepson. The Department looks forward to its continued partnership with SCAG and its member jurisdictions and assisting SCAG in its planning efforts to accommodate the region's share of housing need.

If HCD can provide any additional assistance, or if you, or your staff, have any questions, please contact Megan Kirkeby, Assistant Deputy Director for Fair Housing, at *megan.kirkeby@hcd.ca.gov*.

Sincerely,



Megan Kirkeby
Assistant Deputy Director for Fair Housing

ATTACHMENT 1

HCD REGIONAL HOUSING NEED DETERMINATION

SCAG: June 30, 2021 – October 15, 2029 (8.3 years)

Income Category	Percent	Housing Unit Need
Very-Low*	26.1%	350,998
Low	15.3%	206,338
Moderate	16.7%	225,152
Above-Moderate	41.8%	562,252
Total	**100.0%**	**1,344,740**
* Extremely-Low	14.5%	Included in Very-Low Category

Notes:

Income Distribution:
Income categories are prescribed by California Health and Safety Code (Section 50093, et.seq.). Percents are derived based on ACS reported household income brackets and regional median income, then adjusted based on the percent of cost-burdened households in the region compared with the percent of cost burdened households nationally.

ATTACHMENT 2

HCD REGIONAL HOUSING NEED DETERMINATION
SCAG: June 30, 2021 – October 15, 2029 (8.3 years)

Methodology

SCAG: June 30, 2021-October 15, 2029 (8.3 Years) HCD Determined Population, Households, & Housing Need					
1.	**Population: DOF 6/30/2029 projection adjusted +3.5 months to 10/15/2029**				20,455,355
2.	*- Group Quarters Population: DOF 6/30/2029 projection adjusted +3.5 months to 10/15/2029*				-363,635
3.	**Household (HH) Population: October 15, 2029**				20,079,930
	Household Formation Groups	**HCD Adjusted DOF Projected HH Population**	***DOF HH Formation Rates***	**HCD Adjusted DOF Projected Households**	
		20,079,930		6,801,760	
	under 15 years	3,292,955	n/a	n/a	
	15 – 24 years	2,735,490	6.45%	176,500	
	25 – 34 years	2,526,620	32.54%	822,045	
	35 – 44 years	2,460,805	44.23%	1,088,305	
	45 – 54 years	2,502,190	47.16%	1,180,075	
	55 – 64 years	2,399,180	50.82%	1,219,180	
	65 – 74 years	2,238,605	52.54%	1,176,130	
	75 – 84 years	1,379,335	57.96%	799,455	
	85+	544,750	62.43%	340,070	
4.	**Projected Households (Occupied Unit Stock)**				6,801,760
5.	+ Vacancy Adjustment (2.63%)				178,896
6.	+ Overcrowding Adjustment (6.76%)				459,917
7.	+ Replacement Adjustment (.50%)				34,010
8.	*- Occupied Units (HHs) estimated (June 30, 2021)*				-6,250,261
9.	+ Cost Burden Adjustment (Lower Income: 10.63%, Moderate and Above Moderate Income: 9.28%)				120,418
6th Cycle Regional Housing Need Assessment (RHNA)					**1,344,740**

Explanation and Data Sources

1-4. Population, Group Quarters, Household Population, & Projected Households: Pursuant to Government Code Section 65584.01, projections were extrapolated from Department of Finance (DOF) projections. Population reflects total persons. Group Quarter Population reflects persons in a dormitory, group home, institution, military, etc. that do not require residential housing. Household Population reflects persons requiring residential housing. Projected Households reflect the propensity of persons, by age-groups, to form households at different rates based on Census trends.

5. Vacancy Adjustment: HCD applies a vacancy adjustment based on the difference between a standard 5% vacancy rate and the region's current "for rent and sale" vacancy percentage to provide healthy market vacancies to facilitate housing availability and resident mobility. The adjustment is the difference between standard 5% and region's current vacancy rate (2.37%) based on the 2013-2017 5-year American Community Survey (ACS) data. For SCAG that difference is 2.63%.

6. Overcrowding Adjustment: In region's where overcrowding is greater than the U.S overcrowding rate of 3.35%, HCD applies an adjustment based on the amount the region's overcrowding rate (10.11%) exceeds the U.S. overcrowding rate (3.35%) based on the 2013-2017 5-year ACS data. For SCAG that difference is 6.76%.

Continued on next page

7. Replacement Adjustment: HCD applies a replacement adjustment between .5% & 5% to total housing stock based on the current 10-year average of demolitions in the region's local government annual reports to Department of Finance (DOF). For SCAG, the 10-year average is .14%, and SCAG's consultation package provided additional data on this input indicating it may be closer to .41%; in either data source the estimate is below the minimum replacement adjustment so the minimum adjustment factor of .5% is applied.

8. Occupied Units: Reflects DOF's estimate of occupied units at the start of the projection period (June 30, 2021).

9. Cost Burden Adjustment: HCD applies an adjustment to the projected need by comparing the difference in cost-burden by income group for the region to the cost-burden by income group for the nation. The very-low and low income RHNA is increased by the percent difference (70.83%-60.20%=10.63%) between the region and the national average cost burden rate for households earning 80% of area median income and below, then this difference is applied to very low- and low-income RHNA proportionate to the share of the population these groups currently represent. The moderate and above-moderate income RHNA is increased by the percent difference (20.48%-11.20%=9.28%) between the region and the national average cost burden rate for households earning above 80% Area Median Income, then this difference is applied to moderate and above moderate income RHNA proportionate to the share of the population these groups currently represent. Data is from 2011-2015 Comprehensive Housing Affordability Strategy (CHAS).

EXHIBIT B

Final RHNA Allocation Methodology

EXECUTIVE SUMMARY

SCAG is required to develop a final RHNA methodology to distribute existing and projected housing need for the 6th cycle RHNA for each jurisdiction, which will cover the planning period October 2021 through October 2029. Following extensive feedback from stakeholders during the proposed methodology comment period and an extensive policy discussion, SCAG's Regional Council voted to approve the Draft RHNA Methodology on November 7, 2019, as described below, and provide it to the State Department of Housing and Community Development (HCD) for their statutory review. On January 13, 2020, HCD completed its review of the draft methodology and found that it furthers the five statutory objectives of RHNA and on March 4, 2020, SCAG's Regional Council voted to approve the Final RHNA Methodology. The overall framework for this methodology is included in the table below and further described in the rest of this document.

Projected need	Existing need	Income categories
Household growth 2020-2030	Transit accessibility (HQTA population 2045)	150% social equity adjustment minimum
Future vacancy need	Job accessibility	0-30% additional adjustment for areas with lowest or highest resource concentration
Replacement need	Residual distribution within the county	

HOUSING CRISIS

There is no question that there is an ongoing housing crisis throughout the State of California. A variety of measures indicate the extent of the crisis including overcrowding and cost-burdened households, but the underlying cause is due to insufficient housing supply despite continuing population growth over recent decades.

As part of the RHNA process SCAG must develop a final RHNA methodology, which will determine each jurisdiction's draft RHNA allocation as a share of the regional determination of existing and projected housing need provided by the California Department of Housing and Community Development (HCD). There are several requirements outlined by Government Code Section 65584.04, which will be covered in different sections of this packet:

- Allocation methodology, per Government Code 65584.04(a)
- How the allocation methodology furthers the objectives State housing law, per GC 65584.04(f)

- How local planning factors are incorporated into the RHNA methodology, per GC 65584.04(f)
- Furthering the objectives of affirmatively furthering fair housing (AFFH), per GC 65584.04(d)
- Public engagement, per GC 65584.04(d)

Additionally, SCAG has developed a dynamic estimator tool and data appendix that contains a full set of various underlying data and assumptions to support the methodology. Due to the size of the appendix, a limited number of printed copies are available. SCAG has posted the dynamic estimator tool and full methodology appendix, on its RHNA webpage: www.scag.ca.gov/rhna.

Per State housing law, the RHNA methodology must distribute existing and projected housing need to all jurisdictions. The following section provides the final methodology for distributing projected and existing need to jurisdictions from the RHNA regional determination provided by the California Department of Housing and Community Development (HCD) pursuant to Government Code Section 65584.01.

Guiding Principles for RHNA Methodology

In addition to furthering the five objectives pursuant to Government Code 65585(d), there are several guiding principles that SCAG staff has developed to use as the basis for developing the distribution mechanism for the RHNA methodology. These principles are based on the input and guidance provided by the RHNA Subcommittee during their discussions on RHNA methodology between February 2019 and June 2019.

1. The housing crisis is a result of housing building not keeping up with growth over the last several decades. The RHNA allocation for all jurisdictions is expected to be higher than the 5th RHNA cycle.
2. Each jurisdiction must receive a fair share of their regional housing need. This includes a fair share of planning for enough housing for all income levels, and consideration of factors that indicate areas that have high and low concentration of access to opportunity.
3. It is important to emphasize the linkage to other regional planning principles to develop more efficient land use patterns, reduce greenhouse gas emissions, and improve overall quality of life.

The jurisdictional boundaries used in the recommended RHNA methodology will be based on those as of August 31, 2016. Spheres of influence in unincorporated county areas are considered within unincorporated county boundaries for purposes of RHNA.

Proposed RHNA Allocation Methodology

The proposed RHNA methodology, which was released for public review on August 1, contained three (3) options to distribute HCD's regional determination for existing and projected need for the

SCAG region. HCD provided SCAG a final regional determination of 1,341,827 units for the 6th cycle RHNA on October 15, 2019.[1]

The three options were developed based on RHNA Subcommittee feedback on various factors at their meetings between February and June 2019 and feedback from stakeholders. SCAG solicited formal public comment on the three options and any other factors, modifications, or alternative options during the public comment period, which commenced on August 1 and concluded on September 13, 2019.

Four public hearings were conducted to formally receive verbal and written comments on the proposed RHNA methodology, in addition to one public information session with a total participation of approximately 250 people. Almost 250 written comments were submitted to SCAG specifically on the proposed methodology and over 35 verbal comments were shared at four (4) public hearings held in August 2019.

Draft and Final RHNA Allocation Methodology

Based on comments received during the public comment period, staff recommended a combination of the three options in the proposed methodology further enhanced by factors specifically suggested by stakeholders.

On November 7, 2019, SCAG's Regional Council voted to approve the Draft RHNA Methodology. The approved draft methodology included modifications to the staff-recommended draft methodology for calculating existing housing need to more closely align the methodology with job and transit accessibility factors.

On January 13, 2020, HCD completed their statutory review and found that SCAG's Draft RHNA Methodology furthers the five statutory objectives of RHNA, which allows SCAG to finalize the RHNA methodology and issue draft RHNA allocations to each individual jurisdiction. HCD's comment letter, which can be found at www.scag.ca.gov/rhna, notes:

> *"HCD has completed its review of the methodology and finds that the draft SCAG RHNA methodology furthers the five statutory objectives of RHNA. HCD acknowledges the complex task of developing a methodology to allocate RHNA to 197 diverse jurisdictions while furthering the five statutory objectives of RHNA. This methodology generally distributes more RHNA, particularly lower income RHNA, near jobs, transit, and resources linked to long term improvements of life outcomes. In particular, HCD applauds the use of objective factors specifically linked the statutory objectives in the existing need methodology."*

Following this finding, staff recommended the draft RHNA methodology as the final RHNA methodology. On March 5, 2020, SCAG's Regional Council approved Resolution No. 20-619-2

[1] On September 5, 2019, the SCAG Regional Council voted to object to HCD the regional determination of 1,344,740, per Government Code Section 65584.01, that was provided on August 15, 2019. After review of SCAG's objection letter, HCD provided a final regional determination of 1,341,827 units on October 15, 2019.

adopting the Final RHNA Methodology for the Sixth Housing Element Cycle. Following the formal distribution of draft RHNA allocations based on the Final RHNA methodology and a separate appeals phase described in Government Code 65584.05 et seq., RHNA allocations will be finalized in approximately October 2020.

The next section describes the final RHNA methodology mechanism to distribute the 1,341,827 housing units determined by HCD to all SCAG jurisdictions.

Determining Existing Need and Projected Need

SCAG's final RHNA methodology starts with the total regional determination provided by HCD and separates existing need from projected need.

Projected need is considered as household growth for jurisdictions between the RHNA projection period between July 1, 2021 and October 1, 2029, in addition to a calculated future vacancy need and replacement need. For projected household growth, SCAG's Connect SoCal growth forecast for the years 2020-2030 is used as the basis for calculating projected housing unit need for the region. The anticipated growth in households over this period is multiplied by 0.825 to approximate growth during the 8.25-year RHNA projection period of July 1, 2021 to October 1, 2029.

For several jurisdictions, SCAG's growth forecast includes projected household growth on tribal land. For these jurisdictions, SCAG's estimate of household growth on tribal land from July 1, 2021 to October 1, 2029 is subtracted from the jurisdictional projected household growth (see note in the accompanying dynamic estimator tool). A vacancy adjustment of 1.5% for owner-occupied units and 5% for renter-occupied units representing healthy-market vacancy will be applied to projected household growth to determine future vacancy need. Next a replacement need is added, which is an estimate of expected replacement need over the RHNA period. **Based on these components, the regional projected need is 504,970 units.**

Existing need is considered the remainder of the regional determination after projected need is subtracted. **Based on this consideration, the regional existing need is 836,857 units.**

Determining a Jurisdiction's RHNA Allocation (Existing and Projected Need)

In determining the existing need and projected need for the region, the methodology applies a three-step process to determine a jurisdiction's RHNA allocation by income category:

1. Determine a jurisdiction's projected housing need
    a. Assign household growth to jurisdictions based on SCAG's Connect SoCal Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast between 2020 and 2030
    b. Calculate a jurisdiction's future vacancy need by applying a healthy market vacancy rate separately to the jurisdiction's owner and renter households
    c. Assign a replacement need to jurisdictions based on each jurisdiction's share of regional net replacement need based on information collected from the replacement need survey submitted by local jurisdictions

2. Determine a jurisdiction's existing housing need
    a. Assign 50 percent of regional existing need based on a jurisdiction's share of region's population within the high quality transit areas (HQTAs) based on future 2045 HQTAs
    b. Assign 50 percent of regional existing need based on a jurisdiction's share of the region's jobs that can be accessed within a 30-minute driving commute
    c. For extremely disadvantaged communities (hereafter "DACs," see definition below), identify residual existing need, which is defined herein as total housing need in excess of household growth between 2020 and 2045[2]. DACs are jurisdictions with more than half of the population living in high segregation and poverty or low resource areas as defined by the California Tax Credit Allocation Committee (TCAC)/HCD Opportunity Index Scores further described in the document.
    d. Reallocate residual existing need by county to non-DAC jurisdictions within the same county based on the formula in (a) and (b) above, i.e. 50% transit accessibility and 50% job accessibility.

3. Determine a jurisdiction's total housing need
    a. Add a jurisdiction's projected housing need from (1) above to its existing housing need from (2) above to determine its total housing need.

4. Determine four RHNA income categories (very low, low, moderate, and above moderate)
    a. Use a minimum 150% social equity adjustment
    b. Add an additional percentage of social equity adjustment to jurisdictions that have a high concentration of very low or very high resource areas using the California Tax Credit Allocation Committee (TCAC)'s index scoring
        i. Add a 10% social equity adjustment to areas that are designated as 70-80% very high or very low resource area
        ii. Add a 20% social equity adjustment to areas that are designated as 81-90% very high or very low resource area
        iii. Add a 30% social equity adjustment to areas that are designated as 91-100% very high or very low resource area

Methodology Component	Assigned units
Projected need: Household growth	466,958
Projected need: Future vacancy need	14,467
Projected need: Replacement need	23,545
Projected need subtotal	504,970

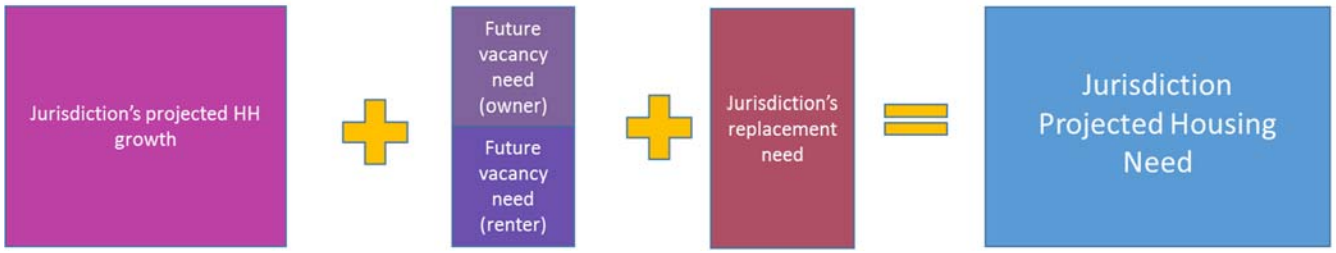
[2] Since HCD's regional determination of 1,341,827 exceeds SCAG's 2020-2045 household growth forecast of 1,297,000 by 3.46 percent, for the purposes of existing need allocation, exceeding "local input" or more accurately, Connect SoCal Growth Forecast, household growth shall mean exceeding 1.0368 times household growth.

	Percentage of Existing Need	Assigned units
Existing need: Transit accessibility	50%	418,429
Existing need: Job accessibility	50%	418,428
Existing need subtotal	836,857	

Total regional need	1,341,827

Step 1: Determine Projected Housing Need

The first step of the RHNA methodology is to determine a jurisdiction's projected need. From the regional determination, projected need is considered to be regional household growth, regional future vacancy need, and regional replacement need.



To determine a jurisdiction's projected need, the methodology uses a three-step process:

a. Determine the jurisdiction's regional projected household growth based on local input
b. Determine future vacancy need based on a jurisdiction's existing composition of owner and renter households and apply a vacancy rate on projected household growth based on the following:
    a. Apply a 1.5% vacancy need for owner households
    b. Apply a 5.0% vacancy need for renter households
c. Determine a jurisdiction's net replacement need based on replacement need survey results

Step 1a: Projected Household Growth

SCAG's Connect SoCal regional growth forecast reflects recent and past trends, key demographic and economic assumptions, and local, regional, state, and national policy. SCAG's regional growth forecasting process also emphasizes the participation of local jurisdictions and other stakeholders. The growth forecast process kicked off on May 30, 2017 with a panel of experts meeting wherein fifteen academic scholars and leading practitioners in demographics and economics were invited to review key input assumptions for the growth forecast including expected job growth, labor force

participation, birth rates, immigration and household formation rates. SCAG staff then incorporated the recommendations of the panel of experts into a preliminary range of population, household, and employment growth figures for 2016, 2020, 2030, 2035, and 2045 for the region and six counties individually.

SCAG further projects jurisdiction-level and sub-jurisdiction-level employment, population, and households using several major data sources, including:

- California Department of Finance (DOF) population and household estimates;
- California Employment Development Department (EDD) jobs report by industry;
- 2015 existing land use and General Plans from local jurisdictions;
- 2010 Census and the latest ACS data (2013-2017 5-year samples);
- County assessor parcel databases;
- 2011 and 2015 Business Installment data from InfoGroup; and
- SCAG's 2016 RTP/SCS growth forecast.

On October 31, 2017, the preliminary small area (i.e. jurisdiction and sub-jurisdiction) growth forecasts were released to local jurisdictions for their comments and input. This kicked off SCAG's *Bottom-Up Local Input and Envisioning Process* which provided each local jurisdiction with their preliminary growth forecast information as well as several other data elements both produced by SCAG and other agencies which are related to the development of Connect SoCal. Data map books were generated and provided electronically and in hard copy format and included detailed parcel-level land use data, information on resource areas, farmland, transportation, geographical boundaries and the draft growth forecast. Complete information on the Data map books and the Bottom-Up Local Input and Envisioning Process can be found at http://scagrtpscs.net/Pages/DataMapBooks.aspx. Over the next eight months, SCAG staff conducted one-on-one meetings with all 197 local jurisdictions to explain methods and assumptions behind the jurisdiction and sub-jurisdiction growth forecast as well as to provide an opportunity to review, edit, and approve SCAG's preliminary forecast for population, employment, and households for 2016, 2020, 2030, 2035, and 2045.

Between October 2018 and February 2019, SCAG reviewed local input on the growth forecast and other data map book elements. The local input growth forecast was evaluated at the county and regional level for the base year of 2016 and the horizon year of 2045 and was found to be technically sound. Specifically, as it relates to SCAG's local input household forecast:

- The forecast generates a 2045 regional unemployment rate of 4.7 percent which is reasonable based on past trends and ensured that the forecast is balanced, i.e. there are not too many jobs for the number of anticipated workers
- The forecast generates a 2045 population-to-household ratio of 2.9 which is consistent with the preliminary forecast and reflects expert-anticipated decreases in this ratio, ensuring that there are not too many people for the anticipated number of households region-wide
- From 2020-2045, the forecast anticipates household growth of 21 percent and population growth of 15 percent, indicating an alleviation of the region's current housing shortage over this future period.

SCAG's growth forecast for the years 2020-2030 is used as the basis for calculating projected housing unit need. Because the 6th cycle RHNA projection period covers July 1, 2021 through October 15, 2029, it is necessary to adjust reported household growth between 2020 and 2030 and adjust it to an 8.25 year projection period. The anticipated growth in households over this period is multiplied by 0.825 to approximate growth during the 8.25-year RHNA projection period (July 1, 2021 to October 15, 2029).

Step 1b: Future Vacancy Need

The purpose of a future vacancy need is to ensure that there are enough vacant units to support a healthy housing market that can genuinely accommodate projected household growth. An undersupply of vacant units can prevent new households from forming or moving into a jurisdiction. Formulaically, future vacancy need is a percentage applied to the jurisdiction's household growth by tenure type (owner and renter households). While individual jurisdictions may experience different vacancy rates at different points in time, future vacancy need is independent of existing conditions and instead is a minimum need to support household growth.

To calculate a jurisdiction's future vacancy need, its proportion of owner-occupied units and renter-occupied units are determined using American Community Survey (ACS) 2013-2017 data—the most recent available at the time of the draft methodology's development. The percentages are applied to the jurisdiction's projected household growth from the previous step, which results in the number of projected households that are predicted to be owners and those that are predicted to be renters.

Next, two different vacancy rates are applied based on the regional determination provided by HCD. The recommended methodology uses 1.5 percent for owner-occupied units and a rate of 5 percent for renter-occupied units. The difference is due to the higher rates of turnover generally reported by renter units in comparison to owner-occupied units. The vacancy rates are applied to their respective tenure category to determine how many future vacant units are needed by tenure and then added together to get the total future vacancy need.

Step 1c: Replacement Need

Residential units are demolished for a variety of reasons including natural disasters, fire, or desire to construct entirely new residences. Each time a unit is demolished, a household is displaced and disrupts the jurisdiction's pattern of projected household growth. The household may choose to live in a vacant unit or leave the jurisdiction, of which both scenarios result in negative household growth through the loss of a vacant unit for a new household or subtracting from the jurisdictions number of households.

For these reasons, replacement need is a required component of the regional determination provided by HCD. The methodology's replacement need will be calculated using a jurisdiction's net replacement need based on data submitted for the replacement need survey, which was conducted between March and April 2019.

Each jurisdiction's data on historical demolitions between reporting years 2008 and 2018, which was collected from the California Department of Finance (DOF), was tabulated and provided to

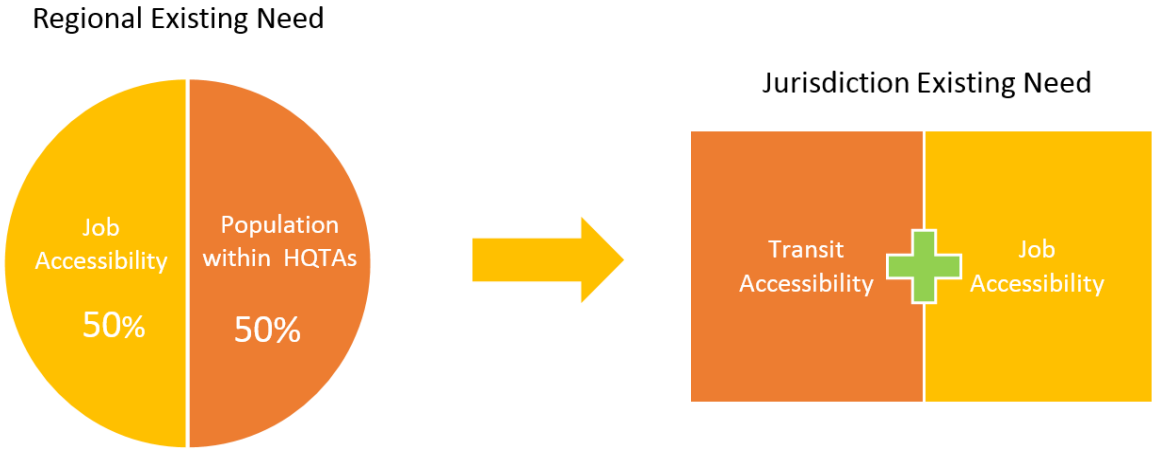
jurisdictions in the replacement need survey. Jurisdictions were asked to provide data on units that replaced the reported demolished units. A net replacement need was determined based on this information for each jurisdiction.

After determining each of the projected housing need components, they are combined to determine a jurisdiction's projected housing need.

Step 2: Determine Existing Housing Need

After determining a jurisdiction's projected need, the next step is to determine a jurisdiction's existing need. Following the above discussion and based on HCD's determination of total regional housing need, existing need is defined as the total need minus the projected need—approximately 62 percent of the entire regional determination. SCAG's Regional Council determined that the regional existing need be split into two parts:

- Fifty (50) percent on population near transit (HQTA), or 31 percent of total need
- Fifty (50) percent on job accessibility, or 31 percent of total need



Step 2a: Share of Regional HQTA Population

The next step involves the consideration of proximity to transit to distribute fifty (50) percent of the region's existing housing need, in an effort to better align transportation and housing planning.

For several years, SCAG has developed a measure called High Quality Transit Areas (HQTAs) which are areas within a half-mile of transit stations and corridors with at least a fifteen (15) minute headway during peak hours for bus service. HQTAs are based on state statutory definitions of high-quality transit corridors (HQTCs) and major transit stops. For the development of Connect SoCal, freeway-running HQTCs have been excluded from HQTAs to better reflect the level of service they provide to nearby areas.

Planned HQTCs and major transit stops for future years are improvements that are expected to be implemented by transit agencies by the Connect SoCal horizon year of 2045. SCAG updates its inventory with the quadrennial adoption of each RTP/SCS; however, planning and environmental

impact studies may be completed by transit agencies more frequently. Therefore, HQTAs in future years reflect the best information currently available to SCAG regarding the location of future high-quality transit service accessibility. More detailed information on HQTA-related definitions is available in the data appendix.

50 percent of the regional existing housing need will be distributed based on a jurisdiction's share of regional residential population within an HQTA, based on the HQTA boundaries used in the final Connect SoCal Plan anticipated to be adopted by SCAG in April 2020. Not all jurisdictions have an HQTA within their jurisdictional boundaries and thus may not receive existing need based on this factor.

Step 2b: Job Accessibility

The concept behind job accessibility is to further the statewide housing objective and SCAG's Connect SoCal objective of improving the relationship between jobs and housing. While none of the three options presented in the proposed RHNA methodology included a factor directly based on job accessibility, an overwhelming number of public comments expressed support for the methodology to include this specific component.

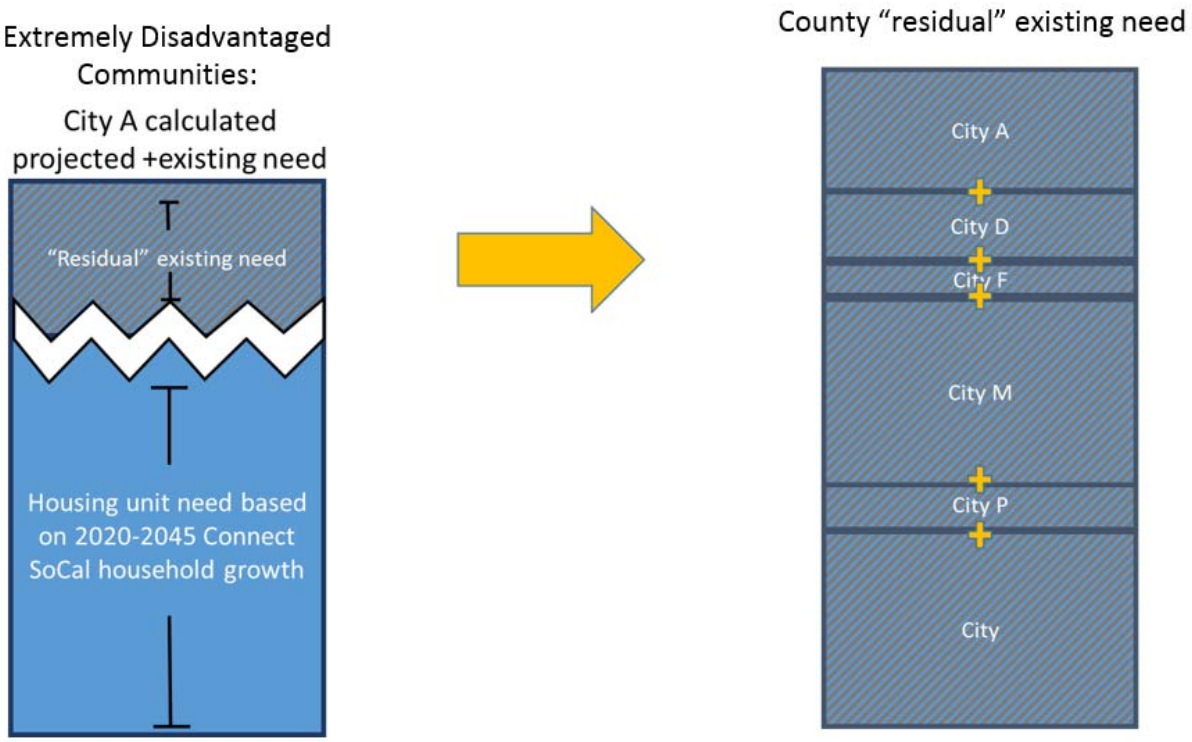
The methodology assigns fifty (50) percent of regional existing need based on job accessibility. Job accessibility is based on the share of the region's jobs accessible by a thirty (30) minute commute by car in 2045. Importantly, the RHNA methodology's job access factor is *not* based on the number of jobs within a jurisdiction from SCAG's Connect SoCal Plan or any other data source. Rather, it is a measure based on of how many jobs can be *accessed* from that jurisdiction within a 30-minute commute, which includes jobs in other jurisdictions. Since over 80 percent of SCAG region workers live and work in different jurisdictions, genuinely improving the relationship between jobs and housing necessitates an approach based on job access rather than the number of jobs in a jurisdiction.

These job accessibility data are derived at the transportation analysis zone (TAZ) level from travel demand modelling output from SCAG's final Connect SoCal Plan. SCAG realizes that in many jurisdictions, especially larger ones, job access many not be uniform in all parts of the city or county. However, since the RHNA process requires allocating housing need at the jurisdictional-level, staff reviewed several ways to measure the typical commuter's experience in each jurisdiction. Ultimately, the share of the region's jobs that could be accessed by a jurisdiction's *median TAZ* was found to be the best available measure of job accessibility for that jurisdiction. Based on this measure, in central parts of the region, residents of some jurisdictions can access as much as 23 percent of the region's jobs in a 30 minute car commute, while the average across all the region's jurisdictions was 10.5 percent.

This measure is multiplied by a jurisdiction's share of total population in order to allocate housing unit need to jurisdictions. This important step ensures that the potential beneficiaries of greater accessibility (i.e., the population in a jurisdiction with good job access) are captured in the methodology. Based on this approach, jurisdictions with limited accessibility to jobs will receive a smaller RHNA allocation based on this component.

Step 2c: "Residual" Adjustment Factor for Existing Need

In many jurisdictions defined as "disadvantaged communities (DACs)", the calculated projected and existing need is higher than its household growth between 2020 and 2045, as determined by the SCAG Growth Forecast used in the final Connect SoCal regional plan. Those DAC jurisdictions that have a need as determined by the RHNA methodology as higher than its 2020 to 2045 household growth[3] will be considered as generating "residual" existing need. Residual need will be subtracted from jurisdictional need in these cases so that the maximum a DAC jurisdiction will receive for existing need is equivalent to its 2020 to 2045 household growth. Not all DAC jurisdictions will have a residual existing need.



A county total of residual existing need will be calculated and then redistributed with the same county to non-DAC jurisdictions. The redistribution will be assigned to jurisdictions based on transit accessibility (50%) and job accessibility (50%), and will exclude DAC jurisdictions which have over 50% of their populations in very low resource areas using California Tax Credit Allocation Committee (TCAC)/HCD Opportunity Indices.

Very low resource areas are areas that have least access to opportunity as measured by indicators such as poverty levels, low wage job proximity, math and reading proficiency, and pollution levels. This mechanism will help to further AFFH objectives since residual existing RHNA need, which includes additional affordable units, will be assigned to areas that are not identified as those with the

[3] Since HCD's regional determination of 1,341,827 exceeds SCAG's 2020-2045 household growth forecast of 1,297,000 by 3.68 percent, for the purposes of existing need allocation, exceeding "local input" or "Connect SoCal" household growth shall mean exceeding 1.0368 times household growth.

lowest resources, which will increase access to opportunity. A full discussion on the TCAC opportunity indicators is provided in the following section on social equity adjustment. Data relating to the TCAC opportunity indicator categories for each jurisdiction can be found in the RHNA methodology data appendix and in the accompanying RHNA allocation estimator tool on the RHNA webpage: www.scag.ca.gov/rhna.

Step 3: Determining Total Housing Need

After determining a jurisdiction's projected housing need from step 1 and its existing housing need from step 2, the sum of the projected and existing need becomes a jurisdiction's total housing need.



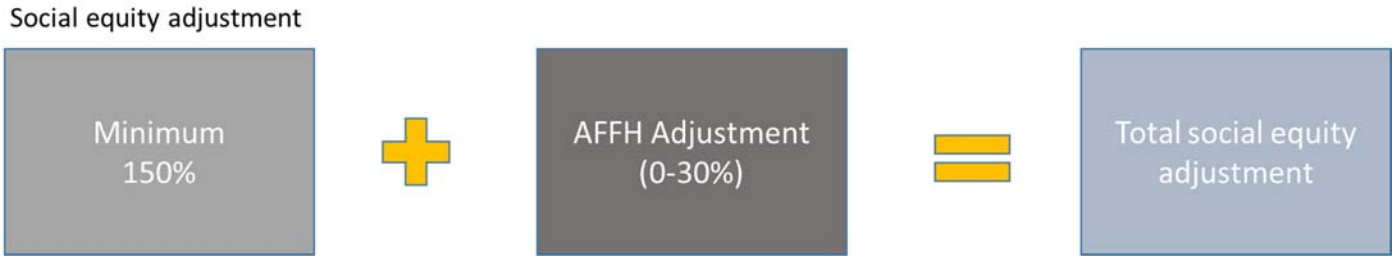
Step 4: Determining Four Income Categories through Social Equity Adjustment

After determining a jurisdiction's total RHNA allocation, the next step is to assign the total into four RHNA income categories. The four RHNA income categories are:

- Very low (50 percent or less of the county median income);
- Low (50-80 percent);
- Moderate (80 to 120 percent); and
- Above moderate (120 percent and above)

The fourth RHNA objective specifically requires that the RHNA methodology allocate a lower proportion of housing need in jurisdictions that already have a disproportionately high concentration of those households in comparison to the county distribution. Additionally, the fifth objective, affirmatively furthering fair housing (AFFH), requires that the RHNA methodology further the objectives of addressing significant disparities in housing needs and access to opportunity in order to overcome patterns of segregation.

To further these two objectives, the RHNA methodology includes a minimum 150 percent social equity adjustment and an additional 10 to 30 percent added in areas with significant populations that are defined as very low or very high resource areas, referred to as an AFFH adjustment. This determines the distribution of four income categories for each jurisdiction.



A social equity adjustment ensures that jurisdictions accommodate their fair share of each income category. First, the percentage of each jurisdiction's distribution of four income categories is determined using the county median income as a benchmark. For example, in Los Angeles County, a household earning less than $30,552 annually, or 50 percent of the county median income, would be considered a very low income household. A household in Los Angeles County earning more than $73,218 annually, or 120 percent of the county median income, would be counted in the above moderate category. The number of households in each category is summed and then a percentage of each category is then calculated.

For reference, below is the median household income by county.

- Imperial County: $44,779
- Los Angeles County: $61,015
- Orange County: $81,851
- Riverside County: $60,807
- San Bernardino County: $57,156
- Ventura County: $81,972
- SCAG region: $64,114

Source: American Community Survey (ACS) 2013-2017 5-year estimates

Once a jurisdiction's household income distribution by category is determined, the percentage is compared to the county's percentage of existing household income distribution. For example, if a jurisdiction has an existing distribution of 30 percent of very low income households while the county is 25 percent, the jurisdiction is considered as having an overconcentration of very low income households compared to the county. A social equity adjustment ensures that the jurisdiction will be assigned a smaller percentage of very low income households for its RHNA allocation than both what it and the county currently experience.

If the jurisdiction is assigned a social equity adjustment of 150 percent, the formula to calculate its very low income percentage is:

Household Income Level	**Formula to Calculate City A Social Equity Adjustment of 150%**
Very Low Income	30%-[(30%-25%)x1.5] = 22.5%

In this example, 22.5 percent of the jurisdiction's total RHNA allocation would be assigned to the very low income category. This adjustment is lower than both its existing household income distribution (30 percent) and the existing county distribution (25 percent).

The inverse occurs in higher income categories. Assuming 20 percent of a jurisdiction's households are above moderate income while 25 percent of the county's households are above moderate income, the jurisdiction will be assigned a distribution of 27.5 percent for above moderate income need.

Household Income Level	**Formula to Calculate City A Social Equity Adjustment of 150%**
Above moderate income	20%-[(20%-25%)x1.5] = 27.5%

If the adjustment was 100 percent a jurisdiction's distribution would be exactly the same as the County's distribution. Conceptually a 150 percent adjustment means that the City meets the County distribution and goes beyond that threshold by 50 percent, resulting in a higher or lower distribution than the County depending on what existing conditions are in the City. The higher the adjustment, the more noticeable the difference between the jurisdiction's existing household income distribution and its revised distribution.

The RHNA methodology recommends a minimum of 150 percent social equity adjustment with an additional 10, 20, or 30 percent added depending on whether the jurisdiction is considered a very low or very high resource area based on its Opportunity Index score.

In 2015 the U.S. Department of Housing and Urban Development (HUD) developed a set of "Opportunity Indices" to help states and localities identify factors that contribute to fair housing issues in their region and comply with the federal Fair Housing Act. In late 2017, a Task Force convened by HCD and the California Tax Credit Allocation Committee (TCAC) released an "Opportunity mapping" tool based on these HUD indices to identify areas in California that can "offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health."[4]

The TCAC and HCD Opportunity mapping tool includes a total of eleven (11) census-tract level indices to measure exposure to opportunity in local communities. The indices are based on measures of economic, environmental, and educational opportunities within communities. Regional patterns of segregation are also identified based on this tool. Below is a summary table of the 11 indices sorted by type:

Economic	Environment	Education
Poverty	CalEnviroScreen 3.0 indicators • *Ozone* • *PM2.5* • *Diesel PM* • *Drinking water contaminates* • *Pesticides* • *Toxic releases from facilities* • *Traffic density* • *Cleanup sites* • *Groundwater threats* • *Hazardous waste* • *Impaired water bodies* • *Solid waste sites*	Math proficiency
Adult education		Reading proficiency
Employment		High school graduation rates
Low-wage job proximity		Student poverty rate
Median home value		

[4] California Fair Housing Taskforce Revised opportunity Mapping Technology, Updated November 27, 2018: https://www.treasurer.ca.gov/ctcac/opportunity/final-opportunity-mapping-methodology.pdf

Based on its respective access to opportunity, each census tract is given a score that designates it under one of the following categories:

- High segregation & poverty
- Low resource
- Moderate resource
- High resource
- Highest resource

Tract-level indices were summed to the jurisdictional-level by SCAG using area-weighted interpolation. Using 2013-2017 American Community Survey population data, SCAG determined the share of each jurisdiction's population in each of these five categories. For example:

	Lowest Resource				Very High Resource
Opportunity Indicator Category	High segregation & poverty	Low resource	Moderate resource	High resource	Highest resource
City A Percentage of population	10%	10%	30%	30%	20%
City B Percentage of population	90%	5%	5%	0%	0%
City C Percentage of population	0%	0%	10%	15%	75%

The recommended methodology determines high resource concentration using the "very high" resource area score. The recommended methodology determines "lowest" resource areas by combining the two lowest measures. In the above table, City B would be considered to have a much higher concentration of lower resource areas than City A. City C would be considered to have a much higher concentration of highest resource areas. [5]

- High segregation & Poverty + Low Resource = Lowest Resource
- Highest Resource

Jurisdictions that are identified as having between 70 and 100 percent of the population within a lowest or very high resource area are assigned an additional 10 and 30 percent social equity adjustment:

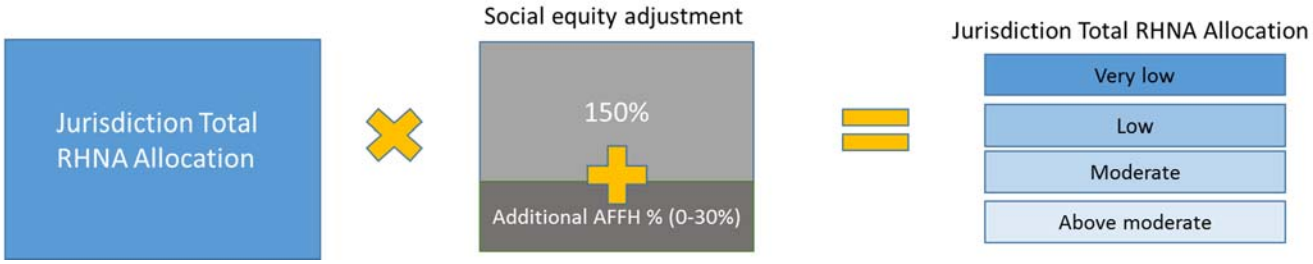
[5] As a cross-reference, if City B has both a high job and transit accessibility it would be exempt from the redistribution of residual existing need from the RHNA methodology's Step 2d because more than 50 percent of its population is within a very low resource area. On the other hand City A and City C, if they have a high job and transit access, would not be exempt from receiving regional residual need because they have only 20 percent and 0 percent of their respective population within a very low resource area.

Concentration of population within very low or very high resource area	Additional social equity adjustment
70-80%	+10%
80-90%	+20%
90-100%	+30%

In the example table, City B would receive an additional social equity adjustment of 30% because 95% of its population is within a lowest resource area (sum of high segregation & poverty and low resource measures). City C would receive an additional social equity adjustment of 10% because 75% of its population is within a very high resource area. City A would not receive a further adjustment because it does not have a high enough concentration of population within either the lowest or very high resource categories.

Assigning a higher social equity adjustment based on Opportunity Indices will result in a higher percentage of affordable housing units to areas that have higher resources. Concurrently, it will assign a lower percentage of affordable housing in areas where they is already an overconcentration. Because Opportunity Indices consider factors such as access to lower wage jobs, poverty rates, and school proficiency, the social equity adjustment in the RHNA methodology will result in factors beyond simply household income distribution. This additional adjustment will help to adjust the disparity in access to fair housing across the region, furthering the AFFH objective required in State housing law.

Once the social equity adjustment is determined, it is used to assign need to the four income categories.



Final Adjustments

On a regional level the final RHNA allocation plan must be the same as the regional determination, by income category, provided by HCD. The final RHNA methodology will result in slight differences, among income categories, since income categories are required to use county distributions as benchmarks and the HCD determination does not include county-level benchmarks. For this reason, after the initial income categories are determined for jurisdictions, SCAG will apply a normalization adjustment to the draft fsRHNA allocation to ensure that the regional total by income category is maintained.

Additionally, in the event that a jurisdiction receives an allocation of zero (0) units under the RHNA methodology a minimum RHNA allocation of eight (8) units would be assigned. Government Code Section 65584.04(m)(2) requires that the final RHNA allocation plan ensure that each jurisdiction receive an allocation of units for low- and very low income households. Under these circumstances, SCAG will assign those jurisdictions a minimum of four (4) units in the very low income category and four (4) units in the low income category for a draft RHNA allocation of eight (8) units.

Meeting the Objectives of RHNA

Government Code Section 65584.04(a) requires that the RHNA methodology furthers the five objectives of the Regional Housing Needs Assessment:

(1) Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low- and very low income households.

(2) Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reductions targets provided by the State Air Resources Board pursuant to Section 65080.

(3) Promoting an improved intraregional relationship between jobs and housing, including an improved balance between the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction.

(4) Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent American Community Survey.

(5) Affirmatively furthering fair housing.

> (e) For purposes of this section, "affirmatively furthering fair housing" means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

On January 13, 2020, HCD completed its review of SCAG's draft RHNA methodology and found that it furthers the five statutory objectives of RHNA.

Local Planning Factors

As part of the development of the proposed RHNA methodology, SCAG must conduct a survey of planning factors that identify local conditions and explain how each of the listed factors are incorporated into the RHNA methodology. This survey, also known as the "Local Planning Factor" survey, is a specific requirement for the RHNA methodology process and is separate from the local review process of the Growth Forecast used as the basis for determining future growth in the Connect SoCal plan.

The survey was distributed to all SCAG jurisdictions in mid-March 2019 with a posted due date of May 30, 2019. One-hundred and nine (109) jurisdictions, or approximately 55%, submitted a response to the local planning factor survey. To facilitate the conversation about local planning factors, between October 2017 and October 2018 SCAG included these factors as part of the local input survey and surveyed a binary yes/no as to whether these factors impacted jurisdictions. The formal local planning factor survey was pre-populated with the pre-survey answers to help facilitate survey response. The full packet of local planning factor surveys can be downloaded at www.scag.ca.gov/rhna.

SCAG staff reviewed each of the submitted surveys to analyze planning factors opportunities and constraints across the region. The collected information was used to ensure that the methodology will equitably distribute housing need and that underlying challenges as a region are collectively addressed.

(1) Each member jurisdiction's existing and projected jobs and housing relationship. This shall include an estimate, based on readily available data, of the number of low-wage jobs within the jurisdiction and how many housing units within the jurisdiction are affordable to low-wage workers as well as an estimate, based on readily available data, of projected job growth and projected household growth by income level within each member jurisdiction during the planning period.

The RHNA methodology directly considers job accessibility and determines a portion of housing need for each jurisdiction based on this factor. Using transportation analysis zones as a basis, the percentage of jobs accessible within a 30 minute drive for a jurisdiction's population is determined and then weighted based on the jurisdiction's population size to determine individual shares of regional jobs accessible. Based on a review of other potential mechanisms to factor in jobs into the RHNA methodology, SCAG staff has determined that this mechanism most closely aligns with the goals of State housing law.

A supplemental analysis of the impact of the draft RHNA methodology's impact on jobs-housing relationships and low-wage jobs-housing relationships was provided to the Regional Council on February 5, 2020.

(2) The opportunities and constraints to development of additional housing in each member jurisdiction, including all of the following:

(A) Lack of capacity for sewer or water service due to federal or state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period.

(B) The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities. The council of governments may not limit its consideration of suitable housing sites or land suitable for urban development to existing zoning ordinances and land use restrictions of a locality, but shall consider the potential for increased residential development under alternative zoning ordinances and land use restrictions. The determination of available land suitable for urban development may exclude lands where the Federal Emergency Management Agency (FEMA) or the Department of Water Resources has determined that the flood management infrastructure designed to protect that land is not adequate to avoid the risk of flooding.

(C) Lands preserved or protected from urban development under existing federal or state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis, including land zoned or designated for agricultural protection or preservation that is subject to a local ballot measure that was approved by the voters of that jurisdiction that prohibits or restricts conversion to non-agricultural uses.

(D) County policies to preserve prime agricultural land, as defined pursuant to Section 56064, within an unincorporated and land within an unincorporated area zoned or designated for agricultural protection or preservation that is subject to a local ballot measure that was approved by the voters of that jurisdiction that prohibits or restricts its conversion to non-agricultural uses.

Consideration of the above planning factors have been incorporated into the Growth Forecast process and results by way of analysis of aerial land use data, general plan, parcel level property data, open space, agricultural land and resource areas, and forecast surveys distributed to local jurisdictions. The bottom-up Local Input and Envisioning Process, which is used as the basis for both RHNA and SCAG's Connect SoCal (Regional Transportation Plan/Sustainable Communities Strategy) started with an extensive outreach effort involving all local jurisdictions regarding their land use and development constraints. All local jurisdictions were invited to provide SCAG their respective growth perspective and input. The RHNA methodology directly incorporates local input on projected household growth, which should be a direct reflection of local planning factors such as lack of water or sewer capacity, FEMA-designated flood sites, and open space and agricultural land protection.

Prior RHNA cycles did not promote direct linkage to transit proximity and the methodology encourages more efficient land use patterns by utilizing existing as well as future planned transportation infrastructure and preserves areas designated as open space and agricultural

lands. In particular the inclusion of transit proximity places an increased emphasis on infill opportunities and areas that are more likely to support higher residential densities.

(3) *The distribution of household growth assumed for purposes of a comparable period of regional transportation plans and opportunities to maximize the use of public transportation and existing transportation infrastructure.*

As indicated above, the Growth Forecast used as the basis for the Connect SoCal Plan is also used as the basis for projected household growth in the RHNA methodology. The weighting of a jurisdiction's population share within an HQTA directly maximizes the use of public transportation and existing transportation infrastructure.

(4) *Agreements between a county and cities in a county to direct growth toward incorporated areas of the county, and land within an unincorporated area zoned or designated for agricultural protection or preservation that is subject to a local ballot measure that was approved by the voters of the jurisdiction that prohibits or restricts conversion to nonagricultural uses.*

This planning factor has been identified through the local input process and local planning factor survey collection as affecting growth within Ventura County. The urban growth boundary, known as Save Our Agricultural Resources (SOAR), is an agreement between the County of Ventura and its incorporated cities to direct growth toward incorporated areas, and was recently extended to 2050. Based on the input collected, SCAG staff has concluded that this factor is already reflected in the RHNA methodology since it was considered and incorporated into the local input submitted by jurisdictions.

(5) *The loss of units contained in assisted housing developments, as defined in paragraph (9) of subdivision (a) of Section 65583 that changed to non-low-income use through mortgage prepayment, subsidy contract expirations, or termination of use restrictions.*

The conversion of low income units into non-low income units is not explicitly addressed through the distribution of existing and projected housing need. Staff has provided statistics in the RHNA methodology appendix on the potential loss of units in assisted housing developments. The loss of such units affects the proportion of affordable housing needed within a community and the region as a whole.

Local planning factor survey responses indicate that the impact of this factor is not regionally uniform. Many jurisdictions that replied some units are at-risk for losing their affordability status in the near future have indicated that they are currently reviewing and developing local resources to address the potential loss. Based on this, SCAG staff has determined that at-risk units are best addressed through providing data on these units as part of the RHNA methodology and giving local jurisdictions the discretion to address this factor and adequately plan for any at-risk unit loss in preparing their housing elements.

(6) The percentage of existing households at each of the income levels listed in subdivision (e) of Section 65584 that are paying more than 30 percent and more than 50 percent of their income in rent.

An evaluation of survey responses reveals that cost-burdened households, or those who pay at least 30 percent of their household income on housing costs, is a prevalent problem throughout the region. The RHNA methodology also includes in its appendix data from the ACS 2013-2017 on cost-burdened statistics for households who pay more than 30 percent of their income on housing by owner and renter, and for renter households who pay 50 percent or more of their income on housing. The general trend is seen in both high and low income communities, suggesting that in most of the SCAG region high housing costs are a problem for all income levels.

Nonetheless a large number of jurisdictions indicated in the survey that overpaying for housing costs disproportionately impacts lower income households in comparison to higher income households. This issue is exacerbated in areas where there is not enough affordable housing available, particularly in higher income areas. For this reason, the RHNA methodology incorporates not only a 150 percent social equity adjustment, but also uses the TCAC Opportunity Indices to distribute the RHNA allocation into the four income categories in areas identified as being the highest resource areas of the region. The Opportunity Indices include a proximity to jobs indicator, particularly for low-wage jobs, which identifies areas with a high geographical mismatch between low wage jobs and affordable housing. Increasing affordable housing supply in these areas can help alleviate cost-burden experienced by local lower income households because more affordable options will be available.

The reason for using social equity adjustment and opportunity indices to address cost-burden households rather than assigning total need is because it is impossible to determine through the methodology how and why the cost-burden is occurring in a particular jurisdiction. Cost-burden is a symptom of housing need and not its cause. A jurisdiction might permit a high number of units but still experiences cost-burden because other jurisdictions restrict residential permitting. Or, a jurisdiction might have a large number of owner-occupied housing units that command premium pricing, causing cost-burden for high income households and especially on lower income households due to high rents from high land costs. An analysis of existing need indicators by jurisdiction, which is part of the RHNA methodology data appendix, does not reveal a single strong trend to base a distribution methodology for cost-burden and thus the RHNA methodology distributes this existing need indicator regionally using social equity adjustment and Opportunity Indices rather than to where the indicators exist.

(7) The rate of overcrowding.

An evaluation of survey responses indicates that there is a variety of trends in overcrowding throughout the region. Overcrowding is defined as more than 1.01 persons per room (not bedroom) in a housing unit. Some jurisdictions have responded that overcrowding is a severe issue, particularly for lower income and/or renter households, while others have

responded that overcrowding is not an issue at all. At the regional determination level HCD applied an overcrowding component, which is a new requirement for the 6th RHNA cycle. Because

Similar to cost-burden, overcrowding is caused by an accumulated housing supply deficit and is considered an indicator of existing housing need. The reason for not assigning need directly based on this indicator is because it is impossible to determine through the methodology how and why the overcrowding is occurring in a particular jurisdiction. A jurisdiction that has an overcrowding rate higher than the regional average might be issuing more residential permits than the regional average while the surrounding jurisdictions might not have overcrowding issues but issue fewer permits than the regional average. An analysis of existing need indicators by jurisdiction, which is part of the RHNA methodology data appendix, does not reveal a single strong trend to base a distribution methodology for overcrowding and thus the methodology distributes this existing need indicator regionally rather than to where the indicators exist.

While not specifically surveyed, several jurisdictions have indicated that density has affected their jurisdictions and have requested that the methodology should consider this as a factor. While density is not directly addressed as a factor, the social equity adjustment indirectly addresses density particularly for lower income jurisdictions. In housing elements, jurisdictions most demonstrate that a site is affordable for lower income households by applying a "default density", defined in State housing law as either 20 or 30 dwelling units per acre depending on geography and population. In other words, a site that is zoned at 30 dwelling units per acre is automatically considered as meeting the zoning need for a low income household.

However there is not a corresponding default density for above moderate income zoning. Assigning a lower percentage of lower income households than existing conditions indirectly reduces future density since the jurisdiction can zone at lower densities if it so chooses. While this result does not apply to higher income jurisdictions, directing growth toward less dense areas for the explicit purpose of reducing density is in direct contradiction to the objectives of state housing law, especially for promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development pattern.

(8) The housing needs of farmworkers.

The RHNA methodology appendix provides data on agricultural jobs by jurisdiction as well as workers by place of residence. The survey responses indicate that most jurisdictions do not have agricultural land or only have small agricultural operations that do not necessarily require designated farmworker housing. For the geographically concentrated areas that do have farmworker housing, responses indicate that many jurisdictions already permit or are working to allow farmworker housing by-right in the same manner as other agricultural uses are allowed. Jurisdictions that are affected by the housing needs of farmworkers can be assumed to have considered this local factor when submitting feedback on SCAG's Growth

Forecast. A number of jurisdictions reiterated their approach in the local planning factor survey response.

Similar to at-risk units, the RHNA methodology does not include a distribution mechanism to distribute farmworker housing. However, SCAG has provided data in its RHNA methodology appendix related to this factor and encourages local jurisdictions to adequately plan for this need in their housing elements.

(9) The housing needs generated by the presence of a private university or a campus of the California State University or the University of California within any member jurisdiction.

SCAG staff has prepared a map outlining the location of four-year private and public universities in the SCAG region along with enrollment numbers from the California School Campus Database (2018). Based on an evaluation of survey responses that indicated a presence of a university within their boundaries, SCAG staff concludes that most housing needs related to university enrollment are addressed and met by dormitories provided by the institution both on- and off-campus. No jurisdiction expressed concern in the surveys about student housing needs due to the presence of a university within their jurisdiction.

However, some jurisdictions have indicated outside of the survey that off-campus student housing is an important issue within their jurisdictions and are in dialogue with HCD to determine how this type of housing can be integrated into their local housing elements. Because this circumstance applies to only a handful of jurisdictions, it is recommended that housing needs generated by a public or private university be addressed in the jurisdiction's housing element if it is applicable.

(10) The loss of units during a state of emergency that was declared by the Governor pursuant to the California Emergency Services Act (Chapter 7 (commencing with Section 8550) of Division 1 of Title 2), during the planning period immediately preceding the relevant revision pursuant to Section 65588 that have yet to be rebuilt or replaced at the time of the analysis.

Replacement need, defined as units that have been demolished but not yet replaced, are included as a component of projected housing need in the RHNA methodology. To determine this number, HCD reviewed historical demolition permit data between 2008 and 2017 (reporting years 2009 and 2018) as reported by the California Department of Finance (DOF), and assigned SCAG a regional replacement need of 0.5% of projected and existing need, or 34,010 units.

There have been several states of emergency declared for fires in the SCAG region that have destroyed residential units, as indicated by several jurisdictions in their local planning factor survey responses. Survey responses indicate that a total of 1,785 units have been lost regionally from fires occurring after January 1, 2018. Units lost from fires that occurred prior to January 1, 2018, have already been counted in the replacement need for the 6th RHNA cycle.

In spring 2019, SCAG conducted a replacement need survey with jurisdictions to determine units that have been replaced on the site of demolished units reported. Region wide 23,545 of the region's demolished units still needed to be replaced based on survey results. The sum of the number of units needing to be replaced based on the replacement need survey and the number of units reported as lost due to recent states of emergency, or 25,330, is lower than HCD's regional determination of replacement need of 34,010. One can reasonably conclude that units lost based on this planning factor are already included in the regional total and distributed, and thus an extra mechanism to distribute RHNA based on this factor is not necessary to meet the loss of units.

(11) The region's greenhouse gas emissions targets provided by the State Air Resources Board pursuant to Section 65080.

An assessment of survey responses indicate that a number of jurisdictions in the SCAG region are developing efforts for more efficient land use patterns and zoning that would result in greenhouse gas emissions. These include a mix of high-density housing types, neighborhood based mixed-use zoning, climate action plans, and other local efforts to reduce greenhouse gas emissions at the regional level.

The RHNA methodology includes a distribution of 50 percent of regional existing need based on a jurisdiction's share of regional population within an HQTA. The linkage between housing planning and transportation planning will allow for a better alignment between the RHNA allocation plan and the Connect SoCal RTP/SCS. It will promote more efficient development land use patterns, encourage transit use, and importantly reduce greenhouse gas emissions. This will in turn support local efforts already underway to support the reduction of regional greenhouse gas emissions.

Moreover the RHNA methodology includes the Growth Forecast reviewed with local input as a distribution component, particularly for projected housing need. Local input is a basis for SCAG's Connect SoCal Plan, which addresses greenhouse gas emissions at the regional level since it is used to reach the State Air Resources Board regional targets. An analysis of the consistency between the RHNA and Connect SoCal Plan is included as an attachment to this document.

(12) Any other factors adopted by the council of governments that further the objectives listed in subdivision (d) of Section 65584, provided that the council of governments specifies which of the objectives each additional factor is necessary to further. The council of governments may include additional factors unrelated to furthering the objectives listed in subdivision (d) of Section 65584 so long as the additional factors do not undermine the objectives listed in subdivision (d) of Section 65584 and are applied equally across all household income levels as described in subdivision (f) of Section 65584 and the council of governments makes a finding that the factor is necessary to address significant health and safety conditions.

No other planning factors were adopted by SCAG to review as a specific local planning factor.

Affirmatively Furthering Fair Housing (AFFH)

Among a number of changes due to recent RHNA legislation is the inclusion of affirmatively furthering fair housing (AFFH) as both an addition to the listed State housing objectives of Government Section 65588 and to the requirements of RHNA methodology as listed in Government Code Section 65584.04(b) and (c), which includes surveying jurisdictions on AFFH issues and strategies and developing a regional analysis of findings from the survey.

AFFH Survey

The AFFH survey accompanied the required local planning factor survey and was sent to all SCAG jurisdictions in mid-March 2019 with a posted due date of May 30, 2019. Ninety (90) of SCAG's 197 jurisdictions completed the AFFH survey, though some jurisdictions indicated that they would not be submitting the AFFH survey due to various reasons. The full packet of surveys submitted prior to the development of the proposed methodology packet can be downloaded at www.scag.ca.gov/rhna.

Jurisdictions were asked various questions regarding fair housing issues, strategies and actions. These questions included:

- Describe demographic trends and patterns in your jurisdiction over the past ten years. Do any groups experience disproportionate housing needs?
- To what extent do the following factors impact your jurisdiction by contributing to segregated housing patterns or racially or ethnically-concentrated areas of poverty?
- To what extent do the following acts as determinants for fair housing and compliance issues in your jurisdiction?
- What are your public outreach strategies to reach disadvantaged communities?
- What steps has your jurisdiction undertaken to overcome historical patterns of segregation or remove barriers to equal housing opportunity?

The survey questions were based on the U.S. Department of Housing and Urban Development (HUD) Analysis of Impediments to Fair Housing Choice survey that each jurisdiction, or their designated local Housing Authority, must submit to HUD to receive Community Development Block Grant (CDBG) funds. For the AFFH survey, jurisdictions were encouraged to review their HUD-submitted surveys to obtain data and information that would be useful for submitting the AFFH survey.

Pursuant to Government Code Section 65584.04(c), the following is an analysis of the survey results.

Themes

Several demographic themes emerged throughout the SCAG region based on submitted AFFH surveys. A high number of jurisdictions indicated that their senior populations are increasing and many indicated that the fixed income typically associated with senior populations might have an effect on housing affordability. Other jurisdictions have experienced an increase in minority populations, especially among Latino and Asian groups. There is also a trend of the loss of young adults (typically younger than 30) and a decrease in the number of families with children in more suburban locations due to the rise in housing costs.

Barriers

There was a wide variety of barriers reported in the AFFH survey, though a number of jurisdictions indicated they did not have any reportable barriers to fair access to housing. Throughout the SCAG region, communities of all types reported that community opposition to all types of housing was an impediment to housing development. Sometimes the opposition occurred in existing low income and minority areas. Some jurisdictions indicated that high opportunity resource areas currently do not have a lot of affordable housing or Section 8 voucher units while at the same time, these areas have a fundamental misunderstanding of who affordable housing serves and what affordable housing buildings actually look like. Based on these responses, it appears that community opposition to housing, especially affordable housing and the associated stigma with affordable housing, is a prevalent barrier throughout the SCAG region.

Other barriers to access to fair housing are caused by high land and development costs since they contribute to very few affordable housing projects being proposed in higher opportunity areas. The high cost of housing also limits access to fair housing and is a significant contributing factor to disparities in access to opportunity. Increasing property values were reported across the region and some jurisdictions indicated that they are occurring in existing affordable neighborhoods and can contribute to gentrification and displacement. Additionally, during the economic downturn a large number of Black and Latino homeowners were disproportionately impacted by predatory lending practices and therefore entered foreclosure in higher numbers than other populations.

Other barriers reported in the AFFH survey include the lack of funding available to develop housing after the dissolution of redevelopment agencies in 2012. Moreover, some jurisdictions indicated that the lack of regional cooperation contributes to segregation.

Strategies to Overcome Barriers

All submitted AFFH surveys indicated that their respective jurisdictions employed at least a few strategies to overcome barriers to access fair housing. These strategies ranged from local planning and zoning tools to funding assistance to innovative outreach strategies.

In regard to planning and zoning tools, a number of jurisdictions indicated they have adopted inclusionary zoning ordinances or an in-lieu fee to increase the number of affordable units within their jurisdictions. Others have adopted an accessory dwelling unit (ADU) ordinance with accommodating standards to allow for higher densities in existing single-family zone neighborhoods. A few jurisdictions indicated that they have adopted an unpermitted dwelling unit (UDU) ordinance, which legalizes unpermitted units instead of removing them provided that the units meet health and safety codes. In addition to ADU and UDU ordinances, some jurisdictions have also adopted density bonuses, which allow a project to exceed existing density standards if it meets certain affordability requirements. Some responses in the survey indicate that the establishment of some of these tools and standards have reduced community opposition to projects. In addition, some jurisdictions responded that they have reduced review times for residential permit approvals and reduced or waived fees associated with affordable housing development.

To combat gentrification and displacement, some jurisdictions have established rent-stabilization ordinances while others have established a rent registry so that the jurisdiction can monitor rents

and landlord practices. Some jurisdictions have adopted relocation plans and others are actively seeking to extend affordability covenants for those that are expiring.

In regard to funding, SCAG jurisdictions provide a wide variety of support to increase the supply of affordable housing and increase access to fair housing. A number of jurisdictions provide citywide rental assistance programs for low income households and some indicated that their programs include favorable home purchasing options. Some of these programs also encourage developers to utilize the local first-time homebuyer assistance program to specifically qualify lower income applicants.

Other jurisdictions indicate that they manage housing improvement programs to ensure that their existing affordable housing stock is well maintained. Some AFFH surveys describe local multiple rental assistance programs, including Section 8 Housing Choice vouchers and financial support of tenant/landlord arbitration or mediation services.

Some jurisdictions indicated that they have focused on mobile homes as a way to increase access to fair housing. There are programs described that assist households that live in dilapidated and unsafe mobile homes in unpermitted mobile home parks by allowing the household to trade in their mobile home in exchange for a new one in a permitted mobile park. Other programs include rental assistance specifically for households who live in mobile homes.

In regard to community outreach, a large number of jurisdictions in the SCAG region have established or are seeking to establish innovative partnerships to increase access to fair housing and reduce existing barriers. Many jurisdictions work with fair housing advocacy groups such as the Housing Rights Center, which provide community workshops, counseling, and tenant-landlord mediation services. Other jurisdictions have established landlord-tenant commissions to resolve housing disputes and provide services to individuals with limited resources. Some jurisdictions have partnered with advocacy groups, such as the League of United Latin American Citizens (LULAC), to hold community-based workshops featuring simultaneous multi-lingual translations. Other innovative partnerships created by jurisdictions include those with local schools and school districts and public health institutions to engage disadvantaged groups and provide services to areas with limited resources.

A large number of jurisdictions have also indicated that they have increased their social media presence to reach more communities. Others have also increased their multi-lingual outreach efforts to ensure that limited-English proficiency populations have the opportunity to engage in local fair housing efforts.

Based on the AFFH surveys submitted by jurisdictions, while there is a wide range of barriers to fair housing opportunities in the SCAG region there is also a wide range of strategies to help overcome these barriers at the local level.

Meeting AFFH Objectives on a Regional Basis

To work towards the objective of AFFH, several benchmarks were reviewed as potential indicators of increasing access to fair housing and removing barriers that led to historical segregation patterns.

Opportunity Indices

The objectives of affirmatively furthering fair housing are to not only overcome patterns of segregation, but to also increase access to opportunity for historically marginalized groups, particularly in racially and ethnically concentrated areas of poverty. In 2015 the U.S. Department of Housing and Urban Development (HUD) developed a set of indices, known as "Opportunity Indices" to help states and jurisdictions identify factors that contribute to fair housing issues in their region and comply with the federal Fair Housing Act.

In 2015 the U.S. Department of Housing and Urban Development (HUD) developed a set of indices, known as "Opportunity Indices" to help states and jurisdictions identify factors that contribute to fair housing issues in their region and comply with the federal Fair Housing Act. In late 2017, a Task Force convened by HCD and the California Tax Credit Allocation Committee (TCAC) released an "Opportunity mapping" tool based on these HUD indices to identify areas in California that can "offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health."

The TCAC and HCD Opportunity mapping tool includes a total of eleven (11) census-tract level indices to measure exposure to opportunity in local communities. Regional patterns of segregation can be identified based on this tool. The indices are based on indicators such as poverty levels, low wage job proximity, pollution, math and reading proficiency. Below is a summary table of the 11 indices sorted by type:

Economic	Environment	Education
Poverty	CalEnviroScreen 3.0 indicators • *Ozone* • *PM2.5* • *Diesel PM* • *Drinking water contaminates* • *Pesticides* • *Toxic releases from facilities* • *Traffic density* • *Cleanup sites* • *Groundwater threats* • *Hazardous waste* • *Impaired water bodies* • *Solid waste sites*	Math proficiency
Adult education		Reading proficiency
Employment		High school graduation rates
Low-wage job proximity		Student poverty rate
Median home value		

To further the objectives of AFFH, SCAG utilizes the Opportunity indices tool at multiple points in the RHNA methodology. Jurisdictions that have the highest concentration of population in low resource areas are exempted from receiving regional residual existing need, which will result in fewer units

assigned to areas identified as having high rates of poverty and racial segregation. Additionally, jurisdictions with the highest concentration of population within highest resource areas will receive a higher social equity adjustment, which will result in more access to opportunity for lower income households.

Public Engagement

The development of a comprehensive RHNA methodology requires comprehensive public engagement. Government Code Section 65584.04(d) requires at least one public hearing to receive oral and written comments on the proposed methodology, and also requires SCAG to distribute the proposed methodology to all jurisdictions and requesting stakeholders, along with publishing the proposed methodology on the SCAG website. The official public comment period on the proposed RHNA methodology began on August 1, 2019 after Regional Council action and concluded on September 13, 2019.

To maximize public engagement opportunities, SCAG staff hosted four public workshops to receive verbal and written comment on the proposed RHNA methodology and an additional public information session in August 2019:

- August 15, 6-8 p.m. Public Workshop, Los Angeles (View-only webcasting available)
- August 20, 1-3 p.m. Public Workshop, Los Angeles (Videoconference at SCAG regional offices and View-only webcasting available)
- August 22, 1-3 p.m., Public Workshop, Irvine
- August 27, 6-8 p.m., Public Workshop, San Bernardino (View-only webcasting available)
- August 29, 1-3pm Public Information Session, Santa Clarita

Approximately 250 people attended the workshops in-person, at videoconference locations, or via webcast. Over 35 individual verbal comments were shared over the four workshops.

To increase participation from individuals and stakeholders that are unable to participate during regular working hours, two of the public workshops were be held in the evening hours. One of the workshops was held in the Inland Empire. SCAG will worked with its Environmental Justice Working Group (EJWG) and local stakeholder groups to reach out to their respective contacts in order to maximize outreach to groups representing low income, minority, and other traditionally disadvantaged populations.

Almost 250 written comments were submitted by the comment deadline and included a wide range of stakeholders. Approximately 50 percent were from local jurisdictions and subregions, and the other 50 percent were submitted by advocacy organizations, industry groups, residents and resident groups, and the general public. All of the comments received, both verbal and written, were reviewed by SCAG staff, and were used as the basis for developing the RHNA methodology.

The increased involvement by the number of jurisdictions and stakeholders beyond the municipal level compared to prior RHNA cycles indicate an increased level of interest by the public in the housing crisis and its solutions, and the efforts of SCAG to meet these interests. As part of its housing

program initiatives, SCAG will continue to reach out to not only jurisdictions, but to advocacy groups and traditionally disadvantaged communities that have not historically participated in the RHNA process and regional housing planning. These efforts will be expanded beyond the RHNA program and will be encompassed into addressing the housing crisis at the regional level and ensuring that those at the local and community level can be part of solutions to the housing crisis.

Additional RHNA Methodology Supporting Materials

Please note that additional supporting materials for the RHNA Methodology have been posted on SCAG's RHNA website at www.scag.ca.gov/rhna including Data Appendix, Local Planning Factor Survey Responses and Affirmatively Furthering Fair Housing Survey Responses.

EXHIBIT C

SCAG 6TH CYCLE FINAL RHNA ALLOCATION PLAN (approved by HCD on 3/22/21 and modified on 7/1/21)*
7/1/21

ALLOCATION BY COUNTY

	Total	Very-low income	Low income	Moderate income	Above moderate income
Imperial	15,993	4,671	2,357	2,198	6,767
Los Angeles	812,060	217,273	123,022	131,381	340,384
Orange	183,861	46,416	29,242	32,546	75,657
Riverside	167,351	41,995	26,473	29,167	69,716
San Bernardino	138,110	35,667	21,903	24,140	56,400
Ventura	24,452	5,774	3,810	4,525	10,343
TOTAL	1,341,827	351,796	206,807	223,957	559,267

ALLOCATION BY Regional Early Action Planning (REAP) SUBREGIONS

REAP Subregion	Total	Very-low income	Low income	Moderate income	Above moderate income
CVAG	31,619	6,204	4,664	5,561	15,190
Gateway Cities COG	71,678	20,029	10,391	10,822	30,436
Imperial County	15,993	4,671	2,357	2,198	6,767
Las Virgenes-Malibu COG	933	362	199	183	189
Los Angeles City	456,643	115,978	68,743	75,091	196,831
North Los Angeles County	15,663	4,001	2,129	2,332	7,201
Orange County COG	183,861	46,416	29,242	32,546	75,657
San Bernardino COG/SBCTA	138,110	35,667	21,903	24,140	56,400
San Fernando Valley COG	34,023	9,850	5,588	5,614	12,971
San Gabriel Valley COG	89,616	25,208	13,400	14,074	36,934
South Bay Cities COG	34,179	10,221	5,236	5,539	13,183
Uninc. Los Angeles County	90,052	25,648	13,691	14,180	36,533
Uninc. Riverside County	40,647	10,371	6,627	7,347	16,302
Ventura COG	24,452	5,774	3,810	4,525	10,343
Westside Cities COG	19,273	5,976	3,645	3,546	6,106
Western Riverside COG	95,085	25,420	15,182	16,259	38,224

ALLOCATION BY LOCAL JURISDICTION

County	Jurisdiction	Total	Very-low income	Low income	Moderate income	Above-moderate income
Imperial	Brawley city	1426	399	210	202	615
Imperial	Calexico city	4868	1279	655	614	2320
Imperial	Calipatria city	151	36	21	16	78
Imperial	El Centro city	3442	1001	490	462	1489
Imperial	Holtville city	171	41	33	26	71

ALLOCATION BY LOCAL JURISDICTION

County	Jurisdiction	Total	Very-low income	Low income	Moderate income	Above-moderate income
Imperial	Imperial city	1601	704	346	294	257
Imperial	Unincorporated Imp	4301	1203	596	580	1922
Imperial	Westmorland city	33	8	6	4	15
Los Angeles	Agoura Hills city	318	127	72	55	64
Los Angeles	Alhambra city	6825	1774	1036	1079	2936
Los Angeles	Arcadia city	3214	1102	570	605	937
Los Angeles	Artesia city	1069	312	168	128	461
Los Angeles	Avalon city	27	8	5	3	11
Los Angeles	Azusa city	2651	760	368	382	1141
Los Angeles	Baldwin Park city	2001	576	275	263	887
Los Angeles	Bell city	229	43	24	29	133
Los Angeles	Bell Gardens city	503	100	29	72	302
Los Angeles	Bellflower city	3735	1015	488	553	1679
Los Angeles	Beverly Hills city	3104	1008	680	602	814
Los Angeles	Bradbury city	41	16	9	9	7
Los Angeles	Burbank city	8772	2553	1418	1409	3392
Los Angeles	Calabasas city	354	132	71	70	81
Los Angeles	Carson city	5618	1770	913	875	2060
Los Angeles	Cerritos city	1908	679	345	332	552
Los Angeles	Claremont city	1711	556	310	297	548
Los Angeles	Commerce city	247	55	22	39	131
Los Angeles	Compton city	1004	235	121	131	517
Los Angeles	Covina city	1910	614	268	281	747
Los Angeles	Cudahy city	393	80	36	53	224
Los Angeles	Culver City city	3341	1108	604	560	1069
Los Angeles	Diamond Bar city	2521	844	434	437	806
Los Angeles	Downey city	6525	2079	946	915	2585
Los Angeles	Duarte city	888	269	145	137	337
Los Angeles	El Monte city	8502	1797	853	1233	4619
Los Angeles	El Segundo city	492	189	88	84	131
Los Angeles	Gardena city	5735	1485	761	894	2595
Los Angeles	Glendale city	13425	3439	2163	2249	5574
Los Angeles	Glendora city	2276	735	386	388	767
Los Angeles	Hawaiian Gardens ci	331	61	44	46	180
Los Angeles	Hawthorne city	1734	445	204	249	836
Los Angeles	Hermosa Beach city	558	232	127	106	93
Los Angeles	Hidden Hills city	40	17	8	9	6
Los Angeles	Huntington Park city	1605	264	196	243	902
Los Angeles	Industry city	17	6	4	2	5
Los Angeles	Inglewood city	7439	1813	955	1112	3559
Los Angeles	Irwindale city	119	36	11	17	55
Los Angeles	La Cañada Flintridge	612	252	135	139	86

ALLOCATION BY LOCAL JURISDICTION

County	Jurisdiction	Total	Very-low income	Low income	Moderate income	Above-moderate income
Los Angeles	La Habra Heights city	172	78	35	31	28
Los Angeles	La Mirada city	1962	634	342	320	666
Los Angeles	La Puente city	1929	544	275	275	835
Los Angeles	La Verne city	1346	414	239	223	470
Los Angeles	Lakewood city	3922	1296	637	653	1336
Los Angeles	Lancaster city	9023	2224	1194	1328	4277
Los Angeles	Lawndale city	2497	732	311	371	1083
Los Angeles	Lomita city	829	239	124	128	338
Los Angeles	Long Beach city	26502	7141	4047	4158	11156
Los Angeles	Los Angeles city	456643	115978	68743	75091	196831
Los Angeles	Lynwood city	1558	377	139	235	807
Los Angeles	Malibu city	79	28	19	17	15
Los Angeles	Manhattan Beach cit	774	322	165	155	132
Los Angeles	Maywood city	365	55	47	55	208
Los Angeles	Monrovia city	1670	519	262	254	635
Los Angeles	Montebello city	5186	1314	707	777	2388
Los Angeles	Monterey Park city	5257	1324	822	848	2263
Los Angeles	Norwalk city	5034	1546	759	658	2071
Los Angeles	Palmdale city	6640	1777	935	1004	2924
Los Angeles	Palos Verdes Estates	199	82	44	48	25
Los Angeles	Paramount city	364	92	43	48	181
Los Angeles	Pasadena city	9429	2747	1662	1565	3455
Los Angeles	Pico Rivera city	1024	299	146	149	430
Los Angeles	Pomona city	10558	2799	1339	1510	4910
Los Angeles	Rancho Palos Verdes	639	253	139	125	122
Los Angeles	Redondo Beach city	2490	936	508	490	556
Los Angeles	Rolling Hills city	45	20	9	11	5
Los Angeles	Rolling Hills Estates c	191	82	42	38	29
Los Angeles	Rosemead city	4612	1154	638	686	2134
Los Angeles	San Dimas city	1248	384	220	206	438
Los Angeles	San Fernando city	1795	461	273	284	777
Los Angeles	San Gabriel city	3023	846	415	466	1296
Los Angeles	San Marino city	397	149	91	91	66
Los Angeles	Santa Clarita city	10031	3397	1734	1672	3228
Los Angeles	Santa Fe Springs city	952	253	159	152	388
Los Angeles	Santa Monica city	8895	2794	1672	1702	2727
Los Angeles	Sierra Madre city	204	79	39	35	51
Los Angeles	Signal Hill city	517	161	78	90	188
Los Angeles	South El Monte city	577	131	64	70	312
Los Angeles	South Gate city	8282	2136	994	1173	3979
Los Angeles	South Pasadena city	2067	757	398	334	578
Los Angeles	Temple City city	2186	630	350	369	837

ALLOCATION BY LOCAL JURISDICTION

County	Jurisdiction	Total	Very-low income	Low income	Moderate income	Above-moderate income
Los Angeles	Torrance city	4939	1621	846	853	1619
Los Angeles	Unincorporated Los	90052	25648	13691	14180	36533
Los Angeles	Vernon city	9	5	4	0	0
Los Angeles	Walnut city	1293	427	225	231	410
Los Angeles	West Covina city	5346	1653	850	865	1978
Los Angeles	West Hollywood city	3933	1066	689	682	1496
Los Angeles	Westlake Village city	142	58	29	32	23
Los Angeles	Whittier city	3439	1025	537	556	1321
Orange	Aliso Viejo city	1195	390	214	205	386
Orange	Anaheim city	17453	3767	2397	2945	8344
Orange	Brea city	2365	669	393	403	900
Orange	Buena Park city	8919	2119	1343	1573	3884
Orange	Costa Mesa city	11760	2919	1794	2088	4959
Orange	Cypress city	3936	1150	657	623	1506
Orange	Dana Point city	530	147	84	101	198
Orange	Fountain Valley city	4839	1307	786	834	1912
Orange	Fullerton city	13209	3198	1989	2271	5751
Orange	Garden Grove city	19168	4166	2801	3211	8990
Orange	Huntington Beach ci	13368	3661	2184	2308	5215
Orange	Irvine city	23610	6396	4235	4308	8671
Orange	La Habra city	804	192	116	130	366
Orange	La Palma city	802	224	140	137	301
Orange	Laguna Beach city	394	118	80	79	117
Orange	Laguna Hills city	1985	568	353	354	710
Orange	Laguna Niguel city	1207	348	202	223	434
Orange	Laguna Woods city	997	127	136	192	542
Orange	Lake Forest city	3236	956	543	559	1178
Orange	Los Alamitos city	769	194	119	145	311
Orange	Mission Viejo city	2217	674	401	397	745
Orange	Newport Beach city	4845	1456	930	1050	1409
Orange	Orange city	3936	1067	604	677	1588
Orange	Placentia city	4398	1243	680	782	1693
Orange	Rancho Santa Marga	680	209	120	125	226
Orange	San Clemente city	982	282	164	188	348
Orange	San Juan Capistrano	1054	270	173	183	428
Orange	Santa Ana city	3137	606	362	545	1624
Orange	Seal Beach city	1243	258	201	239	545
Orange	Stanton city	1231	165	145	231	690
Orange	Tustin city	6782	1724	1046	1132	2880
Orange	Unincorporated Ora	10340	3107	1866	2006	3361
Orange	Villa Park city	296	93	60	61	82
Orange	Westminster city	9759	1881	1473	1784	4621

ALLOCATION BY LOCAL JURISDICTION

County	Jurisdiction	Total	Very-low income	Low income	Moderate income	Above-moderate income
Orange	Yorba Linda city	2415	765	451	457	742
Riverside	Banning city	1673	317	193	280	883
Riverside	Beaumont city	4210	1229	721	723	1537
Riverside	Blythe city	494	82	71	96	245
Riverside	Calimesa city	2017	495	275	379	868
Riverside	Canyon Lake city	129	43	24	24	38
Riverside	Cathedral City city	2549	540	353	457	1199
Riverside	Coachella city	7886	1033	999	1367	4487
Riverside	Corona city	6088	1752	1040	1096	2200
Riverside	Desert Hot Springs c	3873	569	535	688	2081
Riverside	Eastvale City	3028	1145	672	635	576
Riverside	Hemet city	6466	812	732	1174	3748
Riverside	Indian Wells city	382	117	81	91	93
Riverside	Indio city	7812	1793	1170	1315	3534
Riverside	Jurupa Valley City	4497	1207	749	731	1810
Riverside	La Quinta city	1530	420	269	297	544
Riverside	Lake Elsinore city	6681	1878	1099	1134	2570
Riverside	Menifee city	6609	1761	1051	1106	2691
Riverside	Moreno Valley city	13627	3779	2051	2165	5632
Riverside	Murrieta city	3043	1009	583	545	906
Riverside	Norco city	454	145	85	82	142
Riverside	Palm Desert city	2790	675	460	461	1194
Riverside	Palm Springs city	2557	545	408	461	1143
Riverside	Perris city	7805	2030	1127	1274	3374
Riverside	Rancho Mirage city	1746	430	318	328	670
Riverside	Riverside city	18458	4861	3064	3139	7394
Riverside	San Jacinto city	3392	800	465	560	1567
Riverside	Temecula city	4193	1359	801	778	1255
Riverside	Unincorporated Rive	40647	10371	6627	7347	16302
Riverside	Wildomar city	2715	798	450	434	1033
San Bernardino	Adelanto city	3763	394	566	651	2152
San Bernardino	Apple Valley town	4290	1086	600	747	1857
San Bernardino	Barstow city	1520	172	228	300	820
San Bernardino	Big Bear Lake city	212	50	33	37	92
San Bernardino	Chino city	6978	2113	1284	1203	2378
San Bernardino	Chino Hills city	3729	1388	821	789	731
San Bernardino	Colton city	5434	1318	668	906	2542
San Bernardino	Fontana city	17519	5109	2950	3035	6425
San Bernardino	Grand Terrace city	630	189	92	106	243
San Bernardino	Hesperia city	8155	1921	1231	1409	3594
San Bernardino	Highland city	2513	619	409	471	1014
San Bernardino	Loma Linda city	2051	523	311	352	865

ALLOCATION BY LOCAL JURISDICTION

County	Jurisdiction	Total	Very-low income	Low income	Moderate income	Above-moderate income
San Bernardino	Montclair city	2593	698	383	399	1113
San Bernardino	Needles city	87	10	11	16	50
San Bernardino	Ontario city	20854	5640	3286	3329	8599
San Bernardino	Rancho Cucamonga	10525	3245	1920	2038	3322
San Bernardino	Redlands city	3516	967	615	652	1282
San Bernardino	Rialto city	8272	2218	1206	1371	3477
San Bernardino	San Bernardino city	8123	1415	1097	1448	4163
San Bernardino	Twentynine Palms ci	1047	231	127	185	504
San Bernardino	Unincorporated San	8832	2179	1360	1523	3770
San Bernardino	Upland city	5686	1584	959	1013	2130
San Bernardino	Victorville city	8165	1735	1136	1504	3790
San Bernardino	Yucaipa city	2866	708	493	511	1154
San Bernardino	Yucca Valley town	750	155	117	145	333
Ventura	Camarillo city	1376	353	244	271	508
Ventura	Fillmore city	415	73	61	72	209
Ventura	Moorpark city	1289	377	233	245	434
Ventura	Ojai city	53	13	9	10	21
Ventura	Oxnard city	8549	1840	1071	1538	4100
Ventura	Port Hueneme city	125	26	16	18	65
Ventura	San Buenaventura (\	5312	1187	865	950	2310
Ventura	Santa Paula city	657	102	99	121	335
Ventura	Simi Valley city	2793	749	493	518	1033
Ventura	Thousand Oaks city	2621	735	494	532	860
Ventura	Unincorporated Ven	1262	319	225	250	468

**The 6th Cycle RHNA Allocation Plan was approved by HCD on 3/22/21.*

conditions. This Plan includes a transfer from the County of Orange to the City of Santa Ana, which was approved by the SCAG Regional Council on 6/3/21, and a transfer from the County of Orange to the City of Placentia, which was approved on 7/1/21.

EXHIBIT D

California Department of
Housing and Community Development

Annual Progress Reports (APRs)

Since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community. California's local governments meet this requirement by adopting housing plans (aka housing elements) as part of their "general plan" (also required by the state). General plans serve as the local government's "blueprint" for how the city and/or county will grow and develop and include seven elements: land use, transportation, conservation, noise, open space, safety, and housing.

Each jurisdiction (city council or board of supervisors) must prepare an **annual progress report (APR)** on the jurisdiction's status and progress in implementing its housing element using forms and definitions adopted by the California Department of Housing and Community Development (HCD). (Government Code Section 65400.)

Each jurisdiction's APR must be submitted to HCD and the Governor's Office of Planning and Research (OPR) by **April 1** of each year (covering the previous calendar year (CY).

On this page:

- New APR form and instructions – for calendar years 2018 – 2020
- Tools to help with APR completion
- Prior APR form and instructions – for APRs covering CY 2017 and prior year
- APR Dashboard – Housing Element Open Data Project
- SB 35 Implementation
- Related Information

New APR form and instructions - for calendar years 2018 through 2020

AB 879 and SB 35 of the 2017 Housing Package, as well as AB 1486 (2019), and AB 1233 (2020) added new data requirements for the Housing Element Annual Progress Reports (APRs). These changes are reflected in the new APR form and instructions, which are posted below.

- **New!** APR form for CY's 2018-2020 (XLS)
- **New!** APR instructions for CY's 2018-2020 (PDF)

To submit the new APR form to HCD and OPR:

- Online Annual Progress Reporting System : This allows jurisdictions to upload directly into HCD's database, eliminating the risk of errors. To use the online system, email APR@hcd.ca.gov, and request login information for your jurisdiction. Please note: using the online system only provides the information to HCD. The APR must still be submitted to OPR through OPR.APR@opr.ca.gov.
- Email: Jurisdictions can email the new APR form to APR@hcd.ca.gov and to OPR.APR@opr.ca.gov. When using the email method, send the electronic version as an Excel workbook attachment. Do not send a scanned copy of the form. Sending APRs via email will count as a submittal. Please note: Government Code section 65400 also requires the submittal of a General Plan Annual Progress Report to both OPR and HCD. These can be emailed as above.

If you have any questions regarding the APR form or instructions, please contact HCD at APR@hcd.ca.gov.

Tools to help with APR completion

- New! Webinar (YouTube) – Recorded 1/27/2020. Topics covered included: general overview, walkthrough of tables, new requirements, how to submit, new features of form.
- Affordability Calculator (XLS) – For APRs through CY 2020
- Table F Checklist (PDF) – Use to determine if units qualify for RHNA credit.

Prior APR form and instructions – for APRs covering CY 2017 and prior years

For APRs covering CY 2017 and prior years, please email HCD at apr@hcd.ca.gov to request the prior form and instructions.

To submit the prior APR form to HCD and OPR:

- Online system: Jurisdictions may submit prior year APRs online using the Online Annual Progress Reporting system . This is HCD's preferred method of submission and reduces the possibility of data entry errors.
- Email: Jurisdictions can email the prior APR form to APR@hcd.ca.gov and to OPR.APR@opr.ca.gov. When using the email method, send the electronic version as an Excel workbook attachment. Do not send a scanned copy of the form. Sending APRs via email will count as a submittal.

APR Dashboard - Housing Element Open Data Project



- New! APR Dashboard – View all APR data in one place and reformatted as easy-to-use graphs and charts with built-in filters for information customization.

- Housing Element Implementation Tracker (XLS) — Updated 06/25/2019 — Shows detailed status of cities and counties' housing plans (housing elements). Also shows whether cities and counties have zoned enough land for housing, whether they have adequately planned for emergency shelters and housing with supportive services, and whether they have submitted their Annual Progress Reports.
- 5th Cycle Annual Progress Report Permit Summary (XLS) — Updated 10/6/2020 — Shows how well cities and counties are progressing toward meeting their housing goals. Every April, cities and counties must submit Annual Progress Reports for the prior year, showing whether they are on-track to meet their housing needs. Progress is measured by how many housing construction permits they have issued at various income levels.
- New! APR Dashboard – etc.
    - New! Webinar – Recorded 05/04/2021 – A guided tour of our APR Dashboard, with an exploration of the available data, timelines for updates, and a question and answer session.
    - New! Webinar Slides – Updated 05/04/2021 – Slides for the recorded Webinar.

SB 35 Implementation

- Please see the Statutory Determinations for Limiting Jurisdictions' Abilities to Restrict Development page for the SB 35 determination and related documents

Related Information:

- Redevelopment-successor housing agency annual progress report requirements (12/2015) (PDF)
- Change to Housing Successor Limit in Annual Administration Expenditures (SB 341) (PDF)

CAMPAIGNS

Register to Vote

Save Our Water

Flex Alert

Real ID

HOUSING IS KEY

CALIFORNIA ALL Your Actions Save Lives COVID-19 UPDATES

Vaccinate ALL 58

Learn more about COVID-19 Vaccines

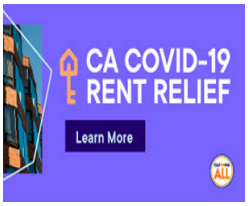

CA COVID-19
RENT RELIEF
Learn More

Table Range A2:U2594

CNTY_NAME	JURS_NAME	PLANNING PERIOD	YEAR	APR_STATUS	RHNA VLI	TOTAL VLI PERMITS	VLI DEED RESTRICTED UNITS	VLI NOT DEED RESTRICTED UNITS	RHNA LI	TOTAL LI PERMITS	LI DEED RESTRICTED UNITS	LI NOT DEED RESTRICTED UNITS	MOD RHNA	MOD UNITS	ABOVE MOD RHNA	ABOVE MOD UNITS	RHNA TOTAL	TOTAL UNITS YEAR SUBMITTED	APR YEAR (In planning period)	1ST APR
ORANGE	NEWPORT BEACH	10/15/2013 - 10/15/2021	2014	Final	1	0	0	0	1	0	0	0	1	0	2	115	5	115	2014	2014
ORANGE	NEWPORT BEACH	10/15/2013 - 10/15/2021	2015	Final	1	0	0	0	1	0	0	0	1	0	2	197	5	197	2015	2014
ORANGE	NEWPORT BEACH	10/15/2013 - 10/15/2021	2016	Final	1	0	0	0	1	0	0	0	1	0	2	186	5	186	2016	2014
ORANGE	NEWPORT BEACH	10/15/2013 - 10/15/2021	2017	Final	1	91	91	0	1	0	0	0	1	0	2	1087	5	1178	2017	2014
ORANGE	NEWPORT BEACH	15-OCT-13-15-OCT-21	2018	Final	1	1	0	1	1	0	0	0	1	0	2	35	5	36	2018	2014
ORANGE	NEWPORT BEACH	15-OCT-13-15-OCT-21	2019	Final	1	2	0	2	1	1	0	1	1	0	2	23	5	26	2019	2014

EXHIBIT E

Draft Housing Element March 10, 2021

City staff and its consultant team have been working with the Housing Element Update Advisory Committee (HEUAC) and the community over the past eight months to prepare an initial draft of the updated General Plan Housing Element. As a reminder, this effort is required by the California Department of Housing and Community Development (HCD) in response to the 6th Cycle Regional Housing Needs Assessment (RHNA) allocation of 4,845 new housing units for Newport Beach.

Housing Element Draft (3-10-2021)

- Cover and Table of Contents
- Section 1 - Introduction
- Section 2 - Profile
- Section 3 - Housing Constraints and Resources
- Section 4 - Housing Plan
    - Appendix A - Past Performance
    - Appendix B - Sites Analysis
    - Appendix C - Community Engagement

- Complete Document (all Sections and Appendices) - Warning: Large File

Please provide your comments on the initial draft no later than April 30, 2021. A revised version is anticipated to be available for review late Spring 2021.

If you have any questions or to submit comments, please reach out to City staff by emailing GPUpdate@newportbeachca.gov.

The City greatly appreciates the community's continued participation and engagement in this challenging and unprecedented update process.

EXHIBIT F



Appendix B:

SITES ANALYSIS

DRAFT

A. Adequate Sites Analysis

1. Candidate Sites Analysis Overview

The Candidate Sites Analysis process in Newport Beach was community-driven and lead by the Housing Element Update Advisory Committee (HEUAC). Chaired by Mr. Larry Tucker, the committee consisted of a variety of professionals with relevant experience in housing policy, local development, and community engagement. The primary role of the committee was to provide analysis and feedback on the selection of sites to be included in the Adequate Sites Inventory. The Focus Areas for housing development, which are detailed in this document, were created by the HEAUC. Within each focus area, the committees assigned parcels a feasibility – analyzing the parcel's propensity to redevelop during the planning period. To further bolster this assessment, the City then sent letters to each property deemed "feasible" by the HEAUC. This information was the basis for the sites inventory presented in this document.

The Housing Element is required to identify sites by income category to meet the City's RHNA Allocation. The sites identified within the Housing Element represent the City's ability to develop housing at the designated income levels within the planning period (2021-2029). These sites are either residentially zoned, within a specific plan entitled for residential development (but not yet received building permits) or identified for rezone to a residential use from a non-residential use.

A summary of this information is included within the Housing Resources section (**Section 3**) of the City's 2021-2029 Housing Element.

Table B-1 shows the City's 2021-2029 RHNA need by income category as well as a summary of the sites identified to meet that need. The analysis within **Appendix B** shows that the City of has the capacity to meet their 2021-2029 RHNA allocation through a variety of methods, including:

+ Identification of additional increased capacity on existing, residentially zoned sites
+ Identification of residential property for rezone to higher-density residential primary use
+ Identification of non-residential property for rezone to residential primary use
+ Future development of accessory dwelling units (ADUs)

Water, Sewer, And Dry Utility Availability

Each site has been evaluated to ensure there is adequate access to water and sewer connections as well as dry utilities. Each site is situated with a direct connection to a public street that has the appropriate water and sewer mains and other infrastructure to service the candidate site.

The City's Sewer System Management Plan provides for the identification of sewer system distribution throughout the community. All sites identified in the sites inventory have existing sewer system capacity and a sewer system capacity assurance plan is provide as part of the Management Plan to ensure the

DRAFT

availability of future capacity citywide. Threshold criteria have been adopted to trigger any capacity enhancements necessary based upon changes to land use and other considerations.

The City's Jurisdictional Runoff Management Plan addresses stormwater management throughout the City as it provides for the identification and management of facilities to manage stormwater throughout the community. According to the City's Runoff Management Plan, facilities and mitigations for potential peak stormwater flows are not deemed a constraint to future residential development.

The Newport Beach Utilities Department, the Municipal Water District of Orange County, and the Irvine Ranch Water District provide water service and management of the City's potable water system. As a built-out community, the City's existing water system services all areas within the City limits through various trunk lines and mains. Fire flow considerations are the primary factor in determining the adequacy of service for future residential development. The City conducts regular monitoring of the water system in the community and provides for system upgrades via capital improvement program to ensure continued adequate water availability and service to existing and future planned residential development.

Southern California Gas Company provides natural gas services to the City of Newport Beach. SoCal Gas is a gas-only utility and, in addition to serving the residential, commercial, and industrial markets, provides gas for enhanced oil recovery (EOR) and EG customers in Southern California. Southern California Edison (SCE) is the electrical service provider for Newport Beach. SCE is regulated by the California Public Utilities Commission (CPUC) and the Federal Energy Regulatory Commission (FERC) and includes 50,000 square miles of SCE service area across Central, Coastal, and Southern California. SCE will continue to provide adequate services to Newport Beach including increased household growth as projected by the City's RHNA allocation.

In accordance with the California Public Utilities Commission all electric and gas service will be provided for future development in Newport Beach as requested. SoCal Gas and Southern California Edison regularly partner with the City to provide services and obtain authorization to construct any required facilities. The City has a mature energy distribution system that will be able to add additional service connections for future residential land uses.

2. Adequacy of Sites to Accommodate RHNA

Newport Beach has identified sites with a capacity to accommodate 4,512 lower income dwelling units, which is in excess of its 2,386-unit lower income housing need. Sites designated are on parcels that permit residential development as a primary use up to 50 dwelling units per acre.

The City has a total 2021-2029 RHNA allocation of 4,845 units. As demonstrated previously, the City is able to take credit for 2,815 units currently within the planning process, lowering the total RHNA obligation to 2,632 units as shown in **Table B-1**. The Housing Element update lists sites that can accommodate approximately 7,407 additional units, in excess of the required 2,632 units. As described in this section, the City believes that due to recent State legislation and local efforts to promote accessory living unit production, the City can realistically anticipate the development of 334 ADUs within the 8-year planning period. Overall, the City has adequate capacity to accommodate its 2021-2029 RHNA.

DRAFT

Table B-1: Summary of RHNA Status and Sites Inventory					
	Extremely Low/ Very Low Income	**Low Income**	**Moderate Income**	**Above Moderate Income**	**Total**
2021-2029 RHNA	1,456	930	1,050	1,409	4,845
RHNA Credit (Units Built)	TBD	TBD	TBD	TBD	TBD
Total RHNA Obligations	**1,456**	**930**	**1,050**	**1,409**	**4,845**
Sites Available					
Projects in the Pipeline	121		0	2,183	2,304
Accessory Dwelling Units	228		100	6	334
Existing Zoning Capacity (No Rezones)	0		342	40	382
Remaining RHNA	**2,037**		**608**	**--**	**2,645**
Airport Area Environs Rezone	1,941		485	0	2,426
West Newport Mesa Rezone	347		86	0	433
Dover-Westcliff Rezone	4		2	35	41
Newport Center Rezone	178		89	1,515	1,782
Coyote Canyon Rezone	88		88	704	880
Banning Ranch Rezone	206		207	962	1,375
Total Potential Capacity of Rezones	**2,764**		**957**	**3,216**	**6,937**
Sites Surplus/Shortfall (+/-)	**+727**		**+349**	**+3,217**	**+4,292**

3. *Very Low- and Low-Income Sites Inventory*

This section contains a description and listing of the candidate sites identified to meet the City's very low and low income RHNA need. A full list of these sites is presented in **Table B-10.**

Projects in the Pipeline

The City has identified a number of projects currently in the entitlements process which are likely to be developed during the planning period and count as credit towards the 2021-2029 RHNA allocation. Projects with planned affordable components include:

- Newport Airport Village (17 Very Low-Income Units Planned)
- Uptown Newport (102 Very Low-Income Units Planned)
- Residences at 4400 Von Karman (13 Very Low-Income Units Planned)
- Newport Crossings (78 Low-Income Units Planned)

Accessory Dwelling Units (ADUs)

The City currently has approved an average of 21 ADUs per year for development between January 1, 2018 and December 30, 2020. HCD guidance states that ADUs may be calculated based on the City's production from January 1, 2018 through December 31, 20210. To calculate a total number of ADUs

DRAFT

assumed to be produced from 2021-2029, the average of all ADUs developed from 2018 to 2020 was calculated then multiplied by 2 for each year of the 6th cycle. Through this method, the City identified a total of 334 ADUs assumed for the 8 years. In accordance with State law, ADUs are allowed in all zones that allow single dwelling unit or multiple dwelling unit development. Junior Accessory Dwelling Units (Jr. ADUs) are permitted only in single dwelling unit zones.

As part of the site's analysis found within this appendix, the City has accounted for future ADU and JADU production using the City's 2020 performance to date. SCAG conducted a regional analysis of current market rents that can be used to assign ADUs to income categories in Sixth Cycle Housing Elements, the analysis surveyed, market rents of 158 existing ADUs. The analysis then determined the proportion of ADUs within each income category for both one-person and two-person households and made assumptions for what percentage of ADUs are rented for free based on existing literature and allocate those towards ELI. Finally, the analysis combined rented and non-rented ADUs into single affordability breakdown by county. Newport Beach utilized SCAGs affordability assumptions for ADUs in Orange County. This equates to an anticipated ADU development of 334 ADUs over the next 8 years, 228 of which are anticipated to be affordable. The ADUs not designated to meet the City's lower income RHNA need are anticipated to be 100 affordable at moderate income levels and 6 affordable at the above moderate-income level. The City has identified the following program within the **Section 4: Housing Plan** to encourage the production of ADUs in Newport Beach:

+ Policy Action 1H: Accessory Dwelling Units Construction
+ Policy Action 1I: Accessory Dwelling Units Monitoring Program
+ Policy Action 1J: Accessory Dwelling Units Amnesty Program

Remaining Need

Table B-2 below displays the City's total RHNA allocation obligations for the years 2021-2029 as well as the City's net RHNA allocation obligations after the inclusion of Projects in the Pipeline and ADUs.

Table B-2: Low and Very Low-Income Remaining Need

	Very Low Income	Low Income
RHNA Allocation	1,456	930
Pipeline Projects	43	78
Existing Zoning	0	0
Accessory Dwelling Units	84	144
Remaining Low/Very Low-Income Need	**1,326**	**706**

DRAFT

Selection of Sites

Sites identified to meet the City's very low and low income RHNA were selected based on the AB 1397 size requirements of at least 0.5 acres but not greater than 10 acres. Based on a public process, sites were selected based on their realistic viability to accommodate lower income housing within the 2021-2029 planning period.

Sites were also evaluated based on access to resources, proximity to additional residential development, transportation and major streetway access, and resources and opportunity indicators. **Section 3: Affirmatively Furthering Fair Housing**, outlines all fair housing, opportunity indicators, and environmental resources in Newport Beach.

The City has identified sites with capacity to accommodate the City's 2021-2029 RHNA. This capacity is based on a rezone strategy for several Focus Areas throughout the City. These Focus Areas are as follows:

- Airport Area Environs
- West Newport Mesa Area
- Dover-Westcliff Area
- Newport Center Area
- Coyote Canyon Area
- Banning Ranch Area

The City has analyzed potential capacity based on rezone strategies specific to each area. Each of the following sections describes the identified areas and contains a table of redevelopment assumptions and projected unit capacities. Additionally, each focus area is followed by a map detailing the adequate sites inventory, organized by area.

Airport Area Environs

The Airport Area Environs has been a focus for development for the City for several years. The development of higher-density residential units within this focus area will be critical to accommodating lower income units. Increasing density within the Airport Area was also a key strategy as part of the City's 4th and 5th Cycle Housing Element Update. **Table B-3** below displays the capacity and opportunity in this area which can accommodate the City's RHNA allocation. **Figure B-1** below maps the sites identified within this region which can accommodate the City's RHNA allocation.

Table B-3: Airport Area Environs - Redevelopment Analysis

Feasible Acreage	% Projected to Redevelop	Affordability		Assumed Density	Net Units			
		Lower Income	Moderate Income		Low Very Low	Moderate	Above Moderate	Total
162 acres	30%	80%	20%	50 du/ac	1,941 units	485 units	0 units	2,426 units

DRAFT

Figure B-1: Airport Area Environs – Sites Inventory



Newport Housing Element - 6th Cycle
March 2021 | DRAFT

West Newport Mesa Area

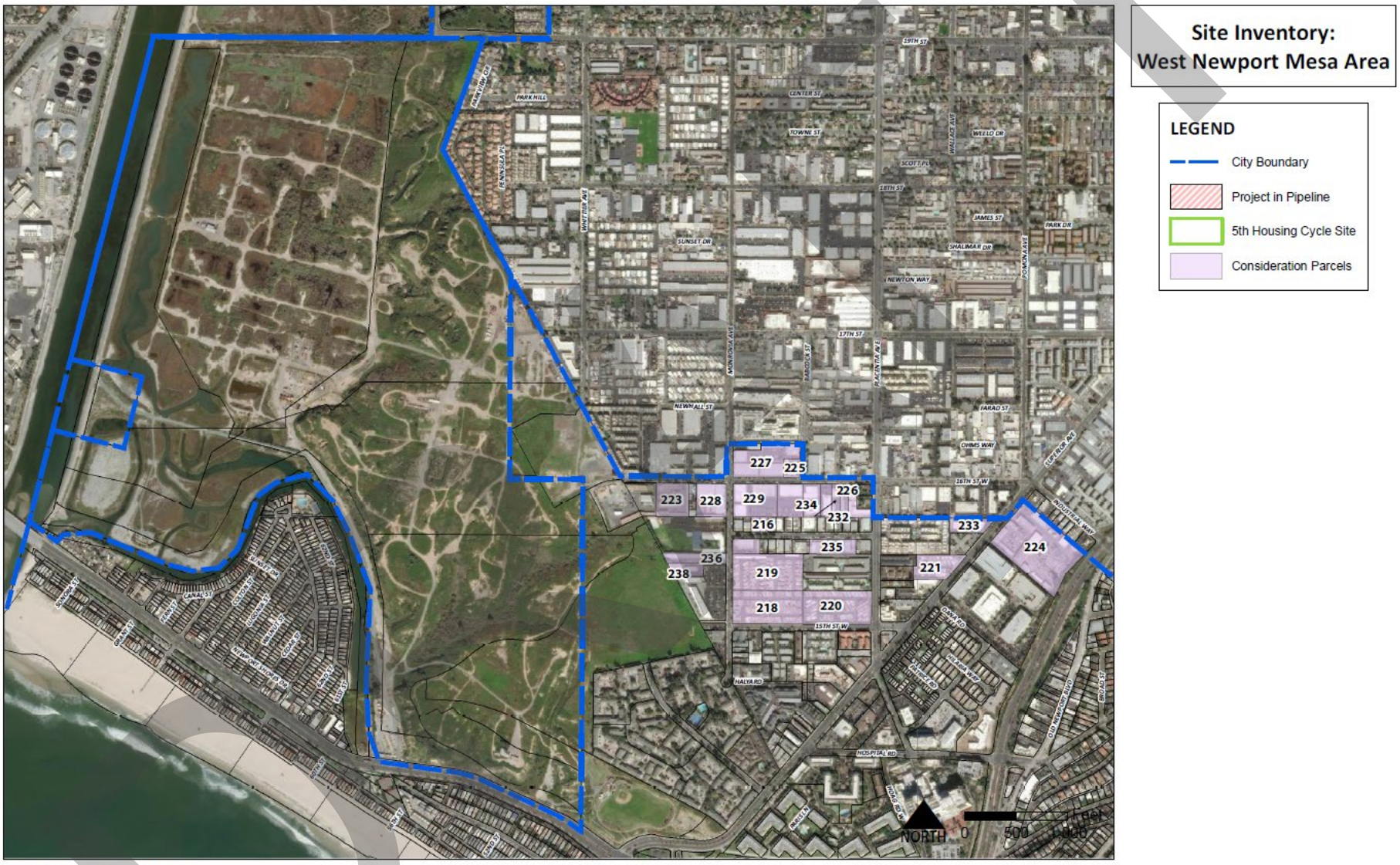
West Newport Mesa has been identified by the City as a major reinvestment and redevelopment opportunity, where older industrial, smaller scale development can transition to support future residential development. The adjacent Hoag hospital and supportive medical-related activities supports the opportunity to provide housing opportunities for local workers of various income levels. **Table B-4** below displays the capacity and opportunity in this area which can accommodate the City's RHNA allocation. **Figure B-2** below maps the sites identified within this region which can accommodate the City's RHNA allocation.

Table B-4: West Newport Mesa Area - Redevelopment Analysis

Feasible Acreage	% Projected to Redevelop	Affordability		Assumed Density	Net Units			
		Lower Income	Moderate Income		Low Very Low	Moderate	Above Moderate	Total
48 acres	20%	80%	20%	45 du/ac	347 units	86 units	0 units	433 units

DRAFT

Figure B-2: West Newport Mesa Area – Sites Inventory



Newport Housing Element - 6th Cycle
March 2021 | DRAFT

Dover-Westcliff Area

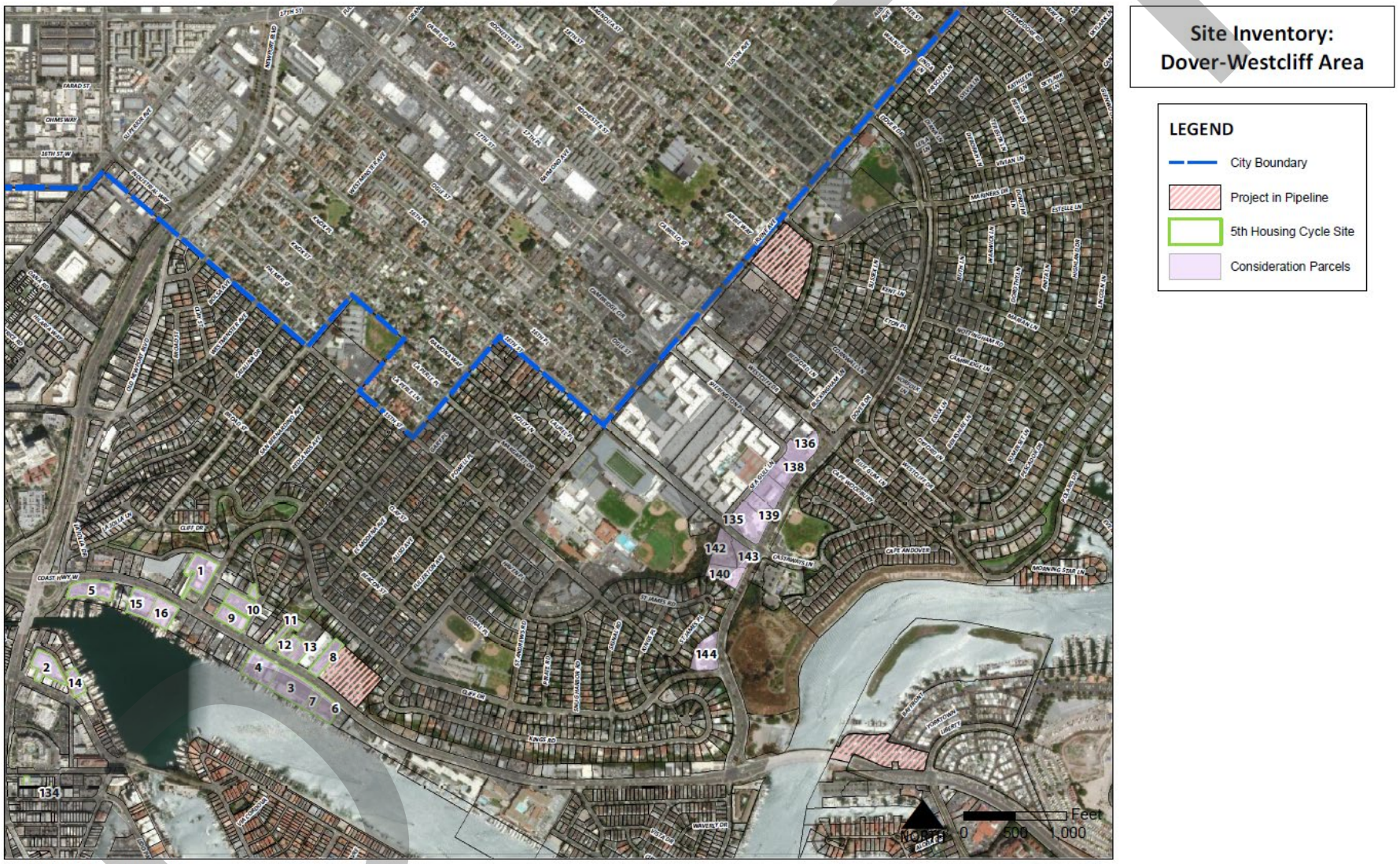
Dover-Westcliff has been identified as an area with opportunity to support increased density that is compatible with adjacent higher density residential uses and other uses that will support residential development. **Table B-5 below** displays the capacity and opportunity in this area which can accommodate the City's RHNA allocation. **Figure B-3** below maps the sites identified within this region which can accommodate the City's RHNA allocation.

Table B-5: Dover-Westcliff Area - Redevelopment Analysis

Feasible Acreage	% Projected to Redevelop	Affordability		Assumed Density	Net Units			
		Lower Income	Moderate Income		Low Very Low	Moderate	Above Moderate	Total
14 acres	10%	10%	5%	30 du/ac	4 units	2 units	35 units	41 units

DRAFT

Figure B-3: Dover Westcliff Area – Sites Inventory



Newport Housing Element - 6th Cycle
March 2021 | DRAFT

Newport Center Area

Newport Center has recently had construction of several new residential developments. The City expects the continuation of these development opportunities that creates housing adjacent to major employment opportunities and support retail. **Table B-6** below displays the capacity and opportunity in this area which can accommodate the City's RHNA allocation. **Figure B-4** below maps the sites identified within this region which can accommodate the City's RHNA allocation.

Table B-6: Newport Center Area - Redevelopment Analysis

Feasible Acreage	% Projected to Redevelop	Affordability		Assumed Density	Net Units			
		Lower Income	Moderate Income		Low Very Low	Moderate	Above Moderate	Total
158 acres	25%	10%	5%	45 du/ac	178 units	89 units	1,515 units	1,782 units

DRAFT

Figure B-4: Newport Center Area – Sites Inventory



Newport Housing Element - 6th Cycle
March 2021 | DRAFT

Coyote Canyon Area

Coyote Canyon is a closed landfill area with limited opportunities for active uses. A portion of the area is not subject to these restrictions and is considered an ideal opportunity for future residential development. **Table B-7** below displays the capacity and opportunity in this area which can accommodate the City's RHNA allocation. **Figure B-5** below maps the sites identified within this region which can accommodate the City's RHNA allocation.

Table B-7: Coyote Canyon Area - Redevelopment Analysis

Feasible Acreage	% Projected to Redevelop	Affordability		Assumed Density	Net Units			
		Lower Income	Moderate Income		Low Very Low	Moderate	Above Moderate	Total
22	100%	10%	10%	40 du/ac	88 units	88 units	704 units	880 units

DRAFT

Figure B-5: Coyote Canyon Area – Sites Inventory



Banning Ranch Area

Banning Ranch has been utilized in prior planning periods to accommodate future housing need. Banning Ranch was approved by the City but denied by the Coastal Commission in the past. The City understands that future opportunities may still exist in the Banning Ranch area and would like to keep the site under consideration for the 2021-2029 planning period. **Table B-8** below displays the capacity and opportunity in this area which can accommodate the City's RHNA allocation. **Figure B-6** below maps the sites identified within this region which can accommodate the City's RHNA allocation.

Table B-8: Banning Ranch Area - Redevelopment Analysis

Feasible Acreage	% Projected to Redevelop	Affordability		Assumed Density	Net Units			
		Lower Income	Moderate Income		Low Very Low	Moderate	Above Moderate	Total
46	30%	15%	15%	30 du/ac	206 units	207 units	962 units	1,375 units

DRAFT

Figure B-6: Banning Ranch Area – Sites Inventory



Through a public process, the City has assessed the feasibility of parcels to redevelop residentially during the planning period. Those parcels deemed feasible were then analyzed to ensure compliance with HCD's criteria for sites designated to accommodate lower income development (including sizing criteria). The inventory of feasible area for redevelopment within each focus area was developed with this process. **Table B-9** below summarizes the key statistics for the rezone strategies.

Table B-9: Low/Very Low-Income Rezone Strategy by Focus Area

Focus Area	Feasible Acreage	% Projected to Redevelop	Low/Very Low-Income Affordability	Rezone Density	Potential Low/Very Low-Income Units
Airport Area Environs	162	30%	80%	50 du/ac	1,941 units
West Newport Mesa Area	48	20%	80%	45 du/ac	347 units
Dover-Westcliff Area	14	10%	10%	30 du/ac	4 units
Newport Center Area	158	25%	10%	45 du/ac	178 units
Coyote Canyon Area	22	100%	10%	40 du/ac	88 units
Banning Ranch Area	46	100%	15%	30 du/ac	206 units
TOTAL	450	--	--	--	2,764 units

The City's history of developing residential uses with affordable units is shown below:

+ Newport Airport Village (17 Very Low-Income Units Planned)
+ Uptown Newport (102 Very Low-Income Units Planned)
+ Residences at 4400 Von Karman (13 Very Low-Income Units Planned)
+ Newport Crossings (78 Low-Income Units Planned)

These projects show that affordable units can be developed at this density. The **Section 4: Housing Plan** outlines actions the City will take to promote the development of affordable units within the Focus Areas.

Calculation of Unit Capacity

Taking into account development standards, unit capacity for sites identified to accommodate low and very low units was calculated by multiplying the net acreage of the site by the assumed density, as established in the City's General Plan Land Use buildout. Depending on the Focus Area, the City assumes that each identified site will develop with 10%-80% percent affordable units. To support this assumption, the City has identified programs and policies to encourage affordable developer interest and feasibility, these programs are detailed in **Section 4: Housing Plan**. Additionally, based on previous development trends, the City assigns each focus area a percentage projected to redevelop – meaning the percentage of sites within the focus area expected to "turn over", or develop with residential units during the planning period.

DRAFT

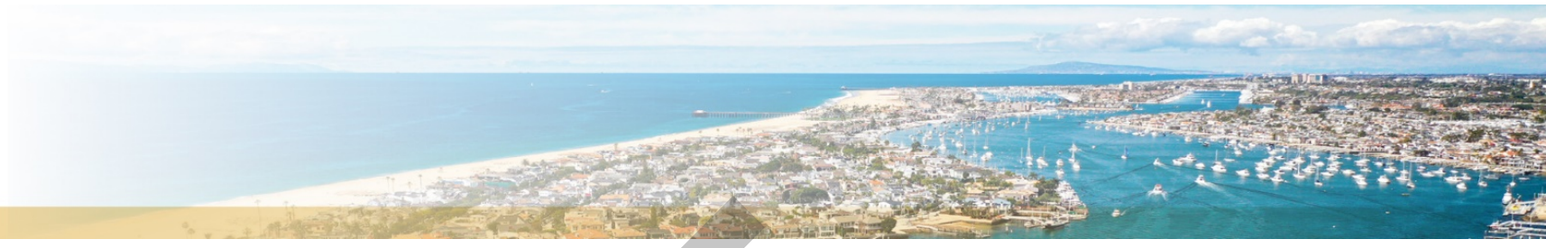


Table B-10: Sites Inventory to Accommodate Low and Very Low-Income RHNA Allocation

Unique ID	Parcel Number	Owner	Zoning	GPLU	Vacancy	5th Cycle	Existing Units	Gross Acreage	Net Acreage	HCD Size Criteria	Density (Existing)	Density (Rezoned)	Net Units Final	Income Category (Zoned)	Income Category (Rezoned)	Rezone Focus Area	Letter Interest?
17	439 241 20	Palm Mesa Ltd	SP-7	RM	No		148	5.88	5.88	Yes	0	50	6		Low and Very Low	Airport Area	
18	427 121 24	Beachwood Properties LLC	OA	AO	No		0	0.67	0.67	Yes	0	50	9		Low and Very Low	Airport Area	
19	427 121 24	Beachwood Properties LLC	OA	AO	No		0	0.67	0.67	Yes	0	50	9		Low and Very Low	Airport Area	
20	445 121 17	Irvine Co	PC	CO-G	No		0	0.91	0.91	Yes	0	50	13		Low and Very Low	Airport Area	
21	445 161 03	Todd Schiffman	PC	MU-H2	No		0	0.69	0.69	Yes	0	50	10		Low and Very Low	Airport Area	
22	445 161 03	Todd Schiffman	PC	MU-H2	No		0	1.04	1.04	Yes	0	50	15		Low and Very Low	Airport Area	
23	119 300 17	Newport Golf Club LLC	SP-7	PR	No		0	1.38	1.38	Yes	0	50	20		Low and Very Low	Airport Area	Y
24	119 310 04	Newport Golf Club LLC	SP-7	PR	No		0	3.70	3.70	Yes	0	50	55		Low and Very Low	Airport Area	Y
25	119 300 15	Newport Golf Club LLC	SP-7	PR	No		0	1.52	1.52	Yes	0	50	22		Low and Very Low	Airport Area	Y
26	119 300 16	Newport Golf Club LLC	SP-7	PR	No		0	7.30	7.30	Yes	0	50	109		Low and Very Low	Airport Area	Y
27	427 131 16	Birch Development Co	OA	AO	No		0	0.67	0.67	Yes	0	50	9		Low and Very Low	Airport Area	
28	427 121 01	Dekk Associates LP	OA	AO	No		0	0.73	0.73	Yes	0	50	10		Low and Very Low	Airport Area	
29	427 131 14	Chiappero	OA	AO	No		0	0.67	0.67	Yes	0	50	9		Low and Very Low	Airport Area	
30	427 121 02	Birch	OA	AO	No		0	0.67	0.67	Yes	0	50	9		Low and Very Low	Airport Area	
31	427 131 15	Chiappero	OA	AO	No		0	0.67	0.67	Yes	0	50	9		Low and Very Low	Airport Area	
32	445 131 26	City National Bank	PC	MU-H2	No		0	1.10	1.10	Yes	0	50	16		Low and Very Low	Airport Area	
33	445 122 13	4400 Macarthur Property	PC	MU-H2	No		0	0.71	0.71	Yes	0	50	10		Low and Very Low	Airport Area	

DRAFT



Table B-10: Sites Inventory to Accommodate Low and Very Low-Income RHNA Allocation

Unique ID	Parcel Number	Owner	Zoning	GPLU	Vacancy	5th Cycle	Existing Units	Gross Acreage	Net Acreage	HCD Size Criteria	Density (Existing)	Density (Rezoned)	Net Units Final	Income Category (Zoned)	Income Category (Rezoned)	Rezone Focus Area	Letter Interest?
34	445 133 06	Mandarin Investment Group	PC	MU-H2	No		0	0.75	0.75	Yes	0	50	11		Low and Very Low	Airport Area	Y
35	445 131 21	Von Karman Ventures LLC	PC	MU-H2	No		0	1.19	1.19	Yes	0	50	17		Low and Very Low	Airport Area	
36	445 121 11	Carl's Jr Restaurants LLC	PC	CG	No		0	1.38	1.38	Yes	0	50	20		Low and Very Low	Airport Area	
37	445 122 06	Mizan LLC	PC	MU-H2	No		0	0.79	0.79	Yes	0	50	11		Low and Very Low	Airport Area	
38	445 131 23	Big Man On Campus LLC	PC	MU-H2	No		0	0.53	0.53	Yes	0	50	7		Low and Very Low	Airport Area	
39	445 131 15	Hg Newport Owner LLC	PC	MU-H2	No		0	2.01	2.01	Yes	0	50	30		Low and Very Low	Airport Area	
40	445 122 05	Craig Realty	PC	MU-H2	No		0	0.80	0.80	Yes	0	50	11		Low and Very Low	Airport Area	
41	445 131 18	John Hancock Life	PC	MU-H2	No		0	1.61	1.61	Yes	0	50	24		Low and Very Low	Airport Area	
42	445 131 19	John Hancock Life	PC	MU-H2	No		0	2.30	2.30	Yes	0	50	34		Low and Very Low	Airport Area	
43	445 131 08	Olen Properties Corp	PC	MU-H2	No		0	0.64	0.64	Yes	0	50	9		Low and Very Low	Airport Area	
44	445 122 12	4400 Macarthur Property	PC	MU-H2	No		0	1.17	1.17	Yes	0	50	17		Low and Very Low	Airport Area	
45	445 151 09	Hoag Mem Hosp Presbyterian	PC	MU-H2	No		0	1.35	1.35	Yes	0	50	20		Low and Very Low	Airport Area	
46	445 122 09	Ferrado Newport LLC	PC	MU-H2	No		0	1.03	1.03	Yes	0	50	15		Low and Very Low	Airport Area	
47	445 131 31	Kcn Management LLC	PC	MU-H2	No		0	2.58	2.58	Yes	0	50	38		Low and Very Low	Airport Area	
48	445 131 34		PC	MU-H2	No		0	0.74	0.74	Yes	0	50	10		Low and Very Low	Airport Area	
49	445 121 05	Mac Arthur Court LLC	PC	CO-G	No		0	0.74	0.74	Yes	0	50	11		Low and Very Low	Airport Area	

DRAFT



Table B-10: Sites Inventory to Accommodate Low and Very Low-Income RHNA Allocation

Unique ID	Parcel Number	Owner	Zoning	GPLU	Vacancy	5th Cycle	Existing Units	Gross Acreage	Net Acreage	HCD Size Criteria	Density (Existing)	Density (Rezoned)	Net Units Final	Income Category (Zoned)	Income Category (Rezoned)	Rezone Focus Area	Letter Interest?
50	445 131 09	4440 Vka Tic 3 LLC	PC	MU-H2	Yes		0	0.66	0.66	Yes	0	50	9		Low and Very Low	Airport Area	Y
51	445 131 10	Comac America Corporation	PC	MU-H2	No		0	0.74	0.74	Yes	0	50	10		Low and Very Low	Airport Area	
52	445 151 01	County Of Orange	PC	PF	No		0	7.78	7.78	Yes	0	50	116		Low and Very Low	Airport Area	
53	445 121 14	Mac Arthur Court LLC	PC	CO-G	No		0	7.81	7.81	Yes	0	50	117		Low and Very Low	Airport Area	
54	445 121 18	Bre & Esa Properties LLC	PC	CG	No		0	2.65	2.65	Yes	0	50	39		Low and Very Low	Airport Area	
55	445 161 04	4425 Jamboree LLC	PC	MU-H2	No		0	1.69	1.69	Yes	0	50	25		Low and Very Low	Airport Area	
56	445 141 04	Coastal Azul Management	PC	MU-H2	No		0	0.26	0.26	No	0	50	3		Low and Very Low	Airport Area	Y
57	445 131 13	Tst Mac Arthur LLC	PC	MU-H2	No		0	0.59	0.59	Yes	0	50	8		Low and Very Low	Airport Area	
58	445 122 17	Pacific Club	PC	MU-H2	No		0	1.95	1.95	Yes	0	50	29		Low and Very Low	Airport Area	
59	445 121 09	Nf Von Karman LLC	PC	CG	No		0	1.00	1.00	Yes	0	50	14		Low and Very Low	Airport Area	
60	445 122 19	M4 Macarthur LLC	PC	MU-H2	No		0	0.51	0.51	Yes	0	50	7		Low and Very Low	Airport Area	
61	427 121 27	Birch	OA	AO	No		0	1.41	1.41	Yes	0	50	21		Low and Very Low	Airport Area	
62	427 173 01	Bank First And Inc	PC	MU-H2	No		0	1.00	1.00	Yes	0	50	14		Low and Very Low	Airport Area	
63	427 332 02	Bsp Bristol LLC	PC	CO-G	No		0	2.38	2.38	Yes	0	50	35		Low and Very Low	Airport Area	
64	427 332 04	Newport Place Investment	PC	CO-G	No		0	1.70	1.70	Yes	0	50	25		Low and Very Low	Airport Area	
65	427 332 03	Crown Building	PC	CO-G	No		0	1.41	1.41	Yes	0	50	21		Low and Very Low	Airport Area	
66	427 221 14	Ndh America Inc	PC	MU-H2	No		0	1.50	1.50	Yes	0	50	22		Low and Very Low	Airport Area	
67	427 181 01	Macarthur Pacific Plaza	PC	MU-H2	No		0	1.45	1.45	Yes	0	50	21		Low and Very Low	Airport Area	

DRAFT



Table B-10: Sites Inventory to Accommodate Low and Very Low-Income RHNA Allocation

Unique ID	Parcel Number	Owner	Zoning	GPLU	Vacancy	5th Cycle	Existing Units	Gross Acreage	Net Acreage	HCD Size Criteria	Density (Existing)	Density (Rezoned)	Net Units Final	Income Category (Zoned)	Income Category (Rezoned)	Rezone Focus Area	Letter Interest?
68	427 241 13	Newport Plaza Office LLC	PC	CG	No		0	3.95	3.95	Yes	0	50	59		Low and Very Low	Airport Area	Y
69	427 221 13	1200 Quail St LLC	PC	MU-H2	No		0	1.00	1.00	Yes	0	50	14		Low and Very Low	Airport Area	
70	427 174 04	Elite West LLC	PC	MU-H2	No		0	6.32	6.32	Yes	0	50	94		Low and Very Low	Airport Area	
71	427 221 01	Nf Dove LLC	PC	MU-H2	No		0	3.99	3.99	Yes	0	50	59		Low and Very Low	Airport Area	
72	427 181 08	Sandher Gurcharan Singh	PC	MU-H2	No		0	0.72	0.72	Yes	0	50	10		Low and Very Low	Airport Area	Y
73	427 222 05	Malaguena	PC	MU-H2	No		0	0.90	0.90	Yes	0	50	13		Low and Very Low	Airport Area	Y
74	427 222 06	Pmc Macarthur LLC	PC	MU-H2	No		0	1.56	1.56	Yes	0	50	23		Low and Very Low	Airport Area	Y
75	427 221 10	Sbs Dove Street Partners	PC	MU-H2	No		0	1.71	1.71	Yes	0	50	25		Low and Very Low	Airport Area	
76	427 221 11	Hankey Investment Company	PC	MU-H2	No		0	1.52	1.52	Yes	0	50	22		Low and Very Low	Airport Area	
77	427 221 06	Ag Dove Owner	PC	MU-H2	No		0	3.59	3.59	Yes	0	50	53		Low and Very Low	Airport Area	
78	427 174 06	Sanderson J Ray Macarthur	PC	MU-H2	No		0	0.94	0.94	Yes	0	50	14		Low and Very Low	Airport Area	
79	427 181 07	Ridgeway Real Estate	PC	MU-H2	No		0	1.10	1.10	Yes	0	50	16		Low and Very Low	Airport Area	
80	427 181 03	Gs 1600 Dove LLC	PC	MU-H2	No		0	2.49	2.49	Yes	0	50	37		Low and Very Low	Airport Area	
81	427 221 09	Feb Dove Street Partners	PC	MU-H2	No		0	1.51	1.51	Yes	0	50	22		Low and Very Low	Airport Area	
82	427 221 02	Ow-Aberdeen Westerly	PC	CO-G	No		0	1.46	1.46	Yes	0	50	21		Low and Very Low	Airport Area	
83	427 174 05	Sanderson J Ray Macarthur	PC	MU-H2	No		0	1.50	1.50	Yes	0	50	22		Low and Very Low	Airport Area	

DRAFT



Table B-10: Sites Inventory to Accommodate Low and Very Low-Income RHNA Allocation																	
Unique ID	**Parcel Number**	**Owner**	**Zoning**	**GPLU**	**Vacancy**	**5th Cycle**	**Existing Units**	**Gross Acreage**	**Net Acreage**	**HCD Size Criteria**	**Density (Existing)**	**Density (Rezoned)**	**Net Units Final**	**Income Category (Zoned)**	**Income Category (Rezoned)**	**Rezone Focus Area**	**Letter Interest?**
84	427 342 02	Fletcher Jr. Jones	PC	MU-H2	No		0	3.70	3.70	Yes	0	50	55		Low and Very Low	Airport Area	
85	427 342 01	Hilbert Properties II	PC	MU-H2	No		0	1.97	1.97	Yes	0	50	29		Low and Very Low	Airport Area	
86	427 221 16	1500 Quail Property LLC	PC	CO-G	No		0	4.76	4.76	Yes	0	50	71		Low and Very Low	Airport Area	
87	439 401 01	Young Men's Christian	PF	PF	No		0	4.03	4.03	Yes	0	50	60		Low and Very Low	Airport Area	
88	427 221 07	Hankey Investment Company	PC	MU-H2	No		0	1.75	1.75	Yes	0	50	26		Low and Very Low	Airport Area	
89	427 221 15	Davenport Quail Partners	PC	MU-H2	No		0	1.47	1.47	Yes	0	50	21		Low and Very Low	Airport Area	Y
90	427 141 14	Sa Abanoub LLC	PC	CO-G	No		0	0.64	0.64	Yes	0	50	9		Low and Very Low	Airport Area	
91	936 790 44	Jrj Investments LP	PC	CO-G	No		0	0.97	0.97	Yes	0	50	14		Low and Very Low	Airport Area	
92	936 790 50	Sa Abanoub LLC	PC	CO-G	No		0	0.86	0.86	Yes	0	50	12		Low and Very Low	Airport Area	
93	427 141 04	Sa Abanoub LLC	PC	CO-G	No		0	0.52	0.52	Yes	0	50	7		Low and Very Low	Airport Area	
94	427 141 11	Sa Abanoub LLC	PC	CO-G	No		0	0.52	0.52	Yes	0	50	7		Low and Very Low	Airport Area	
95	936 790 48	Sa Abanoub LLC	PC	CO-G	No		0	0.72	0.72	Yes	0	50	10		Low and Very Low	Airport Area	
96	427 141 07	Sa Abanoub LLC	PC	CO-G	No		0	0.58	0.58	Yes	0	50	8		Low and Very Low	Airport Area	
97	427 141 08	Sa Abanoub LLC	PC	CO-G	No		0	0.51	0.51	Yes	0	50	7		Low and Very Low	Airport Area	
98	427 141 16	Sa Abanoub LLC	PC	CO-G	No		0	8.61	8.61	Yes	0	50	129		Low and Very Low	Airport Area	
99	445 134 17	Tsg-Parcel LLC	PC	MU-H2	No		0	2.58	2.58	Yes	0	50	38		Low and Very Low	Airport Area	
100	445 134 22	Uptown Newport Jamboree LLC	PC	MU-H2	No		0	0.67	0.67	Yes	0	50	9		Low and Very Low	Airport Area	

DRAFT



Table B-10: Sites Inventory to Accommodate Low and Very Low-Income RHNA Allocation

Unique ID	Parcel Number	Owner	Zoning	GPLU	Vacancy	5th Cycle	Existing Units	Gross Acreage	Net Acreage	HCD Size Criteria	Density (Existing)	Density (Rezoned)	Net Units Final	Income Category (Zoned)	Income Category (Rezoned)	Rezone Focus Area	Letter Interest?
101	445 134 14	Tpg & Tsg Venture	PC	MU-H2	No		0	0.53	0.53	Yes	0	50	7		Low and Very Low	Airport Area	
102	445 134 18	City Of Newport Beach	PC	MU-H2	No		0	1.03	1.03	Yes	0	50	15		Low and Very Low	Airport Area	
103	445 141 11	Ncp Gl Owner LLC	PC	MU-H2	No		0	0.29	0.29	N/A	0		0		Low and Very Low	Airport Area	Y
104	445 141 12	Lyon Housing LLC	PC	MU-H2	No		0	0.48	0.48	N/A	0		0		Low and Very Low	Airport Area	Y
105	445 141 13	Ncp Gl Owner LLC	PC	MU-H2	No		0	0.29	0.29	N/A	0		0		Low and Very Low	Airport Area	Y
106	427 171 02	Caesar Global Alliance	PC	CG	No		0	1.20	1.20	Yes	0	50	17		Low and Very Low	Airport Area	
107	427 221 03	Ow-Aberdeen Westerly	PC	CO-G	No		0	1.46	1.46	Yes	0	50	21		Low and Very Low	Airport Area	
108	427 171 03	Beni Investments LLC	PC	CG	No		0	1.40	1.40	Yes	0	50	20		Low and Very Low	Airport Area	
109	936 790 46	Orange County Bar	PC	CO-G	No		0	0.97	0.97	Yes	0	50	14		Low and Very Low	Airport Area	
110	114 170 72	Cherokee Newport Beach	PC	OS(RV)	No		0	130.87	0.00	No	0		1,375*		Low and Very Low	Banning Ranch	
111	114 170 52	Cherokee Newport Beach	PC	OS(RV)	No		0	74.64	0.00	No	0	0	0		Low and Very Low	Banning Ranch	
112	114 170 50	Cherokee Newport Beach	PC	OS(RV)	No		0	65.05	0.00	No	0	0	0		Low and Very Low	Banning Ranch	
113	114 170 52	Cherokee Newport Beach	PC	OS(RV)	No		0	51.00	0.00	No	0	0	0		Low and Very Low	Banning Ranch	
114	114 170 83	Cherokee Newport Beach	PC	OS(RV)	No		0	44.78	0.00	No	0	0	0		Low and Very Low	Banning Ranch	
115	114 170 71	United States Of America	PC	OS(RV)	No		0	41.20	0.00	No	0	0	0		Low and Very Low	Banning Ranch	

DRAFT



Table B-10: Sites Inventory to Accommodate Low and Very Low-Income RHNA Allocation

Unique ID	Parcel Number	Owner	Zoning	GPLU	Vacancy	5th Cycle	Existing Units	Gross Acreage	Net Acreage	HCD Size Criteria	Density (Existing)	Density (Rezoned)	Net Units Final	Income Category (Zoned)	Income Category (Rezoned)	Rezone Focus Area	Letter Interest?
116	114 170 76	United States Of America	OS	OS(RV)	No		0	19.35	0.00	No	0	0	0		Low and Very Low	Banning Ranch	
117	NO AP #		PC	OS(RV)	No		0	15.76	0.00	No	0	0	0		Low and Very Low	Banning Ranch	
118	114 170 74	United States Of America	PC	OS(RV)	No		0	14.32	0.00	No	0	0	0		Low and Very Low	Banning Ranch	
119	424 041 10	City Of Newport Beach	PR	PR	No		0	12.51	0.00	No	0	0	0		Low and Very Low	Banning Ranch	
120	114 170 78	United States Of America	OS	OS(RV)	No		0	11.48	0.00	No	0	0	0		Low and Very Low	Banning Ranch	
121	424 041 04		PC	OS(RV)	No		0	10.81	0.00	No	0	0	0		Low and Very Low	Banning Ranch	
122	114 170 43	Cherokee Newport Beach	PC	OS(RV)	No		0	6.52	46.00	Yes	0	0	0		Low and Very Low	Banning Ranch	
123	114 170 65	United States Of America	OS	OS	No		0	5.79	5.79	Yes	0	0	0		Low and Very Low	Banning Ranch	
124	114 170 80	City Of Newport Beach	OS	OS(RV)	No		0	3.86	3.86	Yes	0	0	0		Low and Very Low	Banning Ranch	
125	424 041 08	City Of Newport Beach	PR	PR	No		0	1.14	1.14	Yes	0	0	0		Low and Very Low	Banning Ranch	
126	114 170 24	Cherokee Newport Beach	PC	OS(RV)	No		0	0.37	0.37	No	0	0	0		Low and Very Low	Banning Ranch	
127	114 170 81	City Of Newport Beach	PC	OS(RV)	No		0	5.33	5.33	N/A	0		0		Low and Very Low	Banning Ranch	
128	114 170 75	Cherokee Newport Beach	PC	OS(RV)	No		0	0.21	0.21	N/A	0		0		Low and Very Low	Banning Ranch	
129	114 170 49	Cherokee Newport Beach	PC	OS(RV)	No		0	1.10	1.10	N/A	0		0		Low and Very Low	Banning Ranch	
130	114 170 66	Orange County Flood	OS	OS	No		0	1.49	1.49	N/A	0		0		Low and Very Low	Banning Ranch	

DRAFT



Table B-10: Sites Inventory to Accommodate Low and Very Low-Income RHNA Allocation

Unique ID	Parcel Number	Owner	Zoning	GPLU	Vacancy	5th Cycle	Existing Units	Gross Acreage	Net Acreage	HCD Size Criteria	Density (Existing)	Density (Rezoned)	Net Units Final	Income Category (Zoned)	Income Category (Rezoned)	Rezone Focus Area	Letter Interest?
131	120 571 12	County Of Orange	PR	PR	No		0	243.23	22.00	No	0	40	880		Low and Very Low	Coyote Canyon, etc.	
132	049 122 03	Carpenter Donna	MU-MM	MU-H1	No	Yes	0	0.14	0.14	No	21	30	0	Moderate	Low and Very Low	Dover-Westcliff	Y
133	047 041 05	Newport Beach Alano Club	MU-CV/15TH ST	MU-H4	No	Yes	0	0.11	0.11	No	18	30	0	Moderate	Low and Very Low	Dover-Westcliff	Y
134	047 041 25	Chamberlain Patrick	MU-CV/15TH ST	MU-H4	No	Yes	0	0.06	0.06	No	15	30	0	Moderate	Low and Very Low	Dover-Westcliff	Y
135	117 631 12	Corp Of The Presiding	MU-DW	MU-H1	No		0	2.15	2.15	Yes	26	30	5	Moderate	Low and Very Low	Dover-Westcliff	
136	117 631 22	Westcliff Properties LLC	MU-DW	MU-H1	No		0	1.67	1.67	Yes	26	30	4	Moderate	Low and Very Low	Dover-Westcliff	
137	117 631 17	Horning Jr. M	MU-DW	MU-H1	No		0	1.30	1.30	Yes	26	30	3	Moderate	Low and Very Low	Dover-Westcliff	
138	117 631 18	901 Dover Ltd Partnership	MU-DW	MU-H1	No		0	1.10	1.10	Yes	26	30	2	Moderate	Low and Very Low	Dover-Westcliff	
139	117 631 11	Yee Lincoln	MU-DW	MU-H1	No		0	0.87	0.87	Yes	26	30	2	Moderate	Low and Very Low	Dover-Westcliff	Y
140	117 811 20	Environmental Nature	OG	CO-G	No		0	1.25	1.25	Yes	0	30	3		Low and Very Low	Dover-Westcliff	
141	458 361 10	#N/A	PF	PF	No		0	1.29	1.29	Yes	0	30	3		Low and Very Low	Dover-Westcliff	
142	117 811 18	Gallant Donna Adele	OG	CO-G	No		0	1.51	1.51	Yes	0	30	4		Low and Very Low	Dover-Westcliff	
143	117 811 19	Fluter Russell E R	OG	CO-G	No		0	0.79	0.79	Yes	0	30	2		Low and Very Low	Dover-Westcliff	Y
144	049 271 30	Reynolds Carol Rex	OG	CO-G	No		0	1.64	1.64	Yes	0	30	4		Low and Very Low	Dover-Westcliff	
145	440 281 02	Ath LLC	PC	PR	No		0	7.60	7.60	N/A	0	45	85		Low and Very Low	Newport Center Area	
146	458 341 02	Church Newport Center	PI	PI	No		0	3.03	3.03	Yes	0	45	34		Low and Very Low	Newport Center Area	

DRAFT



Table B-10: Sites Inventory to Accommodate Low and Very Low-Income RHNA Allocation																	
Unique ID	**Parcel Number**	**Owner**	**Zoning**	**GPLU**	**Vacancy**	**5th Cycle**	**Existing Units**	**Gross Acreage**	**Net Acreage**	**HCD Size Criteria**	**Density (Existing)**	**Density (Rezoned)**	**Net Units Final**	**Income Category (Zoned)**	**Income Category (Rezoned)**	**Rezone Focus Area**	**Letter Interest?**
147	458 341 01	Rector Wardens	PI	PI	No		0	3.60	3.60	Yes	0	45	40		Low and Very Low	Newport Center Area	
148	442 271 30	Irvine Company	PC	CO-R	No		0	0.75	-	No	0	45	8		Low and Very Low	Newport Center Area	
149	442 271 30	Irvine Company	PC	CO-R	No		0	1.08	1.08	Yes	0	45	12		Low and Very Low	Newport Center Area	
150	442 091 16	Trail Properties LLC	OR	CO-R	No		0	0.79	0.79	Yes	0	45	8		Low and Very Low	Newport Center Area	
151	442 091 16	Trail Properties LLC	OR	CO-R	No		0	1.42	1.42	Yes	0	45	16		Low and Very Low	Newport Center Area	
152	442 021 47	The Irvine Company LLC	PC	CR	No		0	0.54	0.54	Yes	0	45	6		Low and Very Low	Newport Center Area	
153	442 021 47	The Irvine Company LLC	PC	CR	No		0	1.76	1.76	Yes	0	45	19		Low and Very Low	Newport Center Area	
154	440 132 40	Jgkallins Investments	PR	PR	No		0	1.79	1.79	Yes	0	45	20		Low and Very Low	Newport Center Area	
155	442 231 08	180 Investors LLC	OR	CO-R	No		0	1.17	1.17	Yes	0	45	13		Low and Very Low	Newport Center Area	
156	442 091 12	Trail Properties LLC	OR	CO-R	No		0	1.75	1.75	Yes	0	45	19		Low and Very Low	Newport Center Area	
157	442 082 11	Ncmb No LLC	PC	CO-M	No		0	2.72	2.72	Yes	0	45	30		Low and Very Low	Newport Center Area	
158	442 082 14	Ncmb No LLC	PC	CO-M	No		0	4.05	4.05	Yes	0	45	45		Low and Very Low	Newport Center Area	
159	442 082 08	Ncmb No LLC	PC	CO-M	No		0	3.46	3.46	Yes	0	45	38		Low and Very Low	Newport Center Area	

DRAFT



Table B-10: Sites Inventory to Accommodate Low and Very Low-Income RHNA Allocation																	
Unique ID	**Parcel Number**	**Owner**	**Zoning**	**GPLU**	**Vacancy**	**5th Cycle**	**Existing Units**	**Gross Acreage**	**Net Acreage**	**HCD Size Criteria**	**Density (Existing)**	**Density (Rezoned)**	**Net Units Final**	**Income Category (Zoned)**	**Income Category (Rezoned)**	**Rezone Focus Area**	**Letter Interest?**
160	442 082 12	Ncmb No LLC	PC	CO-M	No		0	1.17	1.17	Yes	0	45	13		Low and Very Low	Newport Center Area	
161	442 081 05	Amalfi Investments Gp	PC	MU-H3	No		0	0.75	0.75	Yes	0	45	8		Low and Very Low	Newport Center Area	
162	442 271 17	17 Corporate Plaza Assoc	PC	CO-R	No		0	1.04	1.04	Yes	0	45	11		Low and Very Low	Newport Center Area	
163	442 271 23	Mark Robinson Jr LLC	PC	CO-R	No		0	0.55	0.55	Yes	0	45	6		Low and Very Low	Newport Center Area	
164	442 271 12	Junkins Mitchell	PC	CO-R	No		0	0.76	0.76	Yes	0	45	8		Low and Very Low	Newport Center Area	
165	442 271 05	Property Reserve Inc	PC	CO-R	No		0	0.89	0.89	Yes	0	45	9		Low and Very Low	Newport Center Area	Y
166	442 271 03	Property Reserve Inc	PC	CO-R	No		0	0.89	0.89	Yes	0	45	10		Low and Very Low	Newport Center Area	Y
167	442 271 32	Burnham-Newport LLC	PC	CO-R	No		0	0.98	0.98	Yes	0	45	11		Low and Very Low	Newport Center Area	
168	442 271 16	Newport Corporate Plaza	PC	CO-R	No		0	1.02	1.02	Yes	0	45	11		Low and Very Low	Newport Center Area	
169	442 271 15	Heritage One LLC	PC	CO-R	No		0	0.68	0.68	Yes	0	45	7		Low and Very Low	Newport Center Area	
170	442 271 01	Pacific Development Group	PC	CO-R	No		0	0.84	0.84	Yes	0	45	9		Low and Very Low	Newport Center Area	
171	442 271 02	Olen Properties Corp	PC	CO-R	No		0	0.75	0.75	Yes	0	45	8		Low and Very Low	Newport Center Area	
172	442 271 34	Boras Scott	PC	CO-R	No		0	0.51	0.51	Yes	0	45	5		Low and Very Low	Newport Center Area	

DRAFT



Table B-10: Sites Inventory to Accommodate Low and Very Low-Income RHNA Allocation																	
Unique ID	**Parcel Number**	**Owner**	**Zoning**	**GPLU**	**Vacancy**	**5th Cycle**	**Existing Units**	**Gross Acreage**	**Net Acreage**	**HCD Size Criteria**	**Density (Existing)**	**Density (Rezoned)**	**Net Units Final**	**Income Category (Zoned)**	**Income Category (Rezoned)**	**Rezone Focus Area**	**Letter Interest?**
173	442 271 14	Kinkle George Randy	PC	CO-R	No		0	0.88	0.88	Yes	0	45	9		Low and Very Low	Newport Center Area	
174	442 271 04	Tax Division	PC	CO-R	No		0	0.97	0.97	Yes	0	45	10		Low and Very Low	Newport Center Area	Y
175	442 271 13	Chico Associates Inc	PC	CO-R	No		0	0.76	0.76	Yes	0	45	8		Low and Very Low	Newport Center Area	
176	442 271 19	Irvine Co	PC	CO-R	No		0	1.13	1.13	Yes	0	45	12		Low and Very Low	Newport Center Area	
177	442 271 29	Olen Properties Corp	PC	CO-R	No		0	1.17	1.17	Yes	0	45	13		Low and Very Low	Newport Center Area	
178	442 271 31	Irvine Company	PC	CO-R	No		0	3.00	3.00	Yes	0	45	33		Low and Very Low	Newport Center Area	
179	442 271 33	24 Corporate Plaza II LLC	PC	CO-R	No		0	0.98	0.98	Yes	0	45	11		Low and Very Low	Newport Center Area	
180	442 271 24	Baldwin Bone Properties	PC	CO-R	No		0	0.70	0.70	Yes	0	45	7		Low and Very Low	Newport Center Area	
181	442 011 53	Fainbarg	PC	PR	No		0	2.98	2.98	Yes	0	45	33		Low and Very Low	Newport Center Area	
182	442 011 64	Golf Realty Fund LP	PC	MU-H3/PR	No		0	2.96	2.96	Yes	0	45	33		Low and Very Low	Newport Center Area	Y
183	442 262 01	Pacific Mutual Life	OR	CO-R	No		0	9.99	9.99	Yes	0	45	112		Low and Very Low	Newport Center Area	
184	440 132 48	Fluter Russell	PR	PR	No		0	2.80	2.80	Yes	0	45	31		Low and Very Low	Newport Center Area	?
185	442 231 09	Southwest Investors	OR	CO-R	No		0	0.51	0.51	Yes	0	45	5		Low and Very Low	Newport Center Area	

DRAFT



Table B-10: Sites Inventory to Accommodate Low and Very Low-Income RHNA Allocation

Unique ID	Parcel Number	Owner	Zoning	GPLU	Vacancy	5th Cycle	Existing Units	Gross Acreage	Net Acreage	HCD Size Criteria	Density (Existing)	Density (Rezoned)	Net Units Final	Income Category (Zoned)	Income Category (Rezoned)	Rezone Focus Area	Letter Interest?
186	442 161 17	Design Plaza Owners Assn	OR	CO-R	No		0	7.17	7.17	Yes	0	45	80		Low and Very Low	Newport Center Area	
187	442 231 13	100 Newport Center Drive LLC	OR	CO-R	No		0	0.61	0.61	Yes	0	45	6		Low and Very Low	Newport Center Area	
188	442 491 02	Hhr Newport Beach LLC	CV	CV	No		0	9.54	9.54	Yes	0	45	107		Low and Very Low	Newport Center Area	
189	442 082 05	Irvine Co	PC	CO-M	No		0	4.10	4.10	Yes	0	45	46		Low and Very Low	Newport Center Area	
190	442 021 28	Irvine Co	PC	CR	No		0	1.74	1.74	Yes	0	45	19		Low and Very Low	Newport Center Area	
191	442 021 26	Irvine Company LLC	PC	CR	No		0	2.50	2.50	Yes	0	45	28		Low and Very Low	Newport Center Area	
192	442 231 11	Irvine Co	PC	CO-R	No		0	2.83	2.83	Yes	0	45	31		Low and Very Low	Newport Center Area	
193	442 021 13	Irvine Company LLC	PC	CR	No		0	1.73	1.73	Yes	0	45	19		Low and Very Low	Newport Center Area	
194	442 021 08	Irvine Co	PC	CR	No		0	0.80	0.80	Yes	0	45	9		Low and Very Low	Newport Center Area	
195	442 021 32	Irvine Co	PC	CR	No		0	0.63	0.63	Yes	0	45	7		Low and Very Low	Newport Center Area	
196	442 021 29	Irvine Company LLC	PC	CR	No		0	4.09	4.09	Yes	0	45	46		Low and Very Low	Newport Center Area	
197	442 021 30	Irvine Co	PC	CR	No		0	1.24	1.24	Yes	0	45	13		Low and Very Low	Newport Center Area	
198	442 021 27	Irvine Co	PC	CR	No		0	1.17	1.17	Yes	0	45	13		Low and Very Low	Newport Center Area	

DRAFT



Table B-10: Sites Inventory to Accommodate Low and Very Low-Income RHNA Allocation

Unique ID	Parcel Number	Owner	Zoning	GPLU	Vacancy	5th Cycle	Existing Units	Gross Acreage	Net Acreage	HCD Size Criteria	Density (Existing)	Density (Rezoned)	Net Units Final	Income Category (Zoned)	Income Category (Rezoned)	Rezone Focus Area	Letter Interest?
199	442 021 40	The Irvine Company LLC	PC	CR	No		0	0.87	0.87	Yes	0	45	9		Low and Very Low	Newport Center Area	
200	442 021 46	The Irvine Company LLC	PC	CR	No		0	4.11	4.11	Yes	0	45	46		Low and Very Low	Newport Center Area	
201	442 021 35	Irvine Co	PC	CR	No		0	0.56	0.56	Yes	0	45	6		Low and Very Low	Newport Center Area	
202	442 021 33	Irvine Co	PC	CR	No		0	4.03	4.03	Yes	0	45	45		Low and Very Low	Newport Center Area	
203	442 231 14	Irvine Co	PC	CO-R	Yes		0	4.10	4.10	Yes	0	45	46		Low and Very Low	Newport Center Area	
204	442 101 27	Island Hotel Finance LLC	PC	MU-H3	No		0	5.37	5.37	Yes	0	45	60		Low and Very Low	Newport Center Area	
205	442 021 31	Irvine Co	PC	CR	No		0	8.25	8.25	Yes	0	45	92		Low and Very Low	Newport Center Area	
206	442 021 11	Irvine Co	PC	CR	No		0	0.56	0.56	Yes	0	45	6		Low and Very Low	Newport Center Area	
207	442 021 17	Irvine Company	PC	CR	No		0	1.74	1.74	Yes	0	45	19		Low and Very Low	Newport Center Area	
208	442 021 43	The Irvine Company LLC	PC	CR	No		0	5.43	5.43	Yes	0	45	61		Low and Very Low	Newport Center Area	
209	442 021 45	The Irvine Company LLC	PC	CR	No		0	0.99	0.99	Yes	0	45	11		Low and Very Low	Newport Center Area	
210	442 021 44	Irvine Co LLC The	PC	CR	No		0	1.25	1.25	Yes	0	45	14		Low and Very Low	Newport Center Area	
211	442 021 42	The Irvine Company LLC	PC	CR	No		0	4.16	4.16	Yes	0	45	46		Low and Very Low	Newport Center Area	

DRAFT



Table B-10: Sites Inventory to Accommodate Low and Very Low-Income RHNA Allocation																	
Unique ID	**Parcel Number**	**Owner**	**Zoning**	**GPLU**	**Vacancy**	**5th Cycle**	**Existing Units**	**Gross Acreage**	**Net Acreage**	**HCD Size Criteria**	**Density (Existing)**	**Density (Rezoned)**	**Net Units Final**	**Income Category (Zoned)**	**Income Category (Rezoned)**	**Rezone Focus Area**	**Letter Interest?**
212	442 411 01	Feuerstein Brett	PC	CG	No		0	1.12	1.12	Yes	0	45	12		Low and Very Low	Newport Center Area	
213	442 261 21	Irvine Co		MU-H3	No		0	2.23	2.23	Yes	0	45	25		Low and Very Low	Newport Center Area	
214	442 011 65	Golf Realty Fund LP		MU-H3/PR	No		0	1.11	1.11	Yes	0	45	12		Low and Very Low	Newport Center Area	Y
215	114 170 51	School Costa Mesa Union	PF	PF	No		0	11.56	11.56	No	0	45	104		Low and Very Low	West Newport Mesa Area	
216	424 141 17	Taormina Property	IG	IG	No		0	0.23	0.23	No	0	45	2		Low and Very Low	West Newport Mesa Area	Y
217	424 141 17	Taormina Property	IG	IG	No		0	0.23	0.23	No	0	45	2		Low and Very Low	West Newport Mesa Area	Y
218	892 080 02	Chi Ltd Ptnrship	RM	RM	No		61	4.34	4.34	Yes	13	45	26	Moderate	Low and Very Low	West Newport Mesa Area	Y
219	424 151 01	Chi Limited	RM	RM	No		56	4.77	4.77	Yes	14	45	2	Moderate	Low and Very Low	West Newport Mesa Area	Y
220	892 090 55	Bellerose Brian	RM	RM	No		56	4.27	4.27	Yes	13	45	0	Moderate	Low and Very Low	West Newport Mesa Area	
221	892 109 03	Patronite Charlotte	RM	RM	No		36	1.90	1.90	Yes	13	45	9	Moderate	Low and Very Low	West Newport Mesa Area	

DRAFT



Table B-10: Sites Inventory to Accommodate Low and Very Low-Income RHNA Allocation																	
Unique ID	**Parcel Number**	**Owner**	**Zoning**	**GPLU**	**Vacancy**	**5th Cycle**	**Existing Units**	**Gross Acreage**	**Net Acreage**	**HCD Size Criteria**	**Density (Existing)**	**Density (Rezoned)**	**Net Units Final**	**Income Category (Zoned)**	**Income Category (Rezoned)**	**Rezone Focus Area**	**Letter Interest?**
222	114 170 82	City Of Newport Beach	PF	PF	No		0	3.05	0.92	Yes	0	45	27		Low and Very Low	West Newport Mesa Area	
223	424 401 12	City Of Newport Beach	PF	PF	No		0	2.00	0.60	Yes	0	45	17		Low and Very Low	West Newport Mesa Area	
224	425 171 01	City Of Newport Beach	PF	PF	No		0	7.95	2.38	Yes	0	45	71		Low and Very Low	West Newport Mesa Area	
225	424 111 05	Voorhees Michael	IG	IG	No		0	0.55	0.55	Yes	0	45	4		Low and Very Low	West Newport Mesa Area	
226	424 141 06	Scab Wrks LLC	IG	IG	No		0	0.52	0.52	Yes	0	45	4		Low and Very Low	West Newport Mesa Area	
227	424 111 06	Trico Newport Properties	IG	IG	No		0	3.23	3.23	Yes	0	45	29		Low and Very Low	West Newport Mesa Area	Y
228	424 401 04	Howland Associates LLC	IG	IG	No		0	1.86	0.56	Yes	0	45	16		Low and Very Low	West Newport Mesa Area	
229	424 141 01	Flores Alan	IG	IG	No		0	2.73	2.73	Yes	0	45	24		Low and Very Low	West Newport Mesa Area	
230	424 142 14	Horness Lois For	IG	IG	No		0	0.74	0.74	Yes	0	45	6		Low and Very Low	West Newport Mesa Area	
231	424 141 04	Orangethorpe Properties	IG	IG	No		0	0.69	0.69	Yes	0	45	6		Low and Very Low	West Newport	

DRAFT



Table B-10: Sites Inventory to Accommodate Low and Very Low-Income RHNA Allocation

Unique ID	Parcel Number	Owner	Zoning	GPLU	Vacancy	5th Cycle	Existing Units	Gross Acreage	Net Acreage	HCD Size Criteria	Density (Existing)	Density (Rezoned)	Net Units Final	Income Category (Zoned)	Income Category (Rezoned)	Rezone Focus Area	Letter Interest?
																Mesa Area	
232	424 141 05	Ducoing Brent & Ami	IG	IG	No		0	0.53	0.53	Yes	0	45	4		Low and Very Low	West Newport Mesa Area	
233	424 131 16	Riverport Properties LLC	OM	CO-M	No		0	1.07	1.07	Yes	0	45	9		Low and Very Low	West Newport Mesa Area	
234	424 141 03	DeGraw James	IG	IG	No		0	1.08	1.08	Yes	0	45	9		Low and Very Low	West Newport Mesa Area	
235	424 142 11	Hixson Metal Finishing	IG	IG	No		0	1.31	1.31	Yes	0	45	11		Low and Very Low	West Newport Mesa Area	235
236	424 401 06	Newport Business Center	IG	IG	No		0	1.14	1.14	Yes	0	45	10		Low and Very Low	West Newport Mesa Area	236
237	424 141 02	Hunsaker Richard	IG	IG	No		0	1.61	1.61	Yes	0	45	14		Low and Very Low	West Newport Mesa Area	237
238	424 401 08	Allred Newport LLC	IG	IG	No		0	0.76	0.76	Yes	0	45	6		Low and Very Low	West Newport Mesa Area	238
239	424 141 09	Van De Walker Glynn	IG	IG	No		0	0.56	0.56	Yes	0	45	5		Low and Very Low	West Newport Mesa Area	239

Notes: Banning Ranch numbers have not yet been assigned to specific parcels. These numbers will be adjusted before HCD submittal

DRAFT

4. Moderate and Above Moderate Sites Inventory

This section contains a description and listing of the candidate sites identified to meet the City's very low and low income RHNA need. A full list of these sites is presented in **Table B-14.**

Projects in the Pipeline

The City has identified a number of projects currently in the entitlements process which are likely to be developed during the planning period and count as credit towards the 2021-2029 RHNA allocation. Notably, Projects in the Pipeline can completely accommodate the City's Above Moderate RHNA allocation. **Table B-11** below summarizes the potential units from projects in the pipeline:

Table B-11: Moderate and Above Moderate-Income Projects in the Pipeline		
	Moderate Income	Above Moderate Income
Pipeline Projects	0 units	2,183 units

Accessory Dwelling Units (ADUs)

The City currently has approved an average of 21 ADUs per year for development between January 1, 2018 and December 30, 2020. HCD guidance states that ADUs may be calculated based on the City's production from January 1, 2018 through December 31, 20210. To calculate a total number of ADUs assumed to be produced from 2021-2029, the average of all ADUs developed from 2018 to 2020 was calculated then multiplied by 2 for each year of the 6th cycle. Through this method, this city identified a total of 334 ADUs assumed for the 8 years. In accordance with State law, ADUs are allowed in all zones that allow single dwelling unit or multiple dwelling unit development. Junior Accessory Dwelling Units (Jr. ADUs) are permitted only in single dwelling unit zones.

As part of the site's analysis found within this appendix, the City has accounted for future ADU and JADU production using the City's 2020 performance to date. The City anticipates a total of 100 ADUs affordable at moderate income levels and 6 ADUs affordable at the above moderate-income level. The City has identified programs within the **Section 4: Housing Plan** to encourage the production of ADUs in Newport Beach.

Remaining Need

Table B-12 below displays the City's total RHNA allocation obligations for the years 2021-2029 as well as the City's net RHNA allocation obligations after the inclusion of Projects in the Pipeline and ADUs.

Table B-12: Moderate and Above Moderate-Income Remaining Need		
	Moderate Income	**Above Moderate Income**
RHNA Allocation	1,050 units	1,409 units
Pipeline Projects	0 units	2,183 units
Existing Zoning	348 units	40 units
Accessory Dwelling Units	100 units	6 units
Remaining Low/Very Low-Income Need	**600 units**	***No remaining need***

DRAFT

Selection of Sites

Based on a public process, sites were selected based on their realistic viability to accommodate lower income housing within the 2021-2029 planning period.

Sites were also evaluated based on access to resources, proximity to additional residential development, transportation and major streetway access, and resources and opportunity indicators. **Section 3: Affirmatively Furthering Fair Housing**, outlines all fair housing, opportunity indicators, and environmental resources in Newport Beach. A detailed map and list of candidate sites can be found on the City's website.

The City has identified sites with capacity to accommodate the City's 2021-2029 RHNA. This capacity is based on a rezone strategy for several Focus Areas throughout the City. These Focus Areas are as follows:

- Airport Area Environs
- West Newport Mesa Area
- Dover-Westcliff Area
- Newport Center Area
- Coyote Canyon Area
- Banning Ranch Area

The City has developed analyzed potential capacity based on rezone strategies specific to each area.

Through a public process, the City has assessed the feasibility of parcels to redevelop residentially during the planning period. Those parcels deemed feasible were then analyzed to ensure compliance with HCD's criteria for sites designated to accommodate lower income development (including sizing criteria). The inventory of feasible area for redevelopment within each focus area was developed with this process. **Table B-13** below summarizes the key statistics for the rezone strategies.

DRAFT

Table B-13: Moderate/Above Moderate-Income Rezone Strategy by Focus Area						
Focus Area	Feasible Acreage	% Projected to Redevelop	Moderate Income Affordability	Rezone Density	Potential Moderate-Income Units	Potential Above Moderate-Income Units
Airport Area Environs	162	30%	20%	50	485 units	0 units
West Newport Mesa Area	48	20%	20%	45	86 units	0 units
Dover-Westcliff Area	14	10%	5%	30	2 units	35 units
Newport Center Area	158	25%	5%	45	89 units	1,515 units
Coyote Canyon Area	22	100%	10%	40	88 units	704 units
Banning Ranch Area	46	100%	15%	30	207 units	962 units
TOTAL	450	--	--	--	957 units	3,217 units

Calculation of Unit Capacity

Taking into account development standards, unit capacity for sites identified to accommodate moderate and above moderate-income units was calculated by multiplying the net acreage of the site by the assumed density, as established in the City's General Plan Land Use buildout. Depending on the Focus Area, the City assumes that each identified site will develop with 10%-80% percent affordable units (the remainder developing as moderate and above moderate income. To support this assumption, the City has identified programs and policies to encourage affordable developer interest and feasibility, these programs are detailed in **Section 4**. Additionally, based on previous development trends, the City assigns each focus area a percentage projected to redevelop – meaning the percentage of sites within the focus area expected to "turn over", or develop with residential units during the planning period.

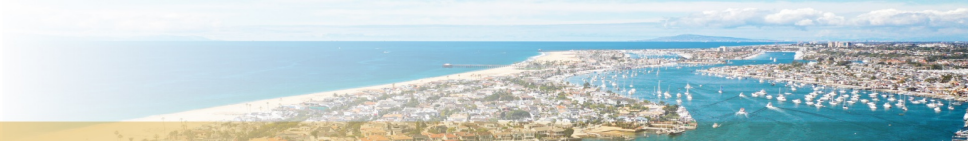
DRAFT



Table B-14: Sites Inventory to Accommodate Moderate and Above Moderate-Income RHNA Allocation

Unique ID	Parcel Number	Owner	Zoning	GPLU	Vacancy	5th Cycle	Existing Units	Gross Acreage	Net Acreage	HCD Size Criteria	Density (Existing)	Density (Rezoned)	Net Units Final	Income Category (Zoned)	Income Category (Rezoned)	Rezone Focus Area	Letter Interest?
1	049 110 30	Mariners Center M2 LLC	MU-MM	MU-H1	No	Yes	0	1.68	1.68	Yes	26		1	Moderate			
2	423 122 01	Lido Group Retail LLC	MU-W2	MU-W2	Yes	Yes	0	1.34	1.34	Yes	26		5	Moderate			
3	049 150 26	Nb Mariner's Mile LLC	MU-W1	MU-W1	No	Yes	0	2.18	2.18	Yes	5		1	Above Moderate			
4	049 150 29	Mariners Mile LLC	MU-W1	MU-W1	No	Yes	0	1.65	1.65	Yes	5		9	Above Moderate			
5	049 130 22	Golden Hills Towers LLC	MU-W1	MU-W1	No	Yes	0	1.39	1.39	Yes	5		8	Above Moderate			
6	049 150 21	Nb Mariner's Mile LLC	MU-W1	MU-W1	No	Yes	0	0.92	0.92	Yes	5		5	Above Moderate			
7	049 150 16	Chino Hills Mall LLC	MU-W1	MU-W1	No	Yes	0	0.52	0.52	Yes	5		3	Above Moderate			
8	425 471 26	Mariners Mile North LLC	MU-MM	MU-H1	No	Yes	0	0.95	0.95	Yes	26		25	Moderate			
9	049 121 23	Mariners Mile Co	MU-MM	MU-H1	No	Yes	0	0.96	0.96	Yes	26		25	Moderate			
10	049 121 24	Mariners Mile Co	MU-MM	MU-H1	No	Yes	0	0.88	0.88	Yes	26		23	Moderate			
11	425 471 57	2436pch LLC	MU-MM	MU-H1	No	Yes	0	0.56	0.56	Yes	26		15	Moderate			
12	425 471 23	Susan Cuse Inc	MU-MM	MU-H1	No	Yes	0	0.53	0.53	Yes	26		14	Moderate			
13	425 471 24	Stegmann Sadie Mary	MU-MM	MU-H1	No	Yes	0	0.54	0.54	Yes	25		14	Moderate			
14	423 123 08	Wypark Investments Pc	MU-W2	MU-W2	No	Yes	0	0.59	0.59	Yes	25		15	Moderate			
15	049 130 18	Quay Works LLC	MU-W1	MU-W1	No	Yes	0	1.31	1.31	Yes	5		7	Above Moderate			
16	049 130 14	Waterfront Newport Beach	MU-W1	MU-W1	No	Yes	0	1.21	1.21	Yes	5		7	Above Moderate			

DRAFT



DRAFT

EXHIBIT G

CITY OF

NEWPORT BEACH

City Council Staff Report

January 12, 2021
Agenda Item No. 10

TO:	HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM:	Seimone Jurjis, Community Development Director - 949-644-3232, sjurjis@newportbeachca.gov
PREPARED BY:	Rosalinh Ung, Principal Planner, rung@newportbeachca.gov
PHONE:	949-644-3208
TITLE:	Ordinance Nos. 2021-1 and 2021-2: Land Use Entitlement Applications for the Residences at 4400 Von Karman Project (PA2020-061)

ABSTRACT:

The applicant is processing several entitlement applications that would allow for the future development of a 13-acre property with up to 312 dwelling units (260 base units and 52 density bonus units) atop an 825-space parking structure, approximately one-acre public park, and a 284-space freestanding parking structure within the Koll Center Newport Professional and Business Office Site B, generally located between Von Karman Avenue and Birch Street in the vicinity of John Wayne Airport.

For City Council's consideration is the adoption of the environmental clearance and planning applications for the project, and introduction of two ordinances to amend the Planned Community Development Plan and approval of a Development Agreement. If approved, the item will return to City Council on January 26, 2021 for final adoption of the two ordinances.

RECOMMENDATION:

a) Conduct a public hearing;

b) Adopt Resolution 2021-2, *A Resolution of the City Council of the City of Newport Beach, California, Adopting Addendum No. ER2020-003 to the 2006 General Plan Update Program Environmental Impact Report and the 2008-2014 City of Newport Beach Housing Element Update Initial Study/Negative Declaration for the Residences at 4400 Von Karman Project Located at 4400 Von Karman Avenue (PA2020-061);*

c) Waive full reading, direct the City Clerk to read by title only, introduce Ordinance No. 2021-1, *An Ordinance of the City Council of the City of Newport Beach, California, Approving Planned Community Development Plan Amendment No. PD2020-001 for the Residences at 4400 Von Karman Project Located at 4400 Von Karman Avenue (PA2020-061)*, and pass to second reading on January 26, 2021;

d) Adopt Resolution No. 2021-3, *A Resolution of the City Council of the City of Newport Beach, California, Approving Major Site Development Review No. SD2020-006, Lot Line Adjustment No. LA2020-002, Affordable Housing Implementation Plan No. AH2020-003, and Traffic Study No. TS2020-001 for the Residences at 4400 Von Karman Project Located at 4400 Von Karman Avenue (PA2020-061)*; and

e) Waive full reading, direct the City Clerk to read by title only, and introduce Ordinance No. 2021-2, *An Ordinance of the City Council of the City of Newport Beach, California, Approving Development Agreement No. DA2020-002 for the Residences at 4400 Von Karman Project Located at 4400 Von Karman Avenue (PA2020-061)*, and pass to second reading on January 26, 2021.

FUNDING REQUIREMENTS:

The applicant is required to reimburse the City for all costs associated with the review of the application. The applicant has agreed to the draft Development Agreement that requires the payment of $8,000,000 to the City in addition to all required permit fees.

INTRODUCTION:

Project Setting

The subject property is located within a portion of Professional and Business Office Site B (Office Site B) of the Koll Center Newport Business Park, and approximately 13 acres in size. It is an irregularly shaped property generally bordered by Birch Street to the northeast, Von Karman Avenue to the west, and existing office uses and associated surface parking lots and parking structures to the east and south. The two-story office building located at 4490 Von Karman Avenue, the four-story office building located 4910 Birch Street and the three-story 4440 Von Karman Avenue office building, located within the project boundaries, are not a part of the project. The project site wraps around, and does not include, an existing 11-story office building at 5000 Birch Street.

VICINITY MAP



Project Description

The applicant, TPG (KCN) Acquisition, LLC (The Picerne Group), proposes to demolish existing surface parking areas and landscaping within the project site and construct: 1) 312 apartment units atop an 825-space parking structure, 2) an approximately one-acre public park, and 3) a 284-space free-standing parking structure to replace parking displaced by the residential building and park. Primary vehicular access will be provided by a new internal street that will be open to the public, allowing access from Von Karman Avenue to Birch Street. The internal street will also allow access to the existing office complex. The base density allotted to this site by the General Plan is 260 units and the applicant requests a 20 percent increase in density pursuant to Newport Beach Municipal Code (NBMC) Chapter 20.32 (Density Bonus) and Government Code Section 65915 (State Density Bonus law). The reconfiguration of existing surface parking lots within the project area is also proposed.

The applicant's project description and project plans are available online at the City's website at: https://www.newportbeachca.gov/government/departments/community-development/planning-division/current-projects-and-cases/residences-at-4440-von-karman

The application consists of the following components:

- **Planned Community Development Plan Amendment No. PD2020-001:** An amendment to Planned Community Development Plan #15 (Koll Center Newport Planned Community) for the creation of a residential overlay zone to allow residential use and a public park in Professional and Business Office Site B;
- **Major Site Development Review No. SD2020-006:** A site development review in accordance with the amended Koll Center Newport Planned Community and Section 20.52.80 (Site Development Reviews) of the Newport Beach Municipal Code (NBMC) for the construction of the project;
- **Traffic Study No. TS2020-001:** A traffic study pursuant to NBMC Chapter 15.40 (Traffic Phasing Ordinance), which is required for projects that generate in excess of 300 new average daily trips;
- **Lot Line Adjustment No. LA2020-002:** To adjust the lot lines of two underlying parcels that comprise the project pursuant to NBMC Chapter 19.76 (Lot Line Adjustments);
- **Affordable Housing Implementation Plan No. AH2020-003:** A program specifying how the proposed project would meet the City's affordable housing requirements, in exchange for a request of 20 percent increase in density. The applicant seeks a development concession related to the mix of affordable unit types;
- **Development Agreement No. DA2020-002:** An agreement between the applicant and the City, which would provide vested rights to develop the proposed project, while also providing negotiated public benefits; and

- **Addendum No. 4 (ER2020-003) to the 2006 General Plan Update Program Environmental Impact Report and the 2008-2014 City of Newport Beach Housing Element Initial Study/Negative Declaration:** Pursuant to the California Environmental Quality Act (CEQA), the addendum will address reasonably foreseeable environmental impacts resulting from the proposed project.

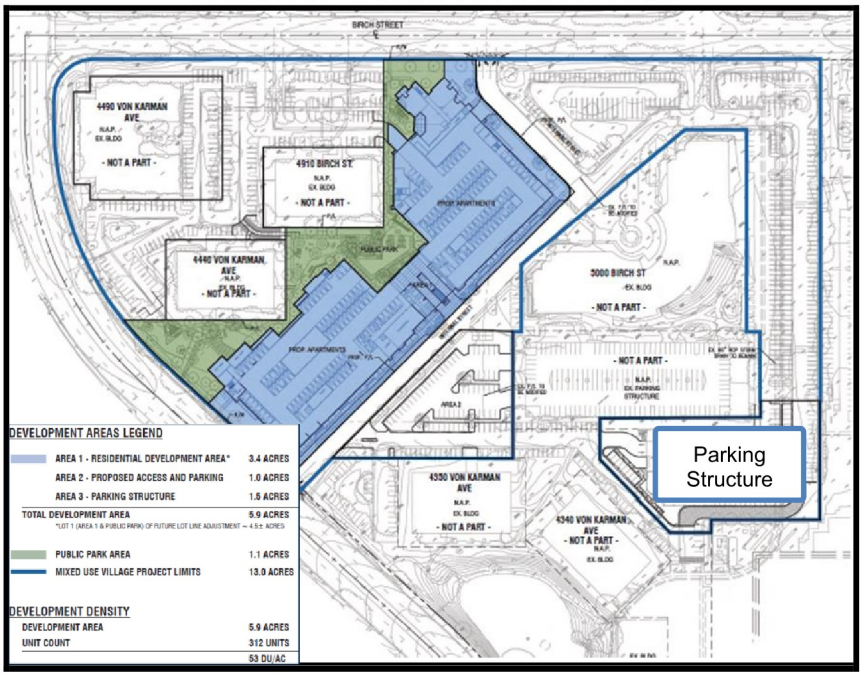
Residential Units

The proposed rectangular-shaped, multiple-unit residential building is designed as a "podium style" structure that would be four stories over one level of on-grade parking and two levels of below grade parking with an overall building height of 71 feet.

The 312 rental units consist of 55 studio units, 149 one-bedroom units, and 108 two-bedroom units. The studios would range in size from 515 square feet to 628 square feet. The one-bedroom units would range from 665 square feet to 1,025 square feet. The two-bedroom units would range from 1,000 square feet to 1,413 square feet. Of the 312 rental units, five percent of the base units, or 13 units, will be affordable and restricted to very low-income households for 55 years and the remaining 299 units will be market-rate rentals. The proposed unit mix for the affordable units is 3 studio units, 9 one-bedroom units, and 1 two-bedroom unit. The affordable units will consist of the same size and amenities as the market-rate units and will be distributed throughout the project.

The proposed project includes a variety of private on-site recreation and amenities for future residents and their guests including courtyards, a roof terrace, a clubroom, fitness center, private balconies, a dog washroom and a bike shop. In addition to these private amenities, the residents and their guests also have access to all open spaces, walking paths and the proposed public park.

PROJECT OVERALL SITE PLAN



Residential and Office Parking Garage

The proposed residential building will include an 825-space garage for residents and nearby office users. Within the proposed parking garage, a total of 559 parking spaces will be provided for residents and their guests. In addition to residential parking, the gated parking garage will provide 276 spaces for office users. All residential parking will be provided on Basement levels 1 and 2, with guest parking located on Level 1 and along the front of the building. Office parking will be provided on Level 1 (ground level) and Basement level 1. Additionally, there will be 10 parallel spaces provided along the internal street in front of the building for the public (guests and park users).

Vehicular access into the parking garage for office tenants will be provided at the main entrance's driveway off the internal street and at the back of the building from an existing office parking lot near Birch Street. Vehicular access for residents and their guests will be provided at two entrances off the internal street.

Public Park

The proposed project includes an approximately one-acre park to be located between the new residential structure and adjacent office buildings. The proposed park will be improved and maintained by the applicant, dedicated in fee to the City, and accessible to the residents and public. The park would be programmed with a mix of active and passive uses which include a dog park, multi-purpose lawn for recreation, a shade pavilion with lounge areas and seating, and outdoor tables for group gatherings. Five parking spaces in front of the residential building will be allocated for park parking, with a 60-minute time limit. A unisex restroom will be provided for park users. Additionally, a walking trail connecting the residential building to the neighboring buildings, park and parking spaces will be provided.

Free Standing Parking Garage and Surface Parking Lots

A 284-space free-standing parking structure is proposed to be located at the southeast corner of the project site, southeast of the 5000 Birch Street parking structure. The office-only parking structure is approximately 40 feet in height and has four parking levels, inclusive of the roof deck parking level. The structure replaces surface parking removed due to the construction of the residential building and the parking structure itself.

Pedestrian Connections to Uptown Newport

Three pedestrian connections are proposed to the Uptown Newport Planned Community project located to the east of the project site. These connections will be located within the existing Office Site B parking lots and will include pedestrian walkways with landscaping, pavers, and could accommodate seating.

Construction Duration

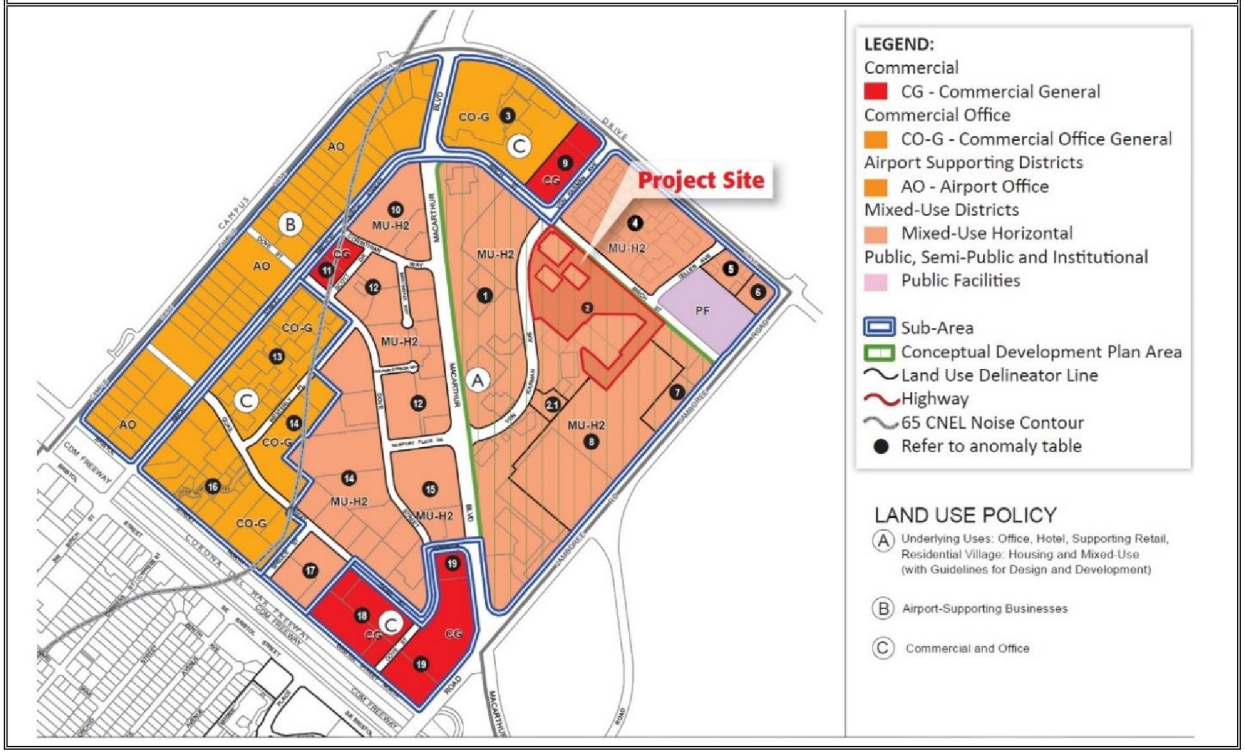
The demolition and construction activities for the proposed project will be done in three phases, over an approximate 32-month period. It is anticipated that the construction is to commence in the third quarter of 2021 and to conclude in the first quarter of 2024.

DISCUSSION:

Airport Business Area General Plan Policies and Integrated Conceptual Development Plan Consistency

The subject property is located in the Airport Business Area and has a General Plan Land Use Element designation of Mixed-Use Horizontal 2 (MU-H2), which provides for a horizontal intermixing of uses that may include regional commercial office, multifamily residential, vertical mixed-use buildings, industrial, hotel rooms, and ancillary neighborhood commercial uses. The MU-H2 designation applies to most properties in the Airport Business Area outside the high noise levels from John Wayne Airport.

GENERAL PLAN FIGURE LU22



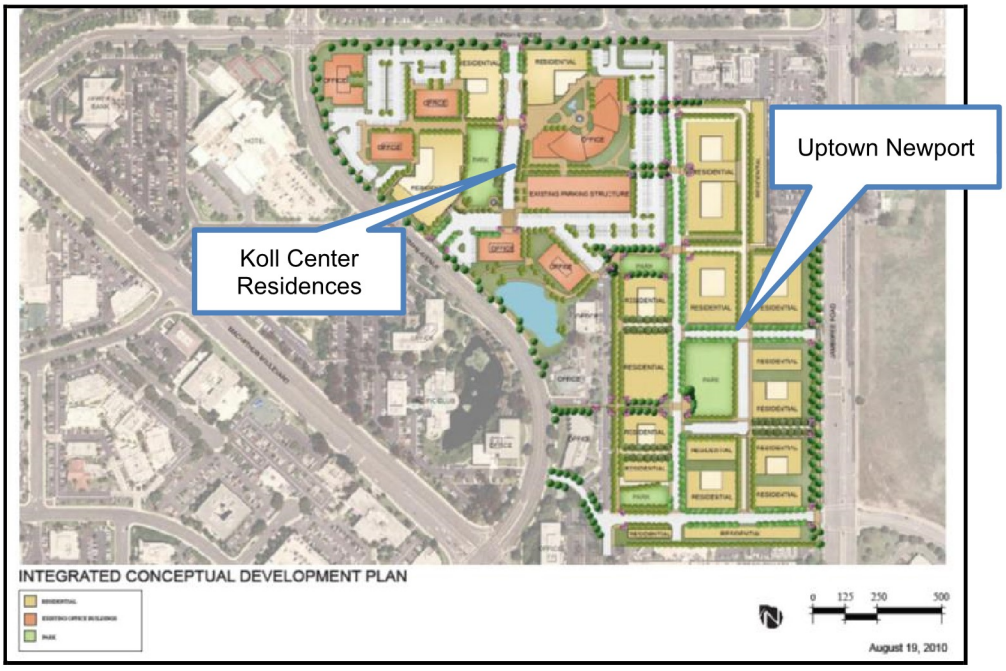
The MU-H2 allows a maximum of 2,200 residential units as replacement of existing office, retail, and/or industrial uses at a maximum density of 50 units per net acre. Any eligible density bonus allowed by Government Code Section 65915 (State density bonus law) and NBMC Chapter 20.32 (Density Bonus) are not included in the 2,200 allowance or the 50 dwelling units per acre standard.

Of 2,200 units, a total of 550 units are identified as additive units, meaning they are not replacement units that would replace existing development. These 550 units may be constructed as "infill" on existing surface parking lots or areas not used as occupiable buildings on Uptown Newport Planned Community site and the subject site.

Residential units approved, proposed and remaining within the MU-H2 designation of the Airport Business Area are listed in the table on the next page.

Airport Business Area Residential Units					
Residential Development Allocation	**Base Units**			**Density Bonus Units**	**Project Totals with Density Bonus**
	Replacement Units	**Additive Units**	**Total Units**		
General Plan Development Limit (MU-H2)	1,650	550	2,200		
Approved Projects					
Uptown Newport	632	290	922	322	1,244
Newport Crossings	259	0	259	91	350
Newport Airport Village	329	0	329	115	444
Projects Under Review					
Residences at 4400 Von Karman		260	260	52	312
Remaining Development Allocation	**430**	**0**	**430**		

In September of 2010, the City approved the Koll-Conexant Integrated Conceptual Development Plan (ICDP) to provide a framework for the redevelopment of the 25-acre Uptown Newport site (formally known as Conexant), and for the redevelopment of a 12.7-acre portion of the Koll Center Newport office park between Birch Street and Von Karman Avenue.



The purpose of the ICDP was to allocate the additive units provided by the General Plan to properties within the ICDP and to satisfy the planning requirements of the General Plan itself. The ICDP is also aimed at fulfilling the policies of the General Plan, ensuring cohesive and livable neighborhoods oriented to parks and pedestrian ways.

The ICDP provides a conceptual plan and allocates 1,504 new residential units as follows.

Airport Business Area ICDP Residential Dwelling Unit Allocation				
Project	**Additive**	**Replacement**	**Density Bonus**	**Total**
Conexant (Uptown Newport)	290	632	322	1,244
Koll Center Residences	260	0	0	260
Total Unit	**550**	**632**	**322**	**1,504**

On February 26, 2013, the City Council approved a regulatory plan for the Uptown Newport project, which consists of a mixed-use planned community of up to 1,244 residential units; 11,500 square feet of neighborhood-serving retail space; and two, one-acre public parks (one for each phase of the overall project). The first phase of this development is underway.

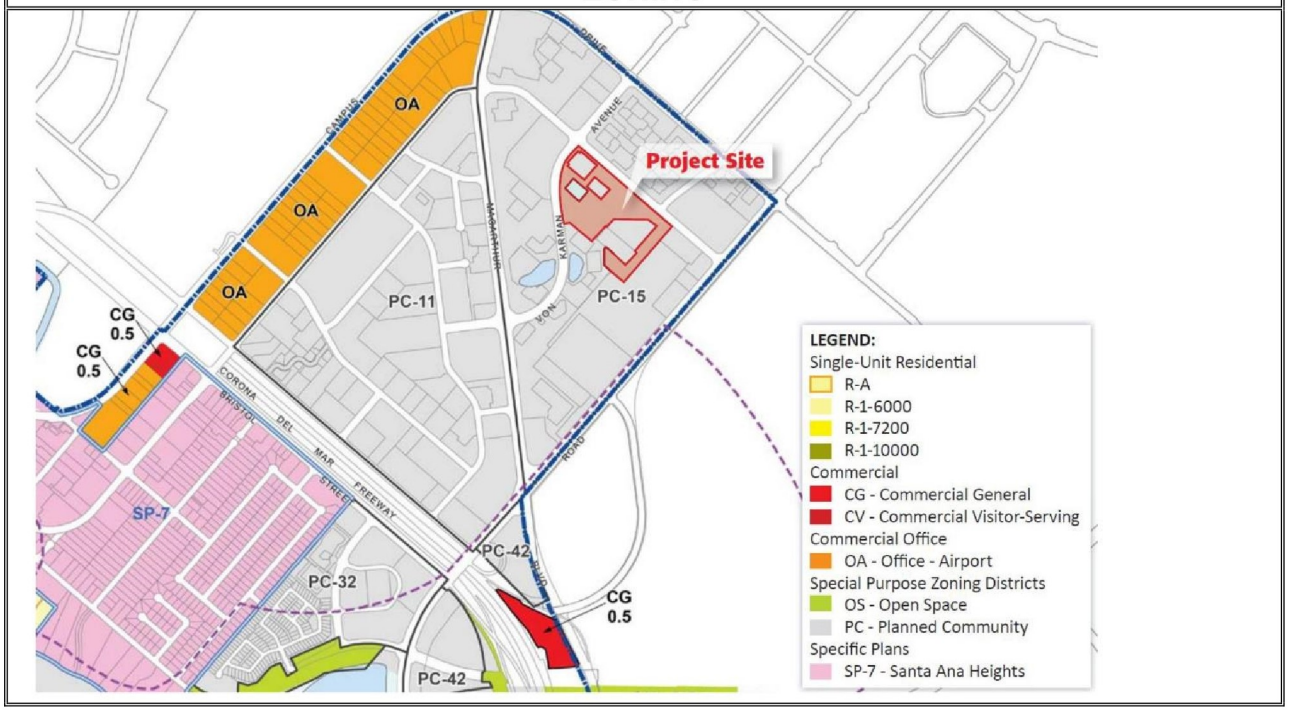
The subject application consists of the remaining 260 additive units allocated essentially at the same location as identified in the ICDP. The project has a net developable residential area of 5.9 acres, which includes the project site of 4.51 acres and the free-standing parking area of 1.39 acres. The net density of the project is 44 units per acre, consistent with the allowable density range of 30 to 50 units per net acre provided by General Plan policies. The net density does not include the 20 percent density increase (52 units) that is allowed by the State Bonus Density law and the Newport Beach Municipal Code in exchange for the 5-percent or 13 units set aside for affordable housing. Altogether, the project has an overall density of 53 units per net acre.

The General Plan contains a number of policies that provide for the orderly development of the MU-H2 properties in the Airport Business Area, from a business park, to a mixed-use district with residential uses integrated within the existing fabric of office, industrial, retail, and airport-related businesses. Planning Commission Resolution No. PC2020-040 (Attachment No. G) includes detail discussion of General Plan and ICDP consistency and analysis of relevant Airport Area policies.

Koll Center Newport Planned Community Development Plan Amendment

The subject property is currently zoned Planned Community and subject to PC-15. The site is designated as Office Site B, which allows office and commercial uses; and residential use is currently not permitted.

ZONING



In order to accommodate the proposed development, the applicant is requesting an amendment to PC-15 to allow residential and its related uses. Specifically, a residential overlay would be created to allow the 312-unit building and a park overlay will be created for the public park. The proposed overlay zones are tailored to the development in question and includes specific use and development standards. Also, future opportunities for residential supportive retail uses within Professional and Business Office Site B are included. The proposed free-standing parking structure is not located within the proposed residential overlay zone as it is a replacement parking that belongs to the common parking pool for office uses and tenants.

Part VI of PC-15 is a new section for the proposed overlay zone which includes the project's development regulations, site acreage and project density. The building height, setbacks, and parking are also included along with the general provisions for on-site notification of future residents. Part VII of PC-15 is also new and covers the proposed public park and it contains criteria for site acreage as well as park operation and amenities.

Staff is proposing minor clarification language to the draft PC-15 Amendment pertaining to: 1) the residential building setback along the proposed park; and 2) the minimum setback of permanent structures within the park abutting the residential parcel. These changes do not have any impacts to the overall residential building placement and park design that the Planning Commission and Park Beach and Recreation Commission had considered. The proposed changes are highlighted in bold and capital.

Site Development Review

A Site Development Review application is required for multiple-residential development projects to provide a public discretionary review process. The required findings ensure the proposal is a quality project that is consistent with the General Plan policies, compatible with physical characteristics of the site and surroundings and to reduce or minimize potential negative impacts. The site development review application ensures the project will be implemented consistent with the development standards established in the residential overlay zone.

Lot Line Adjustment (LLA)

The purpose of the proposed lot line adjustment is to adjust the lot lines of two underlying parcels that comprise the subject parcel (Parcel 1) and common parking and landscape areas of Office Site B (Parcel 2) in order to facilitate the proposed residential project. Specifically, Parcel 1 would be adjusted to better align with the existing internal driveway and remove non-associated office parking areas from the project footprints. The adjustment would reduce the lot that would accommodate the proposed park and residential development from 6.22 acres to 4.51 acres.

Traffic Phasing Ordinance

A traffic study has been prepared, under the supervision of the City Traffic Engineer, pursuant to the Traffic Phasing Ordinance (TPO) and its implementing guidelines. The analysis concludes that there is no significant impact as the project will neither cause nor make worse an unsatisfactory level of service at all studied intersections. All these intersections are forecasted to continue to operate at acceptable levels of service.

Affordable Housing Implementation Plan

The proposed Affordable Housing Implementation Plan (AHIP) illustrates compliance with the affordable housing requirements of the density bonus allowances. With the proposed five percent allocation for very low-income households (13 units), the project is entitled to a density bonus of 20 percent (52 units) above the maximum number of units allowed by the General Plan.

The proposed project also includes a development standard concession request for the unit mix that includes a greater percentage of studio and one-bedroom units than the entire project. Granting this incentive will result in identifiable, financially sufficient, and actual project cost reductions by reducing the long-term rental subsidy costs associated with the two-bedroom units and affording additional rental income for the project to ensure financial feasibility.

Development Agreement (DA)

General Plan Policy LU 6.15.12 requires a development agreement for all projects in the Airport Business Area that include infill residential units. The proposed project meets this criterion. Pursuant to the Policy, the DA shall define the improvements and public benefits to be provided by the developer in exchange for the City's commitment for the number, density, and location of the housing units. The DA provides a vested right to proceed with the project while providing public benefit to the community. In this case, the property owner/developer would have a vested right to develop 312 dwelling units (260 base units and 52 density bonus units). The vested right to develop is for 10 years, with no options to extend.

The applicant will pay a $7,500,000 public benefit fee. Of this amount, $6,500,000 will be paid within 5 days of the effective date of the agreement. The remaining $1,000,000 will be paid at the time the building permit is issued for the residential portion of the project. The City will retain full discretion to use $6,000,000 of the fee. In light of the City's commitment to address housing issues, the City agrees to use $1,500,000 as follows: (i) $500,000 for the operation of a homeless shelter or permanent supportive housing; and (ii) $1,000,000 to be placed in a separate affordable housing fund to be used for the development of other affordable housing projects in the City.

In addition to the public benefit fee, the applicant will pay a $500,000 public safety fee to be used, at City's discretion, to fund the cost of staffing, services and equipment as necessary for fire related public safety purposes. The fee shall be paid at the time the first building permit is issued for the residential portion of the project.

A more complete summary and analysis of the project and related entitlement findings can be found in the attached November 5 Planning Commission staff report (Attachment E).

Planning Commission Review and Recommendation

On November 5, 2020, the Planning Commission conducted a duly noticed public hearing to consider the requested applications. The main topics discussed by the Planning Commission were the parking requirements and provisions for existing office uses within the PC-15 and proposed residential project, the proposed park and its hours and parking for park users, and distance between the existing office buildings and the proposed residential building. Ten members of the public addressed the Planning Commission regarding the request. At the conclusion of the public hearing, the Planning Commission voted 4-0 to adopt Resolution No. PC2020-040, recommending the City Council approve the project. The Planning Commission staff report, meeting minutes, and resolution are attached for reference as Attachments E, F, and G.

Airport Land Use Commission (ALUC) Review and Determination

The project site falls within the airport planning area of the Airport Environs Land Use Plan (AELUP) for the John Wayne Airport. Section 4.3 of the AELUP and Section 21676(b) of the Public Utilities Code requires the City submit the project to the ALUC for a consistency determination with the AELUP since the proposed project includes an amendment to the Koll Center Planned Community Regulations. ALUC conducted a hearing on the matter on November 19, 2020, to which staff and the project applicant attended. ALUC voted 6-0 to find the project is consistent with the AELUP. A letter of consistency determination has been issued and attached as Attachment H.

Park Beach and Recreation (PB&R) Commission Review and Recommendation

On December 1, 2020, the PB&R Commission reviewed the proposed public park, with staff and the project applicant in attendance. The Commission found the proposed amenities to be practical, useable and appropriate for the general public. The PB&R Commission recommends approval and acceptance of the proposed park. The draft minutes of the meeting is attached as Attachment I. The design and amenities that support the recommendation are incorporated in the submitted park plans and included as conditions of project approval (Attachment C).

ENVIRONMENTAL REVIEW:

As the proposed project is within the allowable residential land use and density in the General Plan, Environmental Impact Report Addendum No. ER2020-003 has been prepared for the project in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and City Council Policy K-3.

On the basis of the entire environmental review record, the project (inclusive of recommended conditions of approval) will not result in any new significant impacts that were not previously analyzed in the Program Environmental Impact Report for the General Plan 2006 Update (SCH No. 2006011119) and the 2008-2014 Housing Element Update Initial Study/Negative Declaration (together referenced as PEIR). The potential impacts associated with this project would either be the same or less than those described in the PEIR that have been appropriately mitigated. In addition, there are no substantial changes to the circumstances under which the project would be undertaken that would result in new or more severe environmental impacts than previously addressed in the PEIR, nor has any new information regarding the potential for new or more severe significant environmental impacts been identified.

Therefore, in accordance with Section 15164 of the CEQA Guidelines, an addendum to the previously adopted PEIR is the appropriate environmental document for the Project.

The entire Addendum and its technical appendixes are available online at the City's website at: www.newportbeachca.gov/ceqa

Public Comments

Staff has received a letter from SoCal Pilots Association, dated December 14, 2020, stating their opposition of the proposed project and that the prepared Addendum failed to address the overflight path by private planes, helicopters and flight school operations. Their concerns were also submitted to ALUC at their November 19, 2020 meeting. As demonstrated throughout the application reviewing process and public hearings of Planning Commission and ALUC, the project is a permitted land use; the project site is outside of the 60 dBA CNEL contour; and the Airport noise contours include all aircraft operations including private aircraft.

All correspondence received related to the project prior to production of this report is attached as Attachment J. Staff will provide an update of any additional public comments received at the public hearing.

NOTICING:

Notice of this hearing was published in the *Daily Pilot*, mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways), including the applicant and posted on the subject property at least 10 days before the scheduled meeting, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

ATTACHMENTS:

Attachment A – Resolution No. 2021-2 to Adopt ER2020-003
Attachment B – Ordinance No. 2021-1 to Adopt PD2020-001
Attachment C – Resolution No. 2021-3 to Approve SD2020-006, TS2020-001, LLA2020-002, & AH2020-003
Attachment D – Ordinance No. 2021-2 to Approve DA2020-002
Attachment E – Planning Commission Staff Report, Dated November 5, 2020 (without attachments)
Attachment F – Planning Commission Minute Excerpts, Dated November 5, 2020
Attachment G – Planning Commission Resolution No. PC2020-040
Attachment H – ALUC Letter of Determination
Attachment I – Park Beach & Recreation Commission Draft Minute Excerpts, Dated December 1, 2020
Attachment J – Correspondence