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## RHNA RESOLUTION – January 20, 2020

**Whereas** the undersigned residents of Newport Beach object to the Southern California Association of Governments' (SCAG) 6<sup>th</sup> Regional Housing Needs Assessment (RHNA) revised allocation (4,832) methodology approved by SCAG on November 7, 2019 because of:

- a. Insufficient opportunity for public review and comment, and;
- b. Rejection of earlier allotment numbers generated and vetted over a long period of time; and;
- c. Short time period for RHNA implementation, and;

**Whereas** the Chapman University forecast projects statewide permitting at 115,000 units in 2020, nowhere near the statewide need of some 500,000 new units per year suggested by Governor Gavin Newsom, concluding that the California Department of Housing and Community Development's (HCD) 1.3 million regional allocation "is illogical and would be impossible to pull off, even if it was plausible" due to a weak real estate outlook tied to limited population growth, slower hiring pace, and aging owners, and;

**Whereas** Newport Beach should be considered unique in many ways including:

- a. Newport Beach has an overall density of 3,600 persons per square mile with especially high densities of dwelling units per acre in the beach communities, while still allowing access for thousands of beachgoers and other visitors to the coastal amenities we provide,
- b. Newport Beach residents have worked over the years to protect the unique coastal resources which are enjoyed by and benefit statewide visitors which include wetlands, coastal bluffs, parks, and important ecosystems such as the Upper Newport Bay, the Newport Coast, Crystal Cove, the Banning Ranch, and;
- c. Newport Beach sends funds for statewide purposes from income, sales and property taxes without receiving enough back to clean and police the bay, beaches and parks used by statewide visitors, and;



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- d. Newport Beach residents had the foresight to initiate a Parks Dedication Ordinance calling for five acres per thousand new residents and this part of our infrastructure needs to be considered in approving new housing, and;
- e. Newport Beach residents had the foresight to initiate a Traffic Phasing Ordinance which calls for development of our circulation infrastructure to accommodate new traffic and this part of our infrastructure needs to be considered in approving new housing, and;
- f. Newport Beach has essentially kept up (all but 1 very low cost unit) with its RHNA 5th cycle mandates called for from 2013 - 2020. Having fulfilled those goals, the City has also allowed 1,200 apartment units at Uptown Newport and recently entitled 270 more apartment units, including affordable units, at Newport Crossings. Although these projects were entitled before the end of the 5th RHNA cycle, they nevertheless showed Newport's efforts to provide housing for moderate to low income families. Any of these units that were not required to fulfill the 5th cycle requirements should be counted toward the upcoming 6th cycle.

**Whereas,** Newport Beach has taken steps already to provide for various types of needed housing, such as:

- a. Newport Beach has already adopted zoning allowances for more accessory dwelling units on 5,000 properties, at least 25% of which should be counted toward new RHNA allocations, and;
- b. Newport Beach has recently approved two new assisted living facilities accommodating over 200 of our elderly population and many six-unit assisted living homes, spread throughout our neighborhoods and serving as a primary residence for many elderly people, which should be counted toward new RHNA allocations, and;
- c. Newport Beach has a significant number of undocumented rentals and low rent rooms in homes throughout the City which are not accounted for and which should be considered in new RHNA allocations because of their provision for low cost housing, and;
- d. Newport Beach gives permits for 56 boat "live-aboards" and could consider more to provide low-cost housing, and;
- e. Residents of Newport have successfully opposed new luxury condos in favor of planning for more affordable units, and;



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**Whereas**, the RHNA allocations called for by the State would seriously destabilize other parts of our previously well-planned infrastructure including schools, and;

**Whereas**, Newport Beach is currently undertaking a complete General Plan Update to include a focus on sustainability and reducing vehicle miles traveled (VMT), and;

**Whereas**, Newport Beach should not have to sacrifice the long standing values and programs established in our General Plan, including pending successful efforts to preserve the Banning Ranch, and;

**Whereas**, Newport Beach has a health and safety challenge of serious consequences:

- a. in planning for potential emergency evacuations, and;
- b. in managing on a daily basis the timely and effective response for emergency vehicles due to overcrowded roads and arterials, and;

**Whereas**, the RHNA allocations and schedule being placed on SCAG cities, including Newport Beach, create a chaos and turmoil for citizens and officials who have worked for and relied upon the many values, unique circumstances and related local ordinances stated above;

**Therefore** be it resolved that the organizations and individuals below request that the City of Newport Beach convey to the State that the City cannot meet the schedule that is currently demanded and the State’s RHNA allocation is not acceptable unless and until the City has negotiated and agreed to the resolution of the issues and numbers given above and the City is able to show that any new zoning can be consistent with our General Plan.

Approved January 20, 2020

*Bruce Bartram*

SPON President

Resolution supported by: (List to be attached before January 28 City Council meeting))