



APPENDIX D

PUBLIC COMMENTS

Public Meeting Notice

Housing Element Notification List

Planning Commission Study Session - Agenda and Comments

Ad Hoc Council Committee on Affordable Housing - Agenda, Comments, Sign-In

City Council Study Session - Agenda and Meeting Minutes



**PUBLIC NOTICE
CITY OF HUNTINGTON BEACH DEPARTMENT OF PLANNING**

**NOTICE OF PUBLIC MEETINGS
FOR THE HOUSING ELEMENT UPDATE**

Notice of Public Meetings for the Housing Element Update

The consulting firm of Karen Warner Associates, under contract to the City of Huntington Beach, is in the process of preparing an update to the City's Housing Element of the General Plan. Several meetings will take place to discuss relevant issues as they pertain to housing and the Housing Element. The meetings will take place on the following dates and times:

| <u>Date</u> | <u>Time</u> | <u>Meeting</u> | <u>Location</u> |
|---------------------------|-------------|--|-----------------------------------|
| Tuesday, October 23, 2007 | 5:15 p.m. | Planning Commission Study Session | Room B-8, City Hall – Lower Level |
| Tuesday, October 30, 2007 | 5:00 p.m. | Ad Hoc Council Committee on Affordable Housing Meeting | Room B-8, City Hall – Lower Level |
| Monday, November 5, 2007 | 4:00 p.m. | City Council Study Session | Room B-8, City Hall – Lower Level |

Project Description:

The Housing Element is one of the seven State-mandated elements of the City's General Plan and must be updated pursuant to California Government Code Section 65588 for the 2008-2014 planning period. The Housing Element identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs. Components of the housing element include: a housing needs assessment with population and household characteristics; identification of constraints to providing housing; an inventory of available sites for the provision of housing for all economic segments of the community; and a statement of goals, policies and programs for meeting the City's housing needs.

After the above referenced meetings, a draft Housing Element will be sent to the State Department of Housing and Community Development (HCD) for review and comment. The Housing Element will be scheduled for local public hearings in early 2008.

For further information, please contact Jennifer Villasenor at 714-374-1661 or jvillasenor@surfcity-hb.org.

Housing Element Notification List

President
HB Chamber of Commerce
19891 Beach Blvd., Suite 140
Huntington Beach, CA 92648

Roger Kinoshita
500 N. State College Blvd., Suite 100
Orange, CA 92868

Kerry Smith
Harbinger Homes
2728 17th Street
Huntington Beach, CA 92648

Dave Stefanides
OC Association of Realtors
25552 LaPaz Road
Laguna Hills, CA 92653

Dick Harlow
1742 Main Street
Huntington Beach, CA 92648

Michael C. Adams Associates
PO Box 382
Huntington Beach, CA 92648-0382

Bijan Sassounian
21190 Beach Blvd.
Huntington Beach, CA 92648

Dick and Kevin Kelter
18281 Gothard Street, Suite 203
Huntington Beach, CA 92648

Jeff Bergsma
Team Design/Construction
221 Main street, Suite S
Huntington Beach, CA 92648

Duf Sfredo
5622 Research Drive, Suite A
Huntington Beach, CA 92649

Keith Dawson
15581 Placid Circle
Huntington Beach, CA 92647

Gil Aousizerat
17912 Gothard Street
Huntington Beach, CA 92647

President
HB Tomorrow
PO Box 865
Huntington Beach, CA 92648

Ed Bonnani
5622 Research Drive, Suite A
Huntington Beach, CA 92649

Hearthside Homes
Ed Mountford
6 Executive Circle, suite 250
Irvine, CA 92614

Julie Vandermost
BIA-OC
17744 Sky Park Circle, #170
Irvine, CA 92614-4441

Michael Gagnet
Makar Properties, LLC
PO Box 7080
Newport Beach, CA 92660

Joe Gergen
211-B Main Street
Huntington Beach, CA 92648

Richard Spicer
SCAG
818 West 7th, 12th Floor
Los Angeles, CA 90017

Bob Reed
528 14th Street
Huntington Beach, CA 92648

John & Kathy Zehnder
614 20th Street
Huntington Beach, CA 92648

Sarah Phan
2500 Fairview St., #P
Santa Ana, CA 92704

John Laing Homes
Celena Chen
3121 Michelson drive, Suite 200
Irvine, CA 92612-7672

Larry Brose
Robert Mayer Corp.
660 Newport Center Drive, Suite 1050
Newport Beach, CA 92660

Shea Homes
Ron Metzler
603 S. Valencia Avenue
Brea, CA 92823

Dave Birt
John Laing Homes
6401 Warner Avenue, Apt. 408
Huntington Beach, CA 92648

Duc Nguyen, AIA
11770 E. Warner Avenue, #216
Fountain Valley, CA 92708

William D. Holman
PLC
19 Corporate Plaza Drive
Newport Beach, CA 92660-7912

Dave MacLeod
19671 Beach Blvd., Suite 101
Huntington Beach, CA 92648

Teryll Hopper
OC Association of Realtors
25552 LaPaz Road
Laguna Hills, CA 92653

Housing Element Notification List

Vickie Talley
OC Housing Providers
25241 Paseo de Alicia, Suite 120
Laguna Hills, CA 92653

Shelly Amendola
OC Housing Providers
25241 Paseo de Alicia, Suite 120
Laguna Hills, CA 92653

Linda Tang
Kennedy Commission
17701 Cowan Avenue, Suite 200
Irvine, CA 92614

E.T.I. Corral 100
Mary Bell
20292 Eastwood Circle
Huntington Beach, CA 92646

Mary Lou Beckman
Ocean View Elementary School District
17200 Pinehurst Lane
Huntington Beach, CA 92647

Planning Director
City of Westminster
8200 Westminster Blvd.
Westminster, CA 92683

Planning Director
City of Seal Beach
211 Eighth Street
Seal Beach, CA 90740

Planning Director
City of Fountain Valley
10200 Slater Avenue
Fountain Valley, CA 92708

Marc Ecker
Fountain Valley Elementary School
District
17210 Oak Street
Fountain Valley, CA 92708

Jeffrey M. Oderman
Rutan & Tucker, LLP
611 Anton Blvd., 14th Floor
Costa Mesa, CA 92626-1950

Planning Director
City of Newport Beach
PO Box 1768
Newport Beach, CA 92663-8915

Dr. Gary Rutherford, Super.
HB City Elementary School District
20451 Cramer Lane
Huntington Beach, CA 92648

David Perry
HB City Elementary School District
20451 Cramer Lane
Huntington Beach, CA 92648

Goldenwest College
Attn: Fred Owens
15744 Goldenwest Street
Huntington Beach, CA 92647

Cindy Carcamo
O.C. Register
17777 Newhope Street
Fountain Valley, CA 92708

Stephen Ritter
HB Union High School District
10251 Yorktown Avenue
Huntington Beach, CA 92646

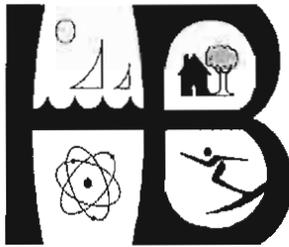
Habitat For Humanity of O.C.
2200 S. Ritchey Street
Santa Ana, CA 92705

Jamboree Housing Corp.
17701 Cowan Avenue, Suite 200
Irvine, CA 92614

Orange County Community Housing
Corp.
1833 E. 17th Street, Suite 207
Santa Ana, CA 92705

Shelter for the Homeless O.C.
15161 Jackson Street
Midway City, CA 92655

Orange Housing Development Corp.
414 E. Chapman Avenue
Orange, CA 92866



AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, OCTOBER 23, 2007

HUNTINGTON BEACH CIVIC CENTER

2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:15 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

CALL PLANNING COMMISSION MEETING TO ORDER

ROLL CALL: *Shier-Burnett, Speaker, Livengood, Scandura, Shaw, Dwyer, Farley*

AGENDA APPROVAL

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

A-1. ZONING TEXT AMENDMENT NO. 07-001 (AMENDING CHAPTER 244 DESIGN REVIEW) – Rosemary Medel

A-2. GENERAL PLAN AMENDMENT NO. 07-002 (HOUSING ELEMENT UPDATE) – Jennifer Villasenor

B. STUDY SESSION ITEMS

B-1. Code Enforcement Activity Report – Bill Zylla

B-2. Planning Commission Goals 2007

C. PLANNING COMMISSION COMMITTEE REPORTS

D. PUBLIC COMMENTS – Regarding Project Review and Study Session portions of Meeting

Anyone wishing to speak on Project Review or Study Session items during PUBLIC COMMENTS may do so by filling out a Request To Speak form and giving it to the Secretary. (4 MINUTES PER PERSON, NO DONATING OF TIME TO OTHERS)

E. PLANNING COMMISSION COMMENTS

ADJOURNMENT: Adjourn to the next regularly scheduled meeting of November 13, 2007.

7:00 P.M. – COUNCIL CHAMBERS

CANCELLED: NO PUBLIC HEARING

**HUNTINGTON BEACH PLANNING COMMISSION
STUDY SESSION ON 2008-2014 HOUSING ELEMENT UPDATE
October 23, 2007**

Overview of Comments

Planning Commissioner Comments

Commissioner Dwyer: Asked for clarification as to if we are asking for a greater percentage of affordable units from developers to meet City's affordable housing need.

Commissioner Farley: Stated that City should try to be aggressive in meeting the very-low and low income RHNA numbers and aggressively meet the goals that are in the housing element. Declining number of families in Huntington Beach highlight the need for affordable housing.

Commissioner Shaw: Asked how Huntington Beach compared with other Orange County cities in terms of meeting RHNA numbers for the previous planning period; Would like to see a program that includes rehabilitation of units in deteriorating areas and turning them into affordable units.

Commissioner Livengood: Wanted to know the number of mobile home parks in the deteriorated/deteriorating areas; The age of existing single-family housing stock is an important factor in housing rehabilitation needs; Rapidly changing housing market necessitates update of Figure 5 (Housing sales prices) to 2007; Questioned if cost of mobile home park space rents is figured into housing costs in the Needs Assessment.

Commissioner Speaker: Wanted to know if RHNA and inclusionary housing requirements for City must be met solely within the City of Huntington Beach – can it be met in other cities, areas outside of city limits?

Commissioner Scandura: Does the Housing Element address child care, senior day care services, hospice, etc? Where in general plan are these uses covered?; The Housing Element needs to address conditions in which multiple families are living in one unit (overcrowding); Important to preserve existing assisted rental housing at-risk of conversion, as well as existing mobile home parks; Wanted to know if vacancy rates have anything to do with driving the provision of housing; Estimate of homeless in the community drives the need for emergency shelters.

Public Comments

Dick Harlow (Ad Hoc Committee on Affordable Housing): The community should be allowed adequate time to respond to the Draft Housing Element; Federal/State money should contribute to meeting the community's lower income housing needs – private

developers should focus on addressing moderate income needs; Planning Commission and City Council should think carefully about how City/Agency money for housing is spent (cited high City subsidy for Habitat for Humanity project); Provision of rental housing is a more cost effective way of providing affordability, and should be prioritized over ownership housing.

Mike Adams (Ad Hoc Committee on Affordable Housing): Feels a disproportionate burden is placed on residential developers to address the City's affordable housing need – City should also look to commercial development and employers to contribute; Cost of land is not the only constraint to providing housing – city should look at development standards and making them easier to provide housing; Mixed use should not be limited to Beach/Edinger – need to have a citywide mixed use ordinance – opportunities for mixed use exist on other arterials such as Warner, Adams, and Brookhurst.

AGENDA

Ad Hoc Council Committee on Affordable Housing 2008-2014 Housing Element Update (GPA No. 07-002)

October 30, 2007 - 5:00 pm
Huntington Beach City Hall, Room B8
2000 Main Street
Huntington Beach, CA

- I.** Welcome and Introductions

- II.** Housing Element Overview
 - A. Powerpoint Presentation on draft Housing Element
 - B. Section IV (Housing Resources)
 - 1. Residential Sites Inventory
 - 2. Realistic Unit Potential
 - C. Section V (Housing Plan)
 - 1. Housing Programs

- III.** Discussion Topics
 - A. Mobile Home Park Preservation
 - B. Residential Condo Conversions
 - C. Beach/Edinger Corridor Specific Plan
 - D. SB 2 – Emergency Shelters
 - E. Preservation of At-Risk Housing

- IV.** Question/Comment Session

**HUNTINGTON BEACH AFFORDABLE HOUSING AD HOC COMMITTEE
MEETING ON 2008-2014 HOUSING ELEMENT UPDATE
October 30, 2007**

Overview of Comments

Ad Hoc Committee Comments:

Under City's proposed Workforce Housing program, what is the definition of workforce housing? (Staff response - Economic Development working on definition, likely 120-150% MFI)

Interested in counting preservation of mobile home parks towards regional housing needs. Important issue in Huntington Beach, provides a viable housing alternative and should be credited towards Housing Element goals.

Is it possible to create strict affordable housing requirements for converted mobile home parks so that if they are recycled with new housing projects, City can ensure loss of affordable housing is sufficiently replaced.

Can we take advantage of people with market rate rental units to convert to affordable condos? Can provide lower cost homeownership alternative, as well as upgrading housing stock. Is the City going to consider requiring a minimum rental vacancy factor before permitting condo conversions?

The City needs rental stock to maintain a balance of housing choices. The new inclusionary housing in-lieu fee for 3-9 unit projects should be structured to assist as many people as possible, which can more effectively be achieved through rental than ownership housing.

Provision of higher density and mixed use housing along Beach/Edinger is a realistic approach – it is the only way to provide for growth in a built out City. Need to go vertical, or risk intensifying neighborhoods, losing mobile home parks.

City should pursue a program to explore converting older shopping centers to mixed use developments, and should adopt a citywide mixed use ordinance to facilitate.

What is the cost to the Agency to preserve Huntington Villa Yorba?

Can 2nd dwelling units count toward RHNA? Any single-family property should be able to have a second unit – should not just be limited to 6,000 s.f. properties. We need to look at worker housing in commercial and industrial zones and within existing developments.

Identification of appropriate zones for emergency shelters (SB 2) needs to ensure access to transit and commercial services, and distancing from residential neighborhoods.

Public Comment:

Roseann Andrus (Local Investment in Child Care Project). Over 10,000 children in Huntington Beach with lower income, working parents. Not only need for affordable housing for these families, but also child care facilities. Encourages the City to adopt child care policy in the Housing Element.

2008-2014 Housing Element Update

Affordable Housing Ad Hoc Committee Meeting Sign-In Sheet

(Please print legibly)

| Name | Affiliation (if any) | Mailing Address | Did you receive a notice for this meeting? (Y/N) | If you did NOT receive a notice in the mail, would you like to be added to the project mailing list? (Y/N) |
|-------------------|---------------------------------------|---------------------------------------|--|--|
| VIVIAN YOUNG | - | 9291 GREENWICH DR HB 92646 | Y | Y |
| Todd Cottle | CJC Development Orange Housing Dev | 1110 E Chapman Ave Orange CA 92666 | Y | |
| BEVERLY SCHUBERTH | THE KENNEDY COMMISSION | 17701 COWAN AVE #200 IRVINE 92614 | Y | |
| Edie [unclear] | Star Red Estate | 6541 Woodside Circle, HB 92647 | Y | |
| Mike Adams | HB. Chamber | P.O. Box 382 HB 92648 | Y | |
| Ken Miles | STAR LIFE | 6554 Rowingside AS AS 92648 | Y | |
| Jean Tietgen | Star Red Estate | 20951 Brookhurst HB | Yes | |
| Chuck [unclear] | " | | Y | |
| Dick Herken | Haben [unclear] | | Y | |
| Tanya Hopper | OAR | 25552 La Paz Rd CA 92553 | Y | |

MEETING ASSISTANCE NOTICE - AMERICANS WITH DISABILITIES ACT

In accordance with the Americans with Disabilities Act the following services are available to members of our community who require special assistance to participate in City Council and Redevelopment Agency meetings. If you require special assistance, 72-hour prior notification will enable the city to make reasonable arrangements. For American Sign Language interpreters, a reader during the meeting, and/or large print agendas, please call: **Office of the City Clerk (714) 536-5227**. To make arrangements for an assisted listening system (ALD) for the hearing impaired, please contact: the **Sergeant at Arms** at the meeting or the **City Clerk (714) 536-5227**.

AGENDA

CITY COUNCIL/REDEVELOPMENT AGENCY CITY OF HUNTINGTON BEACH

MONDAY NOVEMBER 5, 2007

4:30 P.M. - Room B-8
6:00 P.M. - Council Chambers
Civic Center, 2000 Main Street
Huntington Beach, California 92648

4:00 P.M. - Room B-8
The City Clerk will recess the 4:00 P.M. portion of the Meeting to 4:30 P.M. due to an anticipated lack of quorum. Council will reconvene in the Council Chambers at that time.

Call City Council/Redevelopment Agency Meeting to Order

Roll Call Bohr, Carchio, Cook, Coerper, Green, Hansen, Hardy

Pursuant to the Brown (Open Meetings) Act the City Clerk Announces Late Communications Received by Her Office Which Pertain to Items on the Study Session and Closed Session Portion of the Agenda

(1) The Brown (Open Meetings) Act requires that copies of late communications submitted by City Councilmembers or City Departments are to be made available to the public at the City Council meeting. (2) Late communications submitted by members of the public are to be made available to the public at the City Clerk's Office the morning after the Council meeting. (Late Communications are communications regarding agenda items that have been received by the City Clerk's Office following distribution of the agenda packet.)

Public Comments Regarding 4:00 P.M. Portion of Council Meeting for Study Session and Closed Session Agenda Items

(City Council/Redevelopment Agency) Study Session on the City of Huntington Beach Housing Element Update – The Housing Element is a Citywide plan for housing, including the provision of affordable housing, in the City of Huntington Beach. It is one of the seven State mandated elements of the General Plan and was last updated in 2000. Pursuant to California

Government Code Section 65588, the Housing Element must be updated for the 2008-2014 planning period.

NOTICE IS HEREBY GIVEN that on Monday, November 5, 2007, at 4:00 PM in Room B-8, City Hall – Lower Level, 2000 Main Street, Huntington Beach, the City Council will hold a Study Session on General Plan Amendment No. 07-002, Housing Element Update.

The Housing Element is one of the seven State-mandated elements of the City's General Plan and must be updated pursuant to California Government Code Section 65588 for the 2008-2014 planning period. The Housing Element identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs. Components of the housing element include: a housing needs assessment with population and household characteristics; identification of constraints to providing housing; an inventory of available sites for the provision of housing for all economic segments of the community; and a statement of goals, policies and programs for meeting the City's housing needs.

All interested persons are invited to attend said meeting. The City Council will not take action on the Housing Element Update at this meeting. A separate public hearing will be scheduled for City Council action subsequent to review of the document by the California State Department of Housing and Community Development. Questions or comments on the Housing Element Update may be directed to Jennifer Villasenor, Associate Planner, City of Huntington Beach Planning Department, 2000 Main Street, Huntington Beach, CA 92648.

**Minutes
Council/RDA Meeting
City Council/Redevelopment Agency
City of Huntington Beach**

Monday, November 5, 2007
4:00 P.M. - Room B-8
6:00 P.M. - Council Chambers
Civic Center, 2000 Main Street
Huntington Beach, California 92648

**An audio recording of the 4:00 p.m. portion of this meeting
and a video recording of the 6:00 p.m. portion of this meeting
are on file in the Office of the City Clerk and are archived at
www.surfcity-hb.org.**

The 4:00 p.m. portion of the meeting was recessed by Deputy City Clerk Kelly Mandic to 4:30 p.m. in Room B-8, due to a lack of quorum.

Call to Order — 4:30 p.m.

City Council/Redevelopment Agency Meeting Roll Call

Present: Bohr, Carchio, Cook, Coerper, Green, Hansen, and Hardy.
Absent: None.

Councilmember Hansen arrived at 4:36 p.m.

City Clerk Joan Flynn Announced a Late Communication Pertaining to the Study Session Portion of the Meeting

Communication submitted by the Planning Department, dated November 5, 2007, and titled *Huntington Beach 2008-2014 Housing Element*, prepared by Karen Warner and Associates.

Communication submitted by Stanley Smalewitz, Economic Development Director, dated November 5, 2007, titled *Workforce Housing*, a memorandum to the City Council.

Public Comments

Roseann Andrus, representative of Local Investment in Child Care (LINCC) Project, a countywide initiative to promote childcare as an essential community infrastructure that supports local economic development. She asked Council to consider as part of the critical needs of the Housing Element the expansion of more affordable housing to serve children of low-income families. She reported that the City of Huntington Beach has 10,158 children that have working, low-income parents with annual income below \$39,000/year. Her current LINCC Housing project is working on a strategy with community partners to integrate workforce housing, affordable housing and childcare facilities. She welcomed the chance to work with the City to develop strategies to increase incentives, and thanked Council for their past involvement.

Beverly Schuberth, representative of The Kennedy Commission, a coalition of members and individuals as advocates for low-income housing, targeting individuals who make \$10/hour or less. She commended staff on the draft Housing Element and reported attending the Affordable Housing Task Force meeting. She indicated The Kennedy Commission's enthusiasm to work with the City to serve that population, and thanked Council for their involvement.

(City Council/Redevelopment Agency) Study Session Held — City of Huntington Beach Housing Element Update

City Administrator Penelope Culbreth-Graft called on Mary Beth Broeren, Principal Planner, to provide a brief overview of Housing Element Update activity to date. She introduced Karen Warner of Karen Warner and Associates, who gave a PowerPoint presentation that included the following information: Presentation Overview, What is the Housing Element, 2000-2006 Housing Accomplishments, 1998-2006 Regional Housing Needs Assessment (RHNA) Progress, Benefits of Housing and Community Development (HCD) Compliance, Demographic Trends, Income Trends, Housing Costs, Housing Conditions, At-Risk Rental Housing, RHNA, Sites Availability, RHNA and Sites Availability, 2008-2014 Housing Element Programs, and Additional Issues for Discussions (raised by Planning Commission and Ad-Hoc Committee).

Planner Broeren discussed options available for consideration and statistics for submittal to the State of California. She also discussed the number of units identified in the Beach/Edinger Specific Plan for low and very-low-income families.

Councilmember Green asked if staff has looked at the childcare component. Planner Broeren identified childcare facilities in the different zones, land use issues and program studies initiated by the Community Services Department. Councilmember Green asked what the income limits are for 1- and 2-person households and Consultant Warner said she would get back to her with that information. Councilmember Green asked for clarification on the Golden West College student housing of 175 units. Stanley Smalewitz, Economic Development Director, replied that the units are shared units that will house 300 students.

Councilmember Carchio voiced concerns regarding the demographic trend number pertaining to our senior citizens. Kathe Head, Principal, Keyser Marston Associates consultant, replied that the City is bound by proportionality, reflective in the low- and very-low income households citywide. Councilmember Carchio indicated that he believes the number of senior households is growing, and his emphasis would focus on the 40% reported that live alone, and 1/3 reported as disabled. Consultant Head indicated that the city is bound by the 2000 census until 2014.

Councilmember Bohr referred to the Beach/Edinger Corridor Specific Plan affordable housing component. Planner Broeren responded that the developer's 10% requirement is to be provided onsite, unless alternate options are considered. Director Smalewitz stated that development standards would dictate density of the projects. Councilmember Bohr confirmed that Bella Terra has a 15% requirement. Councilmember Hansen explained the focus of discussions during the ad hoc committee meeting and perceived direction related to mixed-use housing. Planner Broeren indicated that at the end of the Specific Plan process, the City would have an opportunity to re-adjust or change the number of housing units at that time.

Councilmember Green asked about the status of the mobilehome park preservation component and Planner Broeren replied that existing or new mobilehomes do not count towards RHNA compliance. Councilmember Hardy discussed ways the ad-hoc committee can lobby more

credits for built-out communities. Consultant Warner indicated credits are given for mobilehomes as preserved, but not counted for RHNA credit.

Councilmember Green questioned the exclusion of childcare within the Housing Element. Planner Broeren clarified that childcare is included within other elements in the General Plan. She also addressed SB 2 (Cedillo) — Emergency Shelters, explaining that jurisdictions must allow shelters in their City without any discretionary action, and therefore, must provide identification within the Housing Element. Councilmember Hardy asked if the Ripcurl proposal should include numbers allowed or proposed, and Planner Broeren responded that the City could put in a minimum requirement and qualify that these units are in process.

Mayor Pro Tem Cook asked if past deficiencies will carry over with penalties. Planner Broeren replied "no," explaining that each housing element period starts fresh without prior credit or penalty. Mayor Pro Tem Cook asked why the City overbuilt in the moderate and above-income categories. Planner Broeren discussed private market housing and selling prices determined by developers and it was noted that moderate-income accounted for Cape Ann, Promenade and subsequent neighborhoods built at that time.

Mayor Coerper inquired as to the State's mandate of emergency shelters, clarifying the need to build a shelter in the community. It was noted that appropriate zone(s) have to be identified for that use. He also referred to surplus school sites and the 63 units indicated at Lamb School, and discussed the Ripcurl project's application for 440 units. He thanked staff for an outstanding report.

Mayor Coerper asked Planner Broeren if action was needed from Council this evening, and Planner Broeren responded in the negative, thanked Council for its guidance and confirmed that Beach/Edinger numbers will remain as reported.