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Housing Policy Department
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ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Newport Beach

Reporting Period 01/01/2016 - 12/31/2016

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	186	186				
(10) Total by income Table A/A3 ► ►						186	186				
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**	0	0	0	0	0	0	0
No. of Units Permitted for **Above Moderate**	150	18=36 units		0	0	186	186

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Newport Beach

Reporting Period 01/01/2016 - 12/31/2016

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.													Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted		0	0	0									
	Non-deed restricted		0	0	0									
Low	Deed Restricted		0	0	0									
	Non-deed restricted		0	0	0									
Moderate	Deed Restricted		0	0	0									
	Non-deed restricted		0	0	0									
Above Moderate			0	79	0								79	-79
Total RHNA by COG. Enter allocation number:				79	0								79	3
Total Units ► ► ►														
Remaining Need for RHNA Period ► ► ► ► ►														

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

C. PROGRAM IMPLEMENTATION STATUS/ LOCAL EFFORTS TO REMOVE GOVERNMENTAL CONSTRAINTS

The 2014-2021 Housing Element Update was found in full compliance with state law and on September 24, 2013, the City Council adopted the 2014-2021 Housing Element Update. The Annual Status Report for Calendar Year 2016 will provide a review of the 2014-2021 Housing Element programs.

PROGRAM		STATUS
1.1.1	Improve housing quality and prevent deterioration of existing neighborhoods by strictly enforcing building code regulations and abating code violations and nuisances.	***Ongoing*** The building inspectors and code enforcement officers continually enforce code regulations, abatement violations and nuisances. A quarterly report on code enforcement activities is available and kept on file at the City. The City Council awarded funding for the Senior Home Repair Program. See Program 1.1.2 below for details.

PROGRAM		STATUS
1.1.2	Investigate the use of federal funds and local funds, including Community Development Block Grants (CDBG) and the Affordable Housing Fund, to provide technical and/or financial assistance, if necessary, to existing lower- and moderate-income, owner-occupants of residential properties through low-interest loans or emergency grants to rehabilitate and encourage the preservation of existing housing stock.	***Ongoing*** On April 29, 2015, the City published RFP No. 15-55 for use of the City's Affordable Housing Fund toward affordable housing development or programming. The following three projects received approval of the funding from City Council on November 24, 2015 and here is an update on project implementation for 2016: 1. An agreement with Community Development Partners granting $1,975,000 to assist with the acquisition, rehabilitation and conversion of an existing 12-unit apartment building located at 6001 Coast Boulevard for affordable housing – 6 for low income veterans and 6 with a priority for low-income seniors and veterans (Newport Shores Project). In 2016, the project received a 4% Low Income Housing Tax Credit and were in the due diligence process with financing partners to prepare to close on construction financing in spring 2017. The construction plans were in the building plan check process with anticipated construction completion and lease up in October 2017. 2. Senior Home Repair Program - An agreement with Habitat for Humanity Orange County (Habitat OC) granting up to $600,000 for critical home repair for lower-income seniors. The first project was funded and underway in West Newport in December 2016 to repair the following: siding, roof, paint, chimney, faucets, outlets, smoke and carbon monoxide detectors. Anticipated completion is early 2017. The second project was in the initial inspection phases at a Santa Ana Heights residence for exterior clean-up items to address code enforcement issues such as landscape, garage door, paint and a broken window; and 3. Seaview Lutheran Plaza Project – Seaview Lutheran Plaza awarded $1.6 million to assist with the rehabilitation of an existing 100-unit apartment building that is affordable to lower-income seniors located at 2800 Pacific View Drive. On July 26, 2016, the City and Seaview Lutheran entered into an affordable housing grant agreement for $800,000 of the award for the upgrades to existing bathrooms. The design and permitting was near completion in December 2016. Construction will commence in early 2017. The remaining $800,000 will be provided in a loan agreement for kitchen upgrades. The loan agreement was being drafted in December 2016 with anticipated completion in Spring 2017. Both the grant and loan agreement will extend the affordability requirement through 2069.

PROGRAM		STATUS
1.1.3	Require replacement of housing demolished within the Coastal Zone when housing is or has been occupied by very low–, low-, and moderate-income households within the preceding 12 months. The City shall prohibit demolition unless a determination of consistency with Government Code Section 65590 has been made. The specific provisions implementing replacement unit requirements are contained in Chapter 20.34 of the Municipal Code	***Ongoing*** The City uses Chapter 20.34 "Conversion or Demolition of Affordable Housing" by monitoring demolition requests and permits. In 2016, one project was evaluated and was not found to be occupied by a lower-income household; therefore, no replacement unit was required.
1.1.4	The City will continue to implement the Residential Building Records (RBR) program to reduce and prevent violations of building and zoning ordinances by providing a report to the all parties involved in a transaction of sale of residential properties, and providing an opportunity to inspect properties to identify potentially hazardous conditions, resources permitting. The report provides information as to permitted and illegal uses/construction, and verification that buildings meet zoning and building requirements, including life safety requirements.	***Ongoing*** This City report allows the City to verify that its residential buildings meet zoning and building code requirements, life safety requirements as set forth by the City's Municipal Code and fulfill the State's requirement that all homes have both smoke detectors and seismic strapping of water heaters (California Health and Safety Code, Section 19211). In 2016 there were 1,447 RBRs processed.
2.1.1	Maintain rental opportunities by restricting conversions of rental units to condominiums in a development containing 15 or more units unless the vacancy rate in Newport Beach for rental housing is an average of 5 percent or higher for four (4) consecutive quarters, and unless the property owner complies with condominium conversion regulations contained in Chapter 19.64 of the Newport Beach Municipal Code.	***Ongoing*** A vacancy rate survey is completed upon receiving an application for the conversion of 15 or more rental units to condominiums. No projects of 15 or more units were submitted in 2016.

PROGRAM		STATUS
2.1.2	Take all feasible actions, through use of development agreements, expedited development review, and expedited processing of grading, building and other development permits, to ensure expedient construction and occupancy for projects approved with lower- and moderate-income housing requirements.	***Ongoing*** Pending applications that include affordable housing will be expedited.
2.1.3	Participate with the County of Orange in the issuance of tax-exempt mortgage revenue bonds to facilitate and assist in financing, development and construction of housing affordable to low and moderate-income households.	***Ongoing*** The issuance of tax-exempt mortgage revenue bonds is project driven, and the developer typically applies for the bonds. No applications were received.
2.1.4	Conduct an annual compliance-monitoring program for units required to be occupied by very low-, low-, and moderate-income households.	***Ongoing*** Annual compliance monitoring has been conducted and the report for the City's income and rent restricted units is in process by LDM Associates (consultant). All but one of the owner-occupied units and all of the rental have been found in compliance for 2016. Monitoring for the one owner-occupied unit will be completed by Spring 2017.
2.1.5	Provide entitlement assistance, expedited entitlement processing, and waive application processing fees for developments in which 5 percent of units are affordable to extremely low-income households. To be eligible for a fee waiver, the units shall be subject to an affordability covenant for a minimum duration of 30 years. The affordable units provided shall be granted a waiver of park in-lieu fees (if applicable) and traffic fairshare fees.	***Ongoing*** The building permit fees were waived for the Seaview Lutheran Plaza Project. Planning Staff has assisted as a liaison between the applicant and the Building Division to assist in resolving Building Code issues during the plan check process for the Seaview Lutheran Plaza Project which is also helping with expediting their permit processing.

PROGRAM		STATUS
2.1.6	Affordable housing developments providing units affordable to extremely low-income households shall be given the highest priority for use of Affordable Housing Fund monies.	***Ongoing*** See status of Program 1.1.2.
2.2.1	Maintain a brochure of incentives offered by the City for the development of affordable housing including fee waivers, expedited processing, density bonuses, and other incentives. Provide a copy of this brochure at the Planning Counter, the website and also provide a copy to potential developers.	***Ongoing*** A brochure is maintained and provided on the City website and in the public lobby.
2.2.2	The City shall provide more assistance for projects that provide a higher number of affordable units or a greater level of affordability. At least 15 percent of units shall be affordable when assistance is provided from Community Development Block Grant (CDBG) funds or the City's Affordable Housing Fund.	***Ongoing*** This program was considered in evaluating the proposals for the RFP and choosing the projects described in Program 1.1.2.
2.2.3	For new developments proposed in the Coastal Zone areas of the City, the City shall follow Government Code Section 65590 and Title 20.	***Ongoing*** The City uses Chapter 20.34 "Conversion or Demolition of Affordable Housing" by monitoring demo requests and permits. 1. In 2016, only one project was evaluated and was not found to be occupied by a lower-income household; therefore, no replacement unit was required. 2. Resulting from Mello Act Compliance for the Echo Beach project approved in 2014, six existing studio units at 305 E. Bay Avenue were being remodeled to be converted to very-low and low-income rental units in 2016. The units will be available to rent in 2017.

PROGRAM		STATUS
2.2.4	All required affordable units shall have restrictions to maintain their affordability for a minimum of 30 years.	***Ongoing*** Staff continues to include this affordability restriction as a standard condition on all affordable housing projects, unless an otherwise longer affordability covenant is agreed upon. The Newport Shores Project will have an affordability requirement of 50 years and the Seaview Lutheran project will add 30 additional years to their existing requirement, resulting in a new expiration date of 2069.
2.2.5	Advise and educate existing landowners and prospective developers of affordable housing development opportunities available within the Banning Ranch, Airport Area, Newport Mesa, Newport Center, Mariners' Mile, West Newport Highway, and Balboa Peninsula areas.	***Ongoing*** A brochure has been created and distributed that outlines development incentives and entitlement assistance available in the City. The brochure is maintained at the public counter and on the City website.
2.2.6	Participate in other programs that assist production of housing.	***Ongoing*** City staff attends OCHA Cities Advisory Committee meetings to keep up-to-date with programs that assist in the production of housing.
2.2.7	New developments that provide housing for lower-income households that help meet regional needs shall have priority for the provision of available and future resources or services, including water and sewer supply and services.	***Ongoing*** Implement as projects are submitted and no new projects were proposed.
2.2.8	Implement Chapter 20.32 (Density Bonus) of the Zoning Code and educate interested developers about the benefits of density bonuses and related incentives for the development of housing that is affordable to very low-, low-, and moderate-income households and senior citizens.	***Ongoing*** Implement as projects are submitted. Density Bonus information and incentives are included in an informational brochure for the public.

PROGRAM		STATUS
2.3.1	Study housing impacts of proposed major commercial/industrial projects during the development review process. Prior to project approval, a housing impact assessment shall be developed by the City with the active involvement of the developer. Such assessment shall indicate the magnitude of jobs to be created by the project, where housing opportunities are expected to be available, and what measures (public and private) are requisite, if any, to ensure an adequate supply of housing for the projected labor force of the project and for any restrictions on development due to the "Charter Section 423" initiative.	***Ongoing*** In conjunction with the environmental review required under the California Environmental Quality Act (CEQA), potential impacts to population, housing, and employment is reviewed and analyzed. Recent development trends have consisted of redevelopment of commercial and industrial sites for residential development or mixed-use, which has created new housing opportunities in the City. No major commercial/industrial projects submitted in 2016.
3.1.1	Provide a streamlined "fast-track" development review process for proposed affordable housing developments.	***Ongoing*** The City will prioritize the development review process for all affordable housing projects. Additionally, the renovation for the Newport Shores project, the Seaview Lutheran rehabilitation and any Senior Home Repair Program rehabilitation projects will be provided "fast-track" plan check.
3.1.2	When a residential developer agrees to construct housing for persons and families of very low, low, and moderate income above mandated requirements, the City shall either (1) grant a density bonus as required by state law, or (2) provide other incentives of equivalent financial value.	***Ongoing*** The City considers Density Bonuses and other incentives on a project-by-project basis. Chapter 20.32 Density Bonus is included in the Zoning Code and is implemented as projects are submitted.

PROGRAM		STATUS
3.1.3	Develop a pre-approved list of incentives and qualifications for such incentives to promote the development of affordable housing. Such incentives include the waiver of application and development fees or modification to development standards (e.g., setbacks, lot coverage, etc.).	***Ongoing*** Waivers and incentives are considered by the Planning Commission and City Council on a project-by-project basis. Staff received information from HCD on examples of pre-approved incentive programs from the City of Los Angeles and the City of Anaheim. Staff will continue research with HCD to develop pre-approved incentives. No waivers or incentives were granted during the 2016 calendar year.
3.2.1	When requested by property owners, the City shall approve rezoning of developed or vacant property from nonresidential to residential uses when appropriate. These rezoned properties shall be added to the list of sites for residential development.	***Ongoing*** The City continually monitors requests for zone changes of vacant and developed properties from nonresidential to residential and approves when determined to be compatible and feasible. When approved, these sites are mapped for residential uses on both the Zoning District Map and General Plan Land Use Map. In 2012, the City adopted an amendment to the North Newport Center Planned Community and approved an additional 79 residential units for construction within North Newport Center. The amendment now allows for the total construction of up to 524 residential units within the San Joaquin Plaza sub-area. On December 12, 2013, plans were submitted for the construction of a 524 unit apartment complex and building permits and demolition permits were issued in November 2014. Construction commenced in late 2014 and is anticipated to be complete in Summer 2017.

PROGRAM		STATUS
3.2.2	Recognizing that General Plan Policy LU6.15.6 may result in a potential constraint to the development of affordable housing in the Airport Area, the City shall maintain an exception to the minimum 10-acre site requirement for projects that include a minimum of 30 percent of the units affordable to lower-income households. It is recognized that allowing a smaller scale development within an established commercial and industrial area may result in land use compatibility problems and result in a residential development that does not provide sufficient amenities (i.e. parks) and/or necessary improvements (i.e. pedestrian walkways). Therefore, it is imperative that the exception includes provisions for adequate amenities, design considerations for the future integration into a larger residential village, and a requirement to ensure collaboration with future developers in the area.	***Ongoing*** No new projects were submitted in 2016.

PROGRAM		STATUS
3.2.3	The City will encourage and facilitate residential and mixed-use development on vacant and underdeveloped sites listed in Appendix H3 by providing technical assistance to interested developers with site identification and entitlement processing. The City will support developers funding applications from other agencies and programs. The City will post the Sites Analysis and Inventory on the City's webpage and marketing materials for residential and mixed-use opportunity sites, and will equally encourage and market the sites for both for-sale development and rental development. To encourage the development of affordable housing within residential and mixed-use developments, the City shall educate developers of the benefits of density bonuses and related incentives, identify potential funding opportunities, offer expedited entitlement processing, and offer fee waivers and/or deferrals.	***Ongoing*** Appendix H3 is the Sites Analysis and Inventory which identifies sites that can be developed for housing within the planning period and that are sufficient to provide for the City's share of the regional housing need allocation to provide realistic opportunities for the provision of housing to all income segments within the community. Appendix H3 can be found in the Housing Element available at the Planning Division or online at http://www.newportbeachca.gov/index.aspx?page=2087 The City has completed the following: 1. A user-friendly Sites Analysis and Inventory is on the City's website. 2. A brochure is available on the website and in the public lobby that promotes the incentives and opportunities for affordable housing projects, which includes information of the City's Sites Analysis and Inventory. 3. A layer and note has been added in the City's Geographic Information System (GIS) to identify sites within the inventory to assist staff in providing information to interested developers. The City will encourage density bonus and offer incentives to interested developers.

PROGRAM		STATUS
3.2.4	The City will monitor and evaluate the development of vacant and underdeveloped parcels on an annual basis, and report the success of strategies to encourage residential development in its Annual Progress Reports required pursuant to Government Code 65400. If identified strategies are not successful in generating development interest, the City will respond to market conditions and will revise or add additional incentives.	***Ongoing*** During 2016, the City's strategies for encouraging the development of identified vacant and underutilized sites are proving successful. The City has approved development projects for the three vacant sites identified in the Sites Inventory and Analysis: 1. Corona del Mar site was approved and is in plan check for the development of six detached residential condominiums units. The plans were in the building permit process in 2016 and construction is anticipated to begin in 2017. The City also has significant projects on sites identified as underutilized: Uptown Newport was approved in February 2013, includes the development of 1,244 residential dwelling units The Uptown Newport PC requires densities between 30 du/acre and 50 du/acre, consistent with the densities of the General Plan, and allows additional density opportunities with a density bonus. The construction of the first phase is underway with on-site improvements (grading and earthwork, utilities, drainage, street work, etc.). The first phase will include 455 apartment units including 91 very low income units. The Newport Bay Marina project was identified as an underutilized site. The project was approved by the City in 2007 and the Coastal Commission in 2009, and permitted the development of 27 residential condominium units and 36,000 square feet of commercial floor area. The construction of the first phase is underway with on-site improvements (grading and earthwork, utilities, drainage, street work, etc.). It is anticipated that the building permits for the construction of 455 apartment units in Phase 1 would be in Spring of 2017. Koll Center Newport has an active application for the development of 260 for-sale condominium units. The application has been deemed complete and the environmental review process is underway.

PROGRAM		STATUS
4.1.1	Annually contact owners of affordable units for those developments listed in Table H12 as part of the City's annual monitoring of affordable housing agreements to obtain information regarding their plans for continuing affordability on their properties, inform them of financial resources available, and to encourage the extension of the affordability agreements for the developments listed in Table H12 beyond the years noted.	***Ongoing*** Staff maintains an updated contact list for affordable units in conjunction with the 2014-2021 Housing Element. LDM Associates (consultant) included this information that was sent to the owners as a part of the annual monitoring. During the RFP process for the expenditure of the affordable housing funds, the City and LDM reached out to the owners of the existing affordable housing units within the City and there was no interest to extend the existing affordable housing covenants except from Seaview Lutheran (See Program 1.1.2 for details).
4.1.2	The City shall maintain registration as a Qualified Preservation Entity with HCD to ensure that the City will receive notices from all owners intending to opt out of their Section 8 contracts and/or prepay their HUD insured mortgages. Upon receiving notice that a property owner of an existing affordable housing development intends to convert the units to a market-rate development, the City shall consult with the property owners and potential preservation organizations regarding the potential use of Community Development Block Grant (CDBG) funds and/or Affordable Housing Fund monies to maintain affordable housing opportunities in those developments listed in Table H12 or assist in the non-profit acquisition of the units to ensure long-term affordability.	***Ongoing*** The City of Newport Beach is registered as a Qualified Preservation Entity with HCD in 2012. When notification is received, City staff will evaluate the potential use of monies to preserve the affordable units.

PROGRAM		STATUS
4.1.3	Continue to maintain information on the City's website and prepare written communication for tenants and other interested parties about Orange County Housing Authority Section 8 opportunities to assist tenants and prospective tenants to acquire additional understanding of housing law and related policy issues.	***Ongoing*** Pamphlets informing prospective tenants and landlords about the Orange County Housing Authority (OCHA) Section 8 program have been made available in the public lobby and information is posted on the City website.
4.1.4	Investigate availability of federal, state, and local programs and pursue these programs, if found feasible, for the preservation of existing lower-income housing, especially for preservation of lower-income housing that may convert to market rates during the next 10 years. In addition, continually promote the availability of monies from the Affordable Housing Fund as a funding source for the preservation and rehabilitation of lower-income housing. A list of these programs, including sources and funding amounts, will be identified as part of this program and maintained on an ongoing basis.	***Ongoing*** The City attends OCHA meetings and has continued to investigate available programs and evaluate the feasibility of participating in such programs. The Newport Shores project worked directly with OCHA to obtain project-based Veterans Affairs Supportive Housing (VASH) vouchers. Orange County is provided VASH vouchers which are distributed to the Cities via OCHA. The Newport Shores project was awarded the project-based VASH vouchers in 2016. Additionally, the Newport Shores project is in the process of applying for Veterans Housing and Homelessness Prevention (VHHP) funding through the Department of Housing and Community Development.

PROGRAM		STATUS
4.1.5	The City shall inform and educate owners of affordable units of the State Preservation Notice Law (Government Code Section 65863.10-13), if applicable. Pursuant to the law, owners of government-assisted projects cannot terminate subsidy contract, prepay a federally-assisted mortgage, or discontinue use restrictions without first providing an exclusive Notice of Opportunity to Submit an Offer to Purchase. Owners proposing to sell or otherwise dispose of a property at any time during the 5 years prior to the expiration of restrictions must provide this Notice at least 12 months in advance unless such sale or disposition would result in preserving the restrictions. The intent of the law is to give tenants sufficient time to understand and prepare for potential rent increases, as well as to provide local governments and potential preservation buyers with an opportunity to develop a plan to preserve the property. This plan typically consists of convincing the owner to either (a) retain the rental restrictions in exchange for additional financial incentives or (b) sell to a preservation buyer at fair market value.	***Ongoing*** Staff and LDM Associates (consultant) were able to coordinate meetings and phone calls with property owners of existing affordable units. The owners were not interested in extending the existing affordable housing covenants. Staff worked with LDM to provide a notice to potentially affected property owners. The notice was mailed out on February 25, 2016.
4.1.6	In accordance with Government Code Section 65863.7, require a relocation impact report as a prerequisite for the closure or conversion of an existing mobile home park.	***Ongoing*** Zoning Code Section 20.28.020 ensures compliance with the Government Code Section. No relocation impact reports were proposed in 2016.

PROGRAM		STATUS
4.1.7	Participate as a member of the Orange County Housing Authority Advisory Committee and work in cooperation with the Orange County Housing Authority to provide Section 8 Rental Housing Assistance to residents of the community. The City will, in cooperation with the Housing Authority, recommend and request use of modified fair-market rent limits to increase the number of housing units within the City that will be eligible to participate in the Section 8 program. The Newport Beach Planning Division will prepare and implement a publicity program to educate and encourage landlords within the City to rent their units to Section 8 Certificate holders, and to make very low-income households aware of availability of the Section 8 Rental Housing Assistance Program.	***Ongoing*** Staff attends the quarterly meetings of the OCHA Cities Advisory Committee. Staff continually works in cooperation with the County to provide Section 8 rental housing assistance to residents. A link to the Orange County Housing Authority website has been placed on the City website to provide information on the Section 8 program. City staff worked closely with OCHA staff to facilitate the award of the Veterans Affairs Supportive Housing (VASH) Vouchers to the Newport Shores project (See Program 4.1.4)
4.2.1	Implement and enforce the Water Efficient Landscape Ordinance and Landscape and Irrigation Design Standards in compliance with AB 1881 (2006). The ordinance establishes standards for planning, designing, installing, and maintaining and managing water-efficient landscapes in new construction and rehabilitated projects.	***Ongoing*** The Newport Shores project will incorporate water-efficient landscapes.

PROGRAM		STATUS
4.2.2	Affordable housing developments that receive City assistance from Community Development Block Grant (CDBG) funds or from the City's Affordable Housing Fund shall be required, to the extent feasible, include installation of energy efficient appliances and devices, and water conserving fixtures that will contribute to reduced housing costs for future occupants of the units.	***Ongoing*** The Newport Shores project and the Seaview Lutheran project will use energy efficient appliances and devices.
4.2.3	Investigate the feasibility and benefits of using a portion of its CDBG or other local funds for the establishment and implementation of an energy conserving home improvements program for lower-income homeowners.	***Ongoing*** Continuously monitor requests for assistance and Code Enforcement quarterly reports to determine need. No projects in 2016.
4.2.4	Maintain a process for LEED certified staff members to provide development assistance to project proponents seeking LEED certification, which will in turn increase the LEED points granted to projects.	***Ongoing*** In 2016, the City staff included one LEED accredited staff member who was available to provide technical assistance when requested.
4.2.5	To encourage voluntary green building action, the City shall maintain a green recognition program that may include public recognition of LEED certified buildings (or equivalent certification), payment of a display advertisement in the local newspaper recognizing the achievements of a project, or developing a City plaque that will be granted to exceptional developments.	***Ongoing*** Staff will work on construction of a new webpage that will provide recognition to LEED certified buildings by displaying their project with pictures and their name or other information they would want advertised. An informational flyer is also being drafted to encourage green building that will advertise the new webpage and will be provided in the public lobby.

PROGRAM		STATUS
5.1.1	Apply for United States Department of Urban Development Community Development Block Grant funds and allocate a portion of such funds to sub-recipients who provide shelter and other services for the homeless.	***Ongoing*** Through the approved Action Plans for Fiscal Year 2016-2017, the City allocated funding to the following organizations to preserve the supply of emergency and transitional housing: Human Options, Families Forward, and Fair Housing Foundation.
5.1.2	Cooperate with the Orange County Housing Authority to pursue establishment of a Senior/Disabled or Limited Income Repair Loan and Grant Program to underwrite all or part of the cost of necessary housing modifications and repairs. Cooperation with the Orange County Housing Authority will include continuing City of Newport Beach participation in the Orange County Continuum of Care and continuing to provide CDBG funding.	***Ongoing*** The City refers low income residents to Orange County for rehabilitation of mobile homes, to Neighborhood Housing for first time buyer programs, and to Rebuilding Together for handyman service for low income and senior households. The City Council awarded Affordable Housing Funds for an agreement with Habitat for Humanity Orange County (Habitat OC) granting up to $600,000 to establish a critical home repair program for lower-income seniors (Senior Home Repair Program). It is estimated that approximately 30 repair projects will be completed at various locations throughout the City. Two projects were in process in 2016 (See Program 1.1.2).
5.1.3	Permit, where appropriate, development of senior accessory dwelling "granny" units in single-family areas of the City. The City will promote and facilitate the development of senior accessory dwelling units by providing brochures and/or informational materials at the building permit counter, online, and other appropriate locations detailing the benefits and the process for obtaining approval.	***Ongoing*** There were no permits issued in 2016.

PROGRAM		STATUS
5.1.4	Work with the City of Santa Ana to provide recommendations for the allocation of HUD Housing Opportunities for Persons with AIDS (HOPWA) funds within Orange County.	***Ongoing*** The management of the HOPWA funds transferred from Santa Ana to Anaheim in 2016. As a result, City staff will stay up to date on services provided with HOPWA funds and Ryan White Program funds through the HIV Planning Council meeting agendas. If needed, City staff will attend the related budget allocation meetings which are usually held in August or September of each year.
5.1.5	Maintain a list of "Public and Private Resources Available for Housing and Community Development Activities."	***Ongoing*** City maintains a list of resources that are available for housing and community development activities. A list of resources and links are provided on the City's website.
5.1.6	Encourage the development of day care centers as a component of new affordable housing developments, and grant additional incentives in conjunction with a density bonus per the Chapter 20.32.	***Ongoing*** No projects were submitted that included the establishment of a day care center.

PROGRAM		STATUS
5.1.7	Encourage senior citizen independence through the promotion of housing services related to in-home care, meal programs, and counseling, and maintain a senior center that affords seniors opportunities to live healthy, active, and productive lives in the City.	***Complete*** The City provided $25,000 in CDBG funds to Age Well Senior Services Home delivered meals program. The Mobile Meals program provides home-delivered meals to individuals who are homebound due to age, illness, or disability. The City also operates the Oasis Senior Center. Services include: • A multi-purpose center dedicated to meeting needs of senior citizens and their families. • Classes in art, exercise, mature driving, topics of enrichment, and computers. Social groups are also arranged for those who share hobbies and interests. • Travel department coordination of day and overnight trips. Offers transportation programs for Newport Beach seniors who have disabilities that limit their access to public transportation. This shuttle program provides transportation from senior citizens' homes to the Senior Center. • A Care-A-Van program is available for those senior citizens who require transportation for medical appointments, grocery shopping, and banking. • Information about job openings that might interest seniors who wish to supplement their retirement income or to remain active through part-time work. • Various health services for seniors, including regularly scheduled support group meetings at the Center to help senior citizens and their families cope with stress, illness, life transitions, and crises. Informational and supportive counseling is available to seniors and their family members on an individual basis. • Lunch program for active and homebound senior citizens ages 60 and older that is funded by the federal government through the *Older American Act*. A donation is requested for meals, which are provided by South County Senior Services.

PROGRAM		STATUS
5.1.8	The City shall work with the Regional Center of Orange County (RCOC) to implement an outreach program informing families within the City of housing and services available for persons with developmental disabilities. Information will be made available on the City's website. The City shall also offer expedited permit processing and fee waivers and/or deferrals to developers of projects designed for persons with physical and developmental disabilities.	***Ongoing*** Information was added to the City website under Housing Assistance regarding resources through the RCOC which began implementation of an outreach program. The City remains in contact with RCOC on implementing outreach programs as they are developed. The City works with the housing consultant at the RCOC. When projects are submitted they will be offered expedited permit processing and the possibility of fee waivers.
6.1.1	Contract with an appropriate fair housing service agency for the provision of fair housing services for Newport Beach residents. The City will also work with the fair housing service agency to assist with the periodic update of the Analysis of Impediments to Fair Housing document required by HUD. The City will continue to provide public outreach and educational workshops, and distribute pamphlets containing information related to fair housing.	***Ongoing*** The City contracted with the Fair Housing Foundation to provide these services. The Fair Housing Foundation provided the following trainings, seminars, and outreach activities in the City in 2015: • One Community Booth o National Night Out Event on 8/2/16 • Five Presentations – 2/24/16, 3/9/16, 6/2/16, 7/18/16, and 12/8/16 • Two Tenant Rights Workshops – 4/12/16 and 9/6/16 • Two Landlord Workshops – 6/8/16 and 11/2/16 • One Walk in Clinic – 5/25/16 • Two Management Trainings – 5/12/16 and 12/21/16 Pamphlets containing information on Fair Housing and Dispute Resolution Services are available at the public counter.

PROGRAM		STATUS
7.1.1	As part of its annual General Plan Review, the City shall report on the status of all housing programs. The portion of the Annual Report discussing Housing Programs is to be distributed to the California Department of Housing and Community Development in accordance with California state law.	***Ongoing*** This annual Housing Element Report will be submitted to HCD.