IV. HOUSING RESOURCES

This section describes and analyzes resources available for the development, rehabilitation, and preservation of housing in the City of Huntington Beach. This includes the availability of land resources, financial resources available to support the provision of affordable housing, administrative resources available to assist in implementing the City's housing programs, and resources for energy conservation.

A. AVAILABILITY OF SITES FOR HOUSING

As discussed previously in the Housing Needs Assessment, SCAG has determined the projected housing need for its region for the 2008-2014 Housing Element cycle, and has allocated this housing need to each jurisdiction by income category. This Regional Housing Needs Assessment (RHNA) represents the minimum number of housing units each community is required to plan for by providing "adequate sites" through the general plan and zoning. An important component of the Housing Element is the identification of adequate sites for future housing development, and evaluation of the adequacy of these sites in fulfilling the City's share of regional housing needs (RHNA). Huntington Beach has a RHNA allocation of 2,092 units distributed among the following income groups: 454 very low income; 369 low income; 414 moderate income; and 855 above moderate income units.

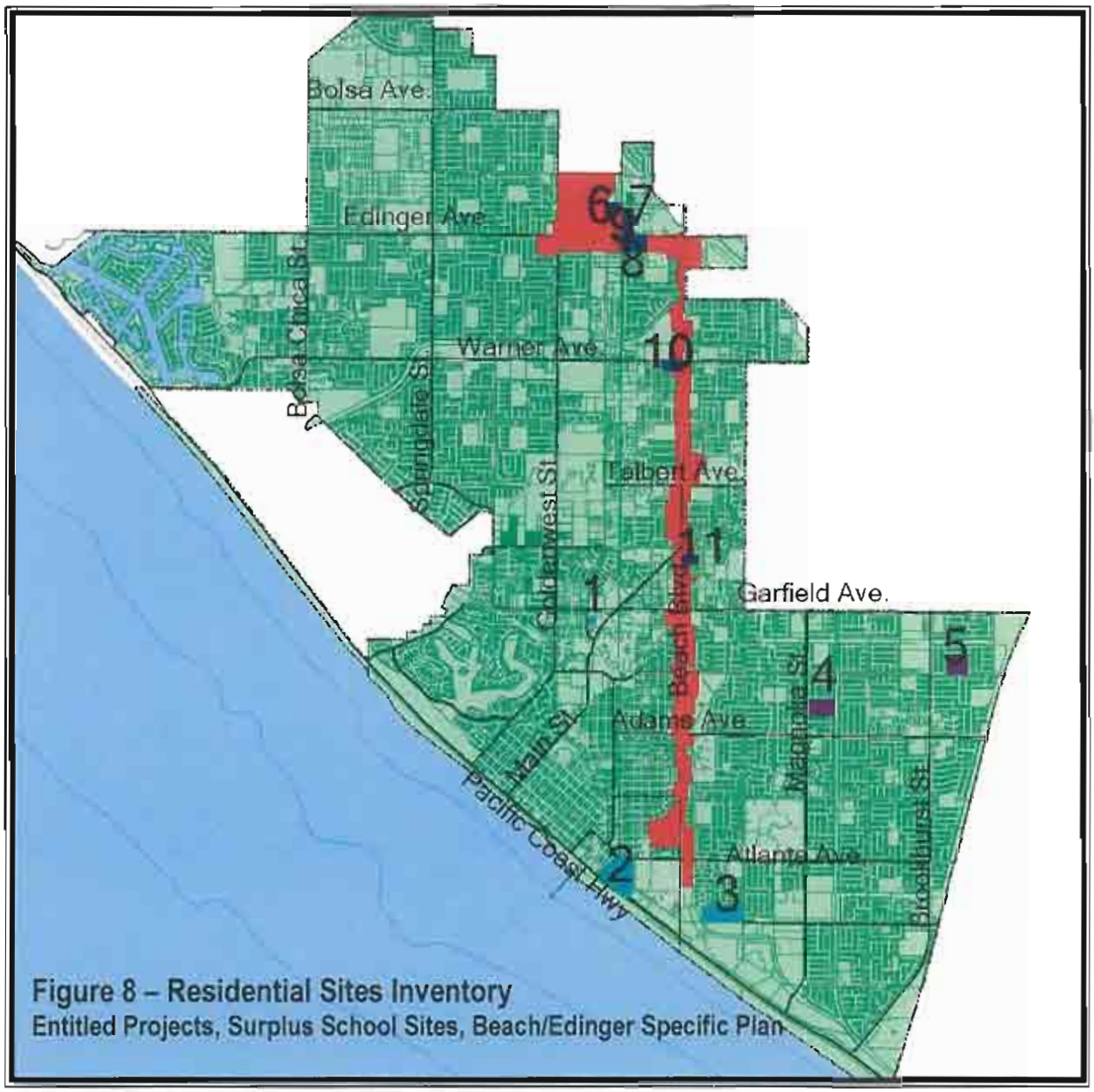
The City plans to fulfill its share of regional housing needs using a combination of the methods below, which are further described in the following narrative:

- Vacant sites currently zoned for residential development;
- Residential projects with development entitlements;
- Development on surplus schools sites;
- Existing assisted units that will be units preserved at affordable housing costs with the City's committed assistance; and
- Residential permits issued during the RHNA "gap period" (January 2006 - October 2007).

In aggregate, the City's residential sites capacity from the above sources provides for 1,205 additional units, including 116 lower, 92 moderate and 997 above moderate income. Because this represents a shortfall in sites necessary to fulfill Huntington Beach's lower and moderate income housing needs, the City is committing to a rezoning program as provided for under Housing Element statutes.[1] This rezoning program will occur as part of the adoption of the Beach/Edinger Corridor Specific Plan, as well as an amendment to the Pacifica Specific Plan. Figure 8 illustrates the City's residential sites inventory for the 2008-2014 period; detailed maps depicting vacant residential sites are included in Appendix A of the Element.

[1] AB 2348 amended Govn Code sections 65583(c)(1)(A) and (B) to clarify requirements for a Housing Element rezoning program to address a shortfall in sites for very low and low income households.

Figure 8 Residential Sites Inventory



Legend

Entitled Projects
1. The Villas
2. Pacific City
3. Blue Canvas

Surplus School Sites
4. Wardlow School Site
5. Lamb School Site

Beach/Edinger Specific Plan
6. The Ripcurl
7. The Village at Bella Terra
8. Watt Development Property
9. former Levitz property
10. Beach & Warner
11. Beach & Ellis

*Note: Detailed parcel-specific maps depicting vacant residential sites are included in appendix A.

1. Vacant Land

The City of Huntington Beach currently encompasses 27.5 square miles, approximately 98 percent of which is developed. As vacant, developable land becomes more scarce, it is increasingly important for the City to track and manage this diminishing resource. To this end, in the summer of 2007, the Huntington Beach Planning Department conducted a comprehensive windshield survey of all vacant land within the City to provide useful data concerning these areas to planners, developers, investors and other members of the public.

As shown in Table IV-1, the land survey documents a total of 366 vacant acres, representing 2.1 percent of the City's total acreage. Evaluating this vacant acreage by General Plan land use designation, the largest segment of vacant land (217.8 acres) is reserved Open Space, consisting of parks or conservation areas. Areas designated for Residential use constitute the second largest segment of vacant land, with 75.2 acres. The Mixed Use designation provides additional capacity for residential development, with 7.8 vacant acres. Parcels designated for Public and Institutional uses provide 41 acres of vacant land. Finally, only 23 acres of vacant Commercial and Industrial designated areas remain in the City.

Table IV-1
Vacant Land Summary

General Plan Category	Vacant Acres	% of Vacant Land
Residential	75.2	21%
Commercial	10.8	3%
Mixed-Use	7.8	2%
Industrial	12.8	3%
Open Space	217.8	60%
Public and Institutional	41.0	11%
Total	**366.16**	**100%**

Source: City of Huntington Beach Vacant Land Survey, July 2007.

For purposes of the Housing Element, a more detailed analysis of the City's vacant residential and mixed use areas has been conducted, as summarized in Table IV-2. As now required under Housing Element law, a parcel-specific inventory of vacant residential sites has been prepared which identifies the following for each parcel: Assessor's parcel number, site acreage, General Plan and Zoning designation, developable density, and realistic dwelling unit potential. Only those residential sites with reasonable potential to develop have been included in the inventory, reducing the developable residential and mixed use acreage to 23 acres, compared to the 83 acres identified in Table IV-1. A copy of the detailed residential sites inventory and corresponding maps are included in Appendix A to the Element.

Table IV-2
Developable Vacant Residential Sites

General Plan Category	Permitted Density	Vacant Acres	Potential Dwelling Units
Residential Low (RL)	7 du/acre	7.7	72 units
Residential Medium (RM)	15 du/acre	13.3	146 units
Residential Medium-High (RMH)	25 du/acre	0.7	10 units
Residential High (RH)	30 du/acre	0.5	7 units
Mixed Use Vertical (MV)		0.86	13 units
Mixed Use Horizontal (MH)		0.07	1 unit
Total		**23.13**	**249 units**

Source: City of Huntington Beach Vacant Land Survey, July 2007.

Realistic Development Capacity

The majority of remaining vacant residential sites in Huntington Beach are less than an acre in size, and can accommodate between one to four units. For example, many of the RM designated sites are located in the downtown, where the RMH-A zoning has helped to facilitate development of these small, 25 foot wide parcels. Because of the small size of many of these sites, most are unable to be developed to the maximum permitted density. City staff carefully evaluated the realistic development potential on each of the vacant sites, accounting for parcel size and historic development densities within each district.

The methodology used to determine the realistic development capacity of each of the sites listed in the residential sites inventory (Appendix A), and summarized in Table IV-2, was a combination of factors specific to each site including zoning designation and accompanying development standards, lot size, development trends and other land constraints applicable to the specific site. As such, very few sites can achieve the maximum densities allowed by their land use designation.

Most of the sites in the Residential Low (RL) category are vacant single-family residential infill lots capable of accommodating one unit. Because they meet the minimum lot size and are already subdivided with supporting infrastructure, these lots are likely to be developed within the planning period. Five of the sites in this category are located in the coastal zone. Although potential projects will require approval of a coastal development permit by the City before they can obtain building permits, this does not reduce the likelihood of development within the planning period as indicated by the fact that the City has processed 30 coastal development permit applications for residential projects in the last two years alone, 14 of which were for construction of new dwelling units on an existing lot.

The majority of the 72 potential units in the Residential Low category are located on a site within a specific plan (Site #6 of the Vacant Sites Inventory in Appendix A). The

specific plan allows for single-family residential uses and requires a minimum of 10 acres for development. Development of the site is contingent on the reuse of an adjacent site that is vacant but occupied by a landscape business. The total area would be 18.8 acres and could realistically be developed with 56 units at 3 units per acre, which is similar to existing development densities within that specific plan. Although it is difficult to predict with any certainty whether or not this site will be developed within the planning period, the City has received and continues to receive inquiries from potential developers of the site.

The Residential Medium (RM) category provides for the largest number of potential units to be developed on existing vacant residential land. Half of the sites in this category, as well as all of the sites in the Residential Medium-High (RMH) category, are located in the downtown area and have a zoning designation of RMH-A. The RMH-A zone facilitates development on these smaller downtown lots by allowing 25-foot lot widths and more flexible development standards such as increased floor area ratios (FAR) and decreased setbacks. These sites typically accommodate one to four units, and are indicative of the type of development that has occurred in the downtown area in recent years.

Other sites in the Residential Medium category have constraints that do not allow for maximum development potential. Site #8 is constrained by an earthquake fault that runs through a portion of the property. Even though the lot size is over one acre and allows for up to 15 units, development potential on the site is limited to three units;the project developer is in the process of submitting a tentative parcel map for development of the three units. Site #16 has contamination on a portion of the site which reduces development potential. The contamination is due to mercaptans in the soil, which result in a strong odor if disturbed. Located in a specific plan, the site was previously analyzed for maximum development potential and allows for 170 dwelling units. However, due to the mercaptan issue on a portion of the site, maximum development potential on the site has been conservatively estimated at 100 units. Although no entitlement applications have been submitted, the City has discussed development of the site with the property owners and it is feasible that the property owners will move forward with the project within the planning period. Vapor extraction is near completion on the site, and adjacent properties that have the same issue have been developed.

Finally, Site #14 is currently developed with four units. The site consists of six smaller parcels for a total of 1.13 acres. Of the total acreage, roughly 0.22 acre is vacant. Although the site has four existing units, the City has received a proposal for redevelopment of the site with fourteen units.

The remaining residential land use categories, Residential High (RH), Mixed Use Vertical (MV) and Mixed Use Horizontal (MH), can realistically provide another 21 residential units. All but one of the RH sites are located in the downtown area. They are very small and can apply the RMH-A standards to yield one or two units. The remaining RH site is located near the Huntington Harbour area and can accommodate two units. The

mixed use sites are located within the downtown specific plan area and, based on their location, are permitted to have residential uses either alone or with a commercial component. Development of the majority of these sites would require a coastal development permit. However, given that the City has processed 30 coastal development permit applications for residential projects in the last two years, it is feasible that the existing vacant sites in these categories will be developed within the planning period despite their coastal zone overlay designation. In fact, the City has already received conceptual plans for development of a mixed use project on Site #29 within the coastal zone, with the potential to provide six new units with ground floor commercial.

The vacant residential sites inventory (Appendix A) also identifies the following two sites with proposed General Plan or Zone changes to accommodate residential development. Given their pending status, these projects have not currently been included in the Housing Element sites inventory.

- 45 acre Coastal Zone site containing degraded wetlands. Owner received approval from City for development of 170 unit "Parkside Estates" in 2002. However, the Coastal Commission recently voted to require an expanded wetland and buffer area, thereby reducing the project yield by an estimated 50 units. The project requires further approvals from the Coastal Commission, including an amendment of the Local Coastal Plan, as well as the City before it can move forward.

- 1 acre vacant site located in Huntington Harbour. A portion of the site is zoned RL-CZ, and the other portion is zoned Open Space-Water Recreation (OS-WR). Applications for General Plan, Zoning Map, and Local Coastal Program amendments have been submitted for a 15 unit medium density residential development with a 27 slip public and private marina.

In addition to vacant sites, residentially designated properties with entitlements provide for an additional 736 units (711 market-rate and 25 for low- to moderate-income households), as illustrated in Table IV-3. These reflect projects with entitlements that will be built within the near term planning horizon. Two of these projects - Pacific City and Blue Canvas - will provide a significant contribution to the City's housing stock, and are described in greater detail below.

Table IV-3
Residential Development Potential - Projects with Entitlements

	Total Project Units	Low-Income	Moderate-Income	Market Rate
The Villas	19		4	15
Pacific City Condominiums	516*			516
Blue Canvas	201	3	18	180
Total	**736**	**3**	**22**	**711**

*117 affordable housing units, including 39 very low, 39 low, and 39 median income units to be provided off-site.

Pacific City

The Pacific City site is the last major site in the downtown area to be developed. It is a vacant 31-acre site bounded by the Pacific Coast Highway, First Street, Huntington Street and Atlanta Avenue being developed with a mix of visitor-serving commercial uses and residential to complement the downtown commercial core. The site is divided into three parcels, with the largest, 17.2-acre parcel to be developed with 516 residential condominiums (at a density of 30 units/acre) in a mix of two, three and four story buildings. The residential parcel will include a 2-acre village park/open space area dedicated for public usage. Site work has begun on phase one of the residential, with an expected opening in fall of 2008.

As Pacific City is within a Redevelopment Project Area, the affordability requirement is for 15 percent of units developed. The Affordable Housing Plan approved as part of the Pacific City Owner Participation Agreement stipulates that in exchange for an in-lieu contribution to the Redevelopment Agency's housing set-aside fund, the Agency will satisfy Pacific City's affordable housing requirement in the following manner:

- The Agency or its assignee shall cause to be constructed, or otherwise made available, 117 affordable housing units, including 39 units for very low income households, 39 units for low income households, and 39 units for median income households
- The units will be available for occupancy prior to issuance of building permits for the last phase of Pacific City; or evidence of the Agency's reasonable progress towards attainment of completion of the affordable units for the respective phase
- Units will have affordability covenants and restrictions for 60 years

Blue Canvas

The Blue Canvas Project will provide a master planned residential community of 201 attached homes (Medium Density Residential) on a former site used as an oil pipeline and storage tank terminal. The project will consist of duplex and triplex units, and will include a variety of dwelling unit types and sizes. Ten percent of the units will be

provided as affordable, with 18 units affordable for moderate income households and 3 units affordable to low income households. Residential uses will occupy approximately 8.5 net acres of the site, with a two-acre public park developed for public use. Rough grading on the site has been completed, with the first phase of residential units expected to be completed by fall of 2008.

2. Surplus School Sites

The City currently has six closed public school sites within its jurisdiction that have either been declared surplus or are being considered for surplus status by the School Districts, and are being made available for development. The City's Development Assistance Team has met with the Huntington Beach and Fountain Valley School Districts on these surplus sites to provide early direction on their development. All six sites are located within single-family neighborhoods, and therefore the City's direction has been to develop these sites as Low Density single-family. Table IV-4 summarizes the acreage and unit potential on each of these sites.

Entitlement applications are in the process of being submitted for the two Fountain Valley School District sites - Lamb and Wardlow schools - with entitlements anticipated to be complete by 2009. In August 2007, the Huntington Beach School District issued a Request for Proposal for development on four closed school sites: Burke, Gisler, Kettler and LeBard. The General Plan currently designates these four sites as Public, thereby necessitating a General Plan amendment and Zone Change to Low Density Residential. Development potential on the four Huntington Beach School district sites has not been included in the residential sites inventory. With continued trends of declining enrollment, additional surplus school sites may also be developed for residential use during the planning period.

Table IV-4
Surplus School Sites
City of Huntington Beach

School Site	School District	Lot Size	Density	Unit Potential
Lamb*	Fountain Valley	14.2 acres (includes acreage acquired by City for park use)	4.5 units/acre	63 units
Wardlow*	Fountain Valley	14.3 acres (includes acreage acquired by City for park use)	6 units/acre	44 units
			Total	**107 units**

Source: City of Huntington Beach Planning Department, October 2007.

3. Committed Assistance

Government Code Section 65583.1[c] permits jurisdictions to rely on existing units to fulfill up to 25 percent of their residential sites requirement (RHNA) in the Housing Element, pursuant to specified criteria. The following activities may be eligible:

- Substantial rehabilitation of substandard rental housing
- Conversion of multi-family rental units from non-affordable to affordable
- Preservation of at-risk housing

The City of Huntington Beach has committed to providing financial assistance towards the preservation of at-risk housing, and is seeking to apply credits towards the City's RHNA obligations (refer to Appendix B - Adequate Sites Program Alternative Checklist).

As presented in Table V-2 in the Housing Plan, Huntington Beach has fulfilled a portion of its regional share for very low and low income households (126 and 115 units respectively) during the prior planning period, rendering the City eligible to utilize the alternative sites program.

In summary, Wycliffe (Huntington) Gardens is a 185 unit, senior apartment complex comprised of one-bedroom and studio apartments originally financed with a HUD Section 231 loan, coupled with Section 8 contracts on all the units to provide affordability to very low income households. While the project was developed in 1970 and could benefit from modernization and refurbishment, the property is generally in good condition and units are decent, safe and sanitary. In November 2006, the current owner of Wycliffe Gardens provided a Notice of Intent to Prepay to the City, HUD, the State, and tenants of the project, and in 2008, paid off the Section 231 loan to HUD. The Section 8 assistance contract will expire in October 2008, placing the project at imminent risk of conversion to market rate. In conjunction with adoption of the Affordable Housing Component of the Agency's AB 1290 Implementation Plan that allocates $13 million in housing set-aside funds towards preservation of Wycliffe (Huntington) Gardens, the Redevelopment Agency conducted a public hearing on December 17, 2008, including a Powerpoint presentation that confirmed the project's imminent risk of conversion. Preservation of Wycliffe Gardens was also presented to the public at meetings conducted in conjunction with the Housing Element before the Planning Commission, City Council and Ad Hoc Council Committee on Affordable Housing.

The City has been contacted by several non-profit housing developers interested in participating in preservation of Wycliffe Gardens. The property owner selected to negotiate with the current property managers of the facility, Living Opportunities Management Company (LOMCO), based on their relationship with the Wycliffe residents and commitment to affordable housing. LOMCO has teamed with a non-profit, Las Palmas Housing Development Corporation, for project assistance, including working capital and project management.

LOMCO and the property owner have entered into escrow on the property, scheduled to close in mid-April. The Redevelopment Agency has committed up to $2.16 million in financing to assist in securing LOMCO's private bridge loan of approximately $10-$12 million. LOMCO is in the process of securing permanent financing, to include rehabilitation of the 38 year old building, and will be applying for 9% State Tax Credits, a private loan, and additional Agency assistance; the Agency is prepared to provide up to $8 million in permanent financing assistance, as budgeted for in the Agency's 2007 Affordable Housing Strategy. Once the bridge financing is secured and LOMCO owns the property, the rehabilitation of the property will be finalized, estimated to cost $2.1 million. The Agency anticipates entering into an Owner Participation Agreement for committed assistance with LOMCO in 2008 for up to $10 million in redevelopment set-aside funds, including both the bridge loan and permanent financing. The project's 185 very low income units will be maintained at affordable rents for a minimum of 55 years, consistent with Redevelopment statutes.

Program 4a in the Housing Element obligates the Agency to provide committed assistance for preservation of Wycliffe Gardens. Pursuant to Government Code Section 65583.1[c], the City will report to the State Department of Housing and Community Development (HCD) on the preservation status of Wycliffe Gardens no later than July 1, 2010. If the City has not entered into an enforceable agreement of committed assistance for the units specified, it will amend the Housing Element to identify additional appropriately zoned and suitable sites.

Since Wycliffe Gardens serves very low income residents, preservation of the 185 units in Wycliffe Gardens are credited towards the City's very low income RHNA housing needs for 454 units. While the Agency's assistance will provide affordability for 185 units, Housing Element statutes (Section 65583.1(c)(1)) allow only 25 percent of any RHNA income category to be met through existing housing. Therefore, of the 185 units to be preserved, only 113 units (25% of 454 units) can be credited towards the City's very low income RHNA need.

4. Residential Development Potential Compared with Huntington Beach's Regional Housing Needs

As presented in Table IV-5, Huntington Beach's new construction need (RHNA) for the 2008-2014 period is for 2,092 new units. Housing units receiving building permits during the 2006-2007 RHNA "gap period" can be credited towards the RHNA. As documented in Appendix C, 174 newly constructed units have been issued building permits between January 1, 2006 and October 31, 2007, including three low income and nine moderate income deed restricted units. Two second units were also built during this period, providing rental opportunities within the range of affordability to moderate income households.

Table IV-5 compares Huntington Beach's remaining RHNA of 1,918 units with the City's residential sites inventory, which provides for a total of 1,205 units. This unit potential is derived from the following:

- 249 units on vacant residential sites, including 72 units with densities suitable to support moderate income housing and 179 units suitable for above moderate income housing (based on realistic site densities presented in the vacant sites inventory in Appendix A)
- 736 units in projects with entitlements - The Villas, Pacific City and Blue Canvas - including 22 units restricted to moderate income households and 3 units restricted to low income households
- 107 units on surplus school sites suitable for above moderate income ownership housing
- 113 very low income units through committed assistance for preservation of Wycliffe Gardens

Table IV-5
Comparison of Regional Growth Need and Residential Sites
City of Huntington Beach

Income Group	Total RHNA	Building Permits (1/2006 – 10/2007)	Remaining RHNA	Minimum Density Guidelines	Site Inventory Capacity*	RHNA Shortfall under Current Zoning
Very Low**	454	0	454	≥30 units/acre	116	704
Low	369	3	366			
Moderate	414	11	403	≥12 units/acre	92	311
Above Moderate	855	160	695	<12 units/acre	997	n/a
Total	2,092	174	1,918		1,205	1,015

* Includes vacant land (Table IV-2); projects with entitlements (Table IV-3); development proposed on 2 surplus school sites (Table IV-4); and committed assistance to Wycliffe Gardens.

In terms of evaluating the adequacy of these sites to address the affordability targets established by the RHNA, Housing Element statutes now provide for use of "default densities" to assess affordability. Based on its population, Huntington Beach falls within the default density of 30 units/acre for providing sites affordable to very low and low income households. For moderate income households, based on several moderate income projects developed in the City (Cape Ann and the Promenade), the City has chosen a threshold of 12 units/acre to reflect a reasonable density with which moderate income development can be achieved. Allocating Huntington Beach's residential sites inventory based on these density thresholds, combined with the affordability mix anticipated in both entitled and proposed projects, results in the allocation of sites by targeted income group as presented in Table IV-5. A comparison of this income distribution with the City's RHNA identifies a shortfall of sites to accommodate 704 lower income units and 311 moderate income units. The City will address this shortfall through commitment to a rezoning program to occur as part of the adoption of the Beach/Edinger Corridor Specific Plan and amendment to the Pacifica Specific Plan, described in the following section.

5. Rezoning Program

Pursuant to AB 2348, a rezoning program to provide adequate sites to address a RHNA shortfall must adhere to the following parameters:

- Sites must be rezoned to accommodate100% of the RHNA shortfall for very low and low income units
- Rezoned sites for lower income households must accommodate residential uses "by right"
- Rezoned sites must be able to accommodate a minimum of 16 units
- At least 50% of sites rezoned to address the lower income housing shortfall need to be accommodated on sites designated for exclusively residential use

The following describes the Housing Element's rezoning program structured to fulfill the parameters of AB 2348 and address the City's shortfall of 704 lower income and 311 moderate income units.

Beach/Edinger Specific Plan

Beach Boulevard and Edinger Avenue serve as two of the City's primary major commercial thoroughfares, and are home to a diverse mix of both small and large retail developments, auto sales, residential and institutional uses. While these corridors have recognized economic success, it is the City's desire to establish a more cohesive integration of land uses and visual identity to the corridors.

In the fall of 2006, the City hired a consultant to prepare a revitalization study for Beach and Edinger to define a clear vision for growth and change. An extensive public involvement program is guiding this effort, providing input into development of the

Beach/Edinger Corridor Specific Plan. Land use and form-based development standards established in the specific plan will replace existing zoning regulations, and will set forth a series of new public improvements to enhance the corridors' physical image. A conceptual draft land use plan for the Edinger corridor has been reviewed by the community, and a review of the Plan's recommendations for Edinger were presented to City Council in January 2008. Subsequent to Council endorsement of the plan for Edinger, the land use plan for Beach Boulevard will be developed, with the entire Specific Plan targeted for adoption in 2008.

A key finding of the Plan's market study is that there is a strong demand for residential development, and little demand for a net increase in retail within the Plan area. Consistent with this finding, a major component of the specific plan is the integration of higher density housing along the corridors, with the following goals:

- 3,000 new units within Edinger Avenue Corridor Area
- 2,000 new units within the Beach Boulevard Corridor Area
- Beach Boulevard in the vicinity of Ellis Avenue - Residential Medium High Density
- Beach Boulevard between Talbert and Heil - residential/commercial mixed use

The Beach/Edinger Corridor Specific Plan is being developed to permit residential use by right[2] on every parcel in the Edinger Corridor area, with additional residential capacity to be accommodated along Beach Boulevard. Certain locations within the Specific Plan will require residential development to include ground floor commercial use, while other areas will permit stand-alone multi-family residential without a commercial component. The Plan's form-based zoning will not include prescriptive density or Floor Area Ratio limitations, but will instead regulate development based on building form and scale. A building height of up to six stories will generally be permitted, with reduced parking standards being evaluated as part of the Plan's development. The Specific Plan will be designated Mixed Use (M) in the General Plan to allow maximum design flexibility, as indicated by the General Plan Mixed Use land use description:

Permitted Uses

- Single uses including residential, neighborhood commercial or general commercial
- Mixed uses that may include vertically integrated housing or horizontally integrated housing

Development Standards

- The exact density, location and mix of uses in this category is intended to be governed by a Specific Plan to allow greater design flexibility

While the Beach /Edinger Corridor Specific Plan presents significant capacity for high density, multi-family residential and mixed use development more than sufficient to

[2] Residential uses permitted "by right" shall not require a conditional use permit, planned development permit, or other discretionary approval which constitutes a project under CEQA. Residential projects within the Specific Plan will however still be subject to design review.

address the City's regional housing needs, by way of example, the following short term development sites have been identified based on currently proposed projects.

Two large mixed-use projects are in the early stages of entitlement on the Edinger Avenue Corridor, with rezoning to occur in advance of the Specific Plan. The Ripcurl project is proposing approximately 440 apartment units and 10,000 square feet of neighborhood serving commercial uses on a 3.8 acre site, and would require a General Plan amendment from its current General Commercial designation. The Village at Bella Terra is also proposing a mix of approximately 500 new ownership and rental units in conjunction with 136,000 square feet of commercial uses adjacent to the million square foot Bella Terra retail mall (formerly the Huntington Center Mall), and would also require an amendment to the General Plan. Pursuant to the City's inclusionary housing requirements, a minimum ten percent of the units in The RipCurl would be deed restricted as affordable, and because Bella Terra falls within a Redevelopment Project Area, fifteen percent of its units would be restricted as affordable. A third project is being proposed by Watt Development for redevelopment of an older shopping center with 560 apartment units, while maintaining 100,000 square feet of retail; rezoning of this shopping center site will occur in conjunction with the Beach/Edinger Specific Plan. A fourth project would redevelop the former Levitz site, a 12.5-acre property located at the northeast corner of Edinger Avenue and Gothard Street. The proposed project is a mixed-use residential, live-work and commercial development and envisions six new residential and/or mixed-use blocks around a 3/4-acre private park. The development concept proposes up to 1,260 residential units and up to 60,000 square feet of retail primarily along Edinger Avenue. Project-level environmental review on the proposed project will occur in conjunction with the EIR on the Specific Plan.

There are also two mixed use projects proposed on the Beach Boulevard corridor that are being evaluated at a project level in the Specific Plan EIR. These projects include partial redevelopment of an existing center at Beach Boulevard and Warner Avenue and another mixed use project at Beach Boulevard and Ellis Avenue. These projects will provide approximately 390 additional units and, as with all developments with three or more residential units, will be subject to the City's inclusionary requirements for providing affordable units.

In addition to the proposed projects within the Beach/Edinger Corridor Specific Plan area, two additional "opportunity sites" have been identified along the Beach/Edinger Corridor. Although there are no projects proposed for either of these sites, they have been identified as vulnerable for redevelopment because they are partially vacant and developed with marginal commercial uses in older buildings (refer to summary table and aerial photos of each site in Appendix A). The City's consultant for the Specific Plan estimated the dwelling unit potential on each of these sites based on an anticipated residential product type and square footage of a potential commercial component. Combined, these two sites can accommodate approximately 350 units combined at densities ranging from approximately 50 - 60 units per acre on each site.

Table IV-6 summarizes the residential development potential on these example mixed-use projects and opportunity sites. Seven of these sites meet the default density of 30 units/acre for lower income households, with one project at a density suitable to support moderate income development. Combined with the overall capacity for approximately 5,000 new high density units in the Specific Plan, these identified near term projects and opportunity sites provide suitable sites to address the City's RHNA shortfall for 311 moderate income units, and 352 lower income units permitted to be part of a mixed use development.

Table IV-6
Beach/Edinger Corridor Specific Plan – Example Mixed Use Projects & Opportunity Sites

Projects	Number of New Units	Site Acreage	Project Density
Edinger Avenue			
The Ripcurl	440 apartment units	3.8 acres	115 units/acre
The Village at Bella Terra*	500 units	15.8 acres	32 units/acre
Watt Development Property	600 units	13.8 acres	44 units/acre
former Levitz property	1,260 units	12.5 acres	101 units/acre
Beach Boulevard			
Beach & Warner	270 units	9.4 acres	29 units/acre
Beach & Ellis (sec)	120 units	2.6 acres	46 units/acre
Opportunity Sites			
Beach & Ellis (nwc)	150 units	2.4 acres	62 units/acre
Beach & Yorktown (nec)	200 units	3.5 acres	57 units/acre
Total	**3,540 units**		

*Located on Edinger in The Crossings Specific Plan adjacent to Beach/Edinger Specific Plan area.

Rezoning for Exclusively Residential Use

As a means of complying with AB 2348 which requires at least half of sites rezoned to address a lower income RHNA shortfall to be designated exclusively for residential uses, the City has identified sites both within and adjacent to the Beach/Edinger Specific Plan appropriate for development as entirely residential. The City will rezone three or more of the sites identified in Table IV-7 (illustrated in Figure 9), encompassing targeted sites on Beach Boulevard; parcels within the Pacifica Specific Plan (off Beach Blvd); and a Redevelopment Agency owned site on McFadden Avenue adjacent to Goldenwest College. The City is currently able to commit to rezoning Sites 4 and 5; determination of which sites among 1-3 will be redesignated for exclusively residential will need to be confirmed as part of the Beach/Edinger Specific Plan process. Rezoning of three or more of the sites in Table IV-7 will more than address the City's lower income RHNA shortfall for 352 units on exclusively residential sites (50% of total 704 lower income RHNA shortfall).

Table IV-7
Sites for Potential Rezoning to Exclusively Residential Use

Map #	Location	Current Zoning	Anticipated # of units	Site Acreage	Density
1	Beach Blvd, S. of Yorktown	CG	70	2.12	33 du/ac
2	Cypress and Elm, behind Beach Blvd.	CG	40	.76	30 du/ac
3	Beach Blvd, N. of Yorktown	CG	100	3.14	31 du/ac
4	Pacifica Specific Plan	SP2	187	3.13	60 du/ac
5	McFadden Ave (RDA owned site)	IG	175	2.7	65 du/ac
Total			**572**		

The City used the following process to develop the inventory of sites for rezoning to exclusively residential use. As part of the Beach/Edinger Specific Plan, a "micro-vulnerability" analysis was conducted along Beach Boulevard to identify those sites most vulnerable to change from existing use (refer to Appendix A). City staff then evaluated these sites to determine which would be most appropriate for redesignation to an exclusively residential use, and identified sites 1-3 on Table IV-7. As depicted in the Rezoning Sites Table and accompanying aerial photos in Appendix A, these sites are characterized by a mix of older, economically marginal uses; parking lots; and vacant parcels - all factors contributing to their identification as vulnerable to change. The City's consultant for the Specific Plan estimated the dwelling unit potential on each of these sites based on an expected residential product type, providing the basis for the units identified in Table IV-7. The Beach/Edinger Specific Plan is structured as a form based Development Code, and does not establish maximum residential densities. The densities presented for sites 1-3 are not prescribed and do not represent maximum densities, but rather reflect the anticipated density based on an assumed product type.

Site #4 in Table IV-7 falls just outside the Beach/Edinger Specific Plan within the Pacifica Community Plan. The four parcels that comprise this former hospital site consist of surface parking lots, and a medical office building slated for demolition. A portion of this site had a previous proposal for development with 130 senior condominiums, and several developers have expressed an interest to the City in developing the site with housing at densities ranging from 70-80 units/acre. The Pacifica Community Plan identifies residential as a conditionally permitted use with no density cap. The City is committed to amending the Specific Plan to allow housing by right, and modifying the Plan's development standards as necessary to facilitate development at 60 units/acre.

Although Site #4 consists of 4 separate parcels, all of the parcels are held under one ownership and would be required to be consolidated prior to development of the site. Additionally, all but one of the parcels would be able to accommodate a minimum of 16 units if sold and developed separately. It should be noted that the parcel that would not be able to accommodate a minimum of 16 units is tied to an adjacent parcel and

would not be developed on its own as it is substandard in size and does not have street access.

Site #5 is a 2.7 acre vacant site on McFadden Avenue adjacent to Golden West College owned by the Redevelopment Agency, and has been targeted for development with affordable housing. The Agency intends to issue a Request for Qualifications in mid-2008 to non-profit housing developers for development of the site, and complete negotiations with the selected developer by year end; environmental review on the site will be conducted as part of the EIR on the Beach/Edinger Specific Plan. The Agency's goal is to develop the site as exclusively residential, and to accommodate a minimum of 175 affordable units on the site. This property is currently designated for Mixed Use in the General Plan and zoned General Industrial; the City will amend the General Plan and Zoning for this site to allow only residential use.

Adequacy of Rezoning Program to Address RHNA Shortfall

As indicated in Table IV-5, Huntington Beach has a shortfall of currently zoned sites to accommodate a portion of its regional housing needs for 704 lower income and 311 moderate income units. The City is committing to a rezoning program as part of the Housing Element (Program #9A) to provide adequate sites at appropriate densities to address this shortfall, and to address the following parameters of AB 2348: a) rezoned sites for lower income households provide for residential uses "by right"; b) rezoned sites accommodate a minimum of 16 units; c) at least 50% of sites rezoned to address the lower income housing shortfall are accommodated on sites designated for exclusively residential use.

By way of example of high density residential sites to become available as part of the overall 5,000 unit capacity within the Beach/Edinger Specific Plan, Table IV-6 illustrates eight specific opportunity sites and proposed mixed use projects. These eight sites alone provide capacity for over 3,500 units, seven of which provide densities appropriate to support lower income development, and one site with densities suitable to support moderate income development. Through the rezoning to occur as part of the adoption of the Beach/Edinger Specific Plan, the City has provided suitable sites to address the City's RHNA shortfall for 311 moderate income units, and 352 lower income units permitted to be part of a mixed use development. Table IV-7 demonstrates the City's site capacity to address its shortfall of 352 lower income units on sites designated for exclusively residential use.

5. Availability of Infrastructure and Public Services

As a completely urbanized community, the City of Huntington Beach has already in place all of the necessary infrastructure to support future development. All land designated for residential use is served by sewer and water lines, streets, storm drains, and telephone, electrical, and gas lines. However, as an older community, much of the City's infrastructure is aging and will require improvements or replacement over time.

The timing and funding of improvements need to be closely correlated with development phasing. The City has adopted an Integrated Infrastructure Master Plan that identifies needed improvement(s) and associated costs.

The City's 1996 General Plan identifies adequate transportation infrastructure, utility infrastructure and public service capacity to serve 18,500 additional residential units beyond what existed in 1990. Even with the 5,000 new units developed in Huntington Beach since 1990, the City has more than adequate infrastructure capacity to accommodate the City's residential growth needs (RHNA) for the 2008-2014 Housing Element cycle, which anticipates only 2,000 units. New development will tie into existing water and sewer mains, and in some instances mains may need to be upgraded to accommodate new demands generated by development. No specific parcels during the 2008-2014 planning horizon are constrained by infrastructure availability.

SB 1087, effective January 2006, requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower income households. Pursuant to these statutes, upon adoption of its Housing Element, Huntington Beach will immediately deliver the Element to local water and sewer providers, along with a summary of its regional housing needs allocation.

Figure 9 Sites to be Rezoned for Exclusively Residential Use

Legend

Sites 1-3: Beach/Edinger Specific Plan

Site 4: Pacifica Specific Plan

Site 5: Vacant RDA-owned parcel

B. FINANCIAL RESOURCES

There are a variety of potential funding sources available for housing activities in Huntington Beach. Due to both the high cost of developing and preserving housing and limitations on both the amount and uses of funds, a variety of funding sources may be required. Table IV-8 lists the potential funding sources that are available for housing activities. They are divided into five categories including: federal, state, county, local and private resources.

The primary source of funds for affordable housing activities in Huntington Beach is derived from the Redevelopment Agency housing set-aside fund. As required by California Redevelopment Law, the Huntington Beach Redevelopment Agency sets aside 20 percent of all tax increment revenue generated from the redevelopment project area for the purpose of increasing and improving the community's supply of housing for low- and moderate income households. These set-aside funds are placed in a separate Low- and Moderate-Income Housing Fund. Interest earned on money in the Fund, and repayments from loans, advances or grants are returned to the Fund and used to assist other affordable housing projects and programs.

The Agency has recently updated the Affordable Housing Component to the AB 1290 Implementation Plan (November 2007). This Plan specifies anticipated annual contributions to the redevelopment set-aside fund of between $3.2 - $3.6 million during the 2008-2014 period, for a total contribution of approximately $24 million, along with a 2008/09 beginning fund balance of $7.5 million. In addition, the Redevelopment Agency is projected to receive $20 million in contributions to the Housing Development Fund from developer payments made to the Agency in return for the Agency fulfilling the developer's Redevelopment Project Area inclusionary housing obligations. The Agency's Implementation Plan cash flow projections allocates Huntington Beach's affordable housing funds (including Housing Set-Aside, HOME, Housing Development Fund, Revolving Loan Repayments, and other miscellaneous revenues) among the following programs and projects during the 2008/09 to 2013/14 Housing Element planning period:

- Affordable Housing Development Assistance - $16.8 million[3]
- Oak View acquisition/rehabilitation, new construction - $12.3 million
- Wycliffe Gardens preservation - $10 million
- Workforce Housing program - $5 million
- Single-family rehabilitation (loans and grants) - $2.7 million

[3] Includes $3.8 million previously allocated towards Wycliffe Gardens preservation

Table IV-8
Financial Resources Available for Housing Activities
City of Huntington Beach

Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	Grants awarded to City on a formula basis for housing and community development activities primarily benefiting low and moderate income households. Huntington Beach allocates approximately $160,000 in CDBG funds annually towards its rehabilitation program.	▪ Acquisition ▪ Rehabilitation ▪ Homebuyer Assistance ▪ Economic Development ▪ Homeless Assistance ▪ Public Services
HOME	Flexible grant program awarded to City on formula basis for housing activities. Huntington Beach receives approximately $700,000 annually.	▪ New Construction ▪ Acquisition ▪ Rehabilitation ▪ Homebuyer Assistance Rental Assistance
Section 8 Rental Assistance	Rental assistance payments to owners of private market rate units on behalf of low-income (50% MFI) tenants. Administered by the Orange County Housing Authority.	▪ Rental Assistance
Section 202	Grants to non-profit developers of supportive housing for the elderly.	▪ Acquisition ▪ Rehabilitation ▪ New Construction
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	▪ Acquisition ▪ Rehabilitation ▪ New Construction ▪ Rental Assistance
2. State Programs		
Low-income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing.	▪ New Construction
Multi-Family Housing Program (MHP)	Deferred payment loans to local governments, non-profit and for-profit developers for new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households. Two funding rounds annually through 2009.	▪ New Construction ▪ Rehabilitation ▪ Preservation ▪ Conversion of nonresidential to rental ▪ Social services within project

Financial Resources Available for Housing Activities
City of Huntington Beach

Program Name	Description	Eligible Activities
Multi-family Housing Program - Supportive Housing	Deferred payment loans for rental housing with supportive services for the disabled who are homeless or at risk of homelessness. Two funding rounds annually through 2009.	▪ New Construction ▪ Rehabilitation ▪ Preservation ▪ Conversion of nonresidential to rental ▪ Social services within project
Building Equity and Growth in Neighborhoods (BEGIN)	Grants to cities to provide downpayment assistance (up to $30,000) to low and moderate income first-time homebuyers of new homes in projects with affordability enhanced by local regulatory incentives or barrier reductions. One funding round annually through 2009.	▪ Homebuyer Assistance
CalHome	Grants to cities and non-profit developers to offer homebuyer assistance, including downpayment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment and construction period expenses for homeownership projects. One funding round annually through 2011.	▪ Predevelopment, site development, site acquisition ▪ Rehabilitation ▪ Acquisition/rehab ▪ Downpayment assistance ▪ Mortgage financing ▪ Homebuyer counseling
Transit-Oriented Development Program	Funding for housing and related infrastructure near transit stations. One funding round annually through 2009.	▪ Regulations under development
Affordable Housing Innovation Fund	Funding for pilot programs to demonstrate innovative, cost-saving ways to create or preserve affordable housing	▪ Regulations pending
Infill Incentive Grant Program	Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc) to facilitate infill housing development. One funding round annually.	▪ Regulations pending
CalHFA Residential Development Loan Program	Low interest, short term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Downpayment Assistance Program to provide subordinate loans to first-time buyers. Two funding rounds per year.	▪ Site acquisition ▪ Pre-development costs

Financial Resources Available for Housing Activities
City of Huntington Beach

Program Name	Description	Eligible Activities
CalHFA Homebuyer's Downpayment Assistance Program	CalHFA makes below market loans to first-time homebuyers of up to 3% of sales price. Program operates through participating lenders who originate loans for CalHFA. Funds available upon request to qualified borrowers.	▪ Homebuyer Assistance
3. Local Programs		
Redevelopment Housing Fund	State law requires that 20% of Redevelopment Agency funds be set aside for a wide range of affordable housing activities governed by State law. The Huntington Beach Implementation Plan estimates $3.2 - $3.6 million will be contributed to the Low/Mod Housing Fund annually.	▪ Acquisition ▪ Rehabilitation ▪ New Construction
Housing Development Fund	Inclusionary housing in-lieu fees as permitted for projects with 3-9 units. Funded projects are required to include a minimum of 50 percent very low and low income units, with at least 20 percent of units affordable to very low income households.	▪ Pre-development costs ▪ Land acquisition ▪ Rehabilitation ▪ Land Write-downs ▪ Interest rate subsidies
Tax Exempt Housing Revenue Bond	The City can support low-income housing by issuing housing mortgage revenue bonds requiring the developer to lease a fixed percentage of the units to low-income families at specified rental rates.	▪ New Construction ▪ Rehabilitation ▪ Acquisition
4. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	Fixed rate mortgages issued by private mortgage insurers.	▪ Homebuyer Assistance
	Mortgages which fund the purchase and rehabilitation of a home.	
	Low Down-Payment Mortgages for Single-Family Homes in under served low-income and minority cities.	
Federal Home Loan Bank Affordable Housing Program	Direct Subsidies to non-profit and for profit developers and public agencies for affordable low-income ownership and rental projects.	▪ New Construction
Savings Association Mortgage Company Inc.	Pooling process to fund loans for affordable ownership and rental housing projects. Non-profit and for profit developers contact member institutions.	▪ New construction of rentals, cooperatives, self help housing, homeless shelters, and group homes

Financial Resources Available for Housing Activities
City of Huntington Beach

Program Name	Description	Eligible Activities
Freddie Mac	HomeWorks-1st and 2nd mortgages that include rehabilitation loan; City provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	▪ Home Buyer Assistance combined with Rehabilitation

Source: Karen Warner Associates

C. ADMINISTRATIVE RESOURCES

Described below are several non-profit agencies that have completed projects in Huntington Beach and can continue to serve as resources in the implementation of housing activities in the City. These agencies play an important role in meeting the housing needs of the City, and are integral in implementing activities for acquisition/rehabilitation, preservation of assisted housing, development of affordable housing.

Orange Housing Development Corporation (OHDC): OHDC is a non-profit housing developer founded in 1990. Located in the City of Orange, the Agency's start-up costs were originally funded by the Orange Redevelopment Agency. OHDC's primary focus is within Orange County, but has developed over 3,000 units in communities throughout California. In 2002, the Huntington Beach Redevelopment Agency funded OHDC to develop the 20 unit Bowen Court senior housing project.

Jamboree Housing Corporation (JHC): JHC is a non-profit developer that has developed and implemented numerous affordable housing projects throughout Orange County and the State. Jamboree has also established an in-house social services division to assist residents in maintaining self-sufficiency. "Housing with a HEART" (Helping Educate, Activate and Respond Together) now operates at most Jamboree-owned properties. JHC has completed two multi-family acquisition/rehabilitation projects in the Oakwood neighborhood in Huntington Beach, with three additional projects pending.

Shelter for the Homeless: Shelter for the Homeless provides emergency, transitional and permanent supportive housing for homeless and lower income families. The City has partnered with Shelter for the Homeless to rehabilitate a total of twelve units in the Oakview neighborhood and provide units at affordable rents for extremely to very low income families.

Habitat for Humanity: Habitat is a non-profit, Christian organization that builds and repairs homes for very low income families with the help of volunteers and homeowner/partner families. Habitat homes are sold to partner families at no profit with affordable, no interest loans. The City has supported Habitat in the development of four new homes in Huntington Beach, with two additional projects pending.

Collette's Children's Home (CCH): CCH, headquartered in Huntington Beach, provides emergency and transitional housing and permanent placement services to homeless women with children and chronically homeless single women. CCH has completed numerous affordable housing projects throughout Orange County, including two transitional housing facilities in the Oakview and Sun View neighborhoods in Huntington Beach.

D. OPPORTUNITIES FOR ENERGY CONSERVATION

Conventional building construction, use and demolition along with the manufacturing of building materials have multiple impacts on our environment. In the United States, the building industry accounts for:

- ✓ 65% of electricity consumption
- ✓ 30% of greenhouse gas emissions
- ✓ 30% of raw materials use
- ✓ 30% of landfill waste
- ✓ 12% of potable water consumption

Interest in addressing these impacts at all levels of government has been growing. In 2004, the State of California adopted legislation requiring LEED (Leadership in Energy and Environmental Design) certification for new and renovated public buildings. Some local jurisdictions have not only adopted similar standards for their public buildings, but have also recently required LEED certification for larger commercial and residential developments. For example, the City of Pasadena requires the LEED certified level for commercial construction of 25,000+ square feet and residential buildings with 4+ stories. Other Southland cities that have adopted similar requirements are Calabasas, Santa Monica, Long Beach, and Los Angeles.

LEED certification building standards are one piece of a coordinated green building program. Why would a city adopt a green building program? Most local building standards already consider energy and stormwater issues. In addition, many jurisdictions have programs related to recycling, water conservation, stormwater management, land use, and public health. However, these programs are often overlapping and uncoordinated. One of the primary goals behind establishing a green building program is to create a holistic, integrated design approach to green building.

A green building program considers a broad range of issues including community and site design, energy efficiency, water conservation, resource-efficient material selection, indoor environmental quality, construction management, and building maintenance. The end result will be buildings that minimize the use of resources; are healthier for people; and reduce harm to the environment.

Both the public and private sectors currently offer grants, refunds, and other funding for green building. In addition, developments built to green standards assist both the owners and tenants with energy and maintenance costs over time.

Other efforts by cities related to energy conservation include: providing information regarding energy efficient techniques for rehabilitation; referrals for residents and businesses to energy conservation programs; and local incentives for building green.

The following presents a variety of ways in which Huntington Beach can promote energy conservation:

- Advertise utility rebate programs and energy audits available through Edison and Southern California Gas, particularly connected to housing rehabilitation programs. Lower-income households are also eligible for State sponsored energy and weatherization programs.
- Develop green (energy-efficient and environmentally-sensitive) building standards for public buildings.
- Provide incentives, such as expedited plan check, for private developments that are building green
- Support the elimination of contamination in older buildings (lead-based paint, asbestos, etc.) during rehabilitation and code inspections.
- Allow higher densities and mixed use development within walking distance of commercial, thereby reducing vehicular trips and reducing greenhouse gas emissions.
- Promote funding opportunities for private green buildings, including available rebates and funding available through the California Energy Commission for installation of solar panels.
- Provide resource materials and training opportunities regarding green building and energy conservation.
- Apply green building criteria to rehabilitation of single and multi family buildings.

Global Green, a leader in the green building field, has designed a step-by-step guide for local governments interested in creating a green building program. The steps are outlined as follows:

1. Establish Your Baseline - what are current local policies, ordinances, and environmental programs; identify gaps
2. Analyze Building Trends - what are past trends, planned city and major private projects, and projected growth
3. Review Existing Guidelines - do they fit with local climate, city procedures, local building practice, and address local priorities
4. Conduct Outreach - form city staff team and citizen committee; convene groups; and identify issues and priorities
5. Establish Framework - identify priority sectors; determine phasing; set incentives; and determine administration
6. Implementation - adopt policy; prepare and provide resources and materials; hold workshops and trainings; identify additional staff needs

The City of Huntington Beach has made a strong commitment to Green Building. The Planning Department offers a "Green Building Tips" handout for both homeowners and builders, and the City is initiating a fee reduction program for remodels that include solar panels. Both the Planning Commission and City Council have formed subcommittees to evaluate and develop measures to initiate a comprehensive Green Building Program. The City has budgeted for a new Green Building/Energy Coordinator staff position within the Planning Department to implement the Program.

To further green building goals, residential and mixed-use developments receiving Redevelopment Agency assistance will be required to include sustainable design features to the extent financially feasible, such as:

- Energy and water reduction strategies
- Building design that maximizes sunlight for heat and light, and maximizes air flow for natural cooling
- Solid waste reduction technologies
- Storm water mitigation
- Gray water recycling

Southern California Edison Customer Assistance Program

Southern California Edison (SCE) offers a variety of energy conservation services under Customer Assistance Programs (CAP). These services are designed to help low-income households, senior citizens, permanently disabled, and non-English speaking customers control their energy use. All CAP participants must meet the federally-established income guidelines. Most services are available free of charge.

Southern California Gas Company Involvement Program

The Southern California Gas Company offers an energy conservation service known as the Community Involvement Program (CIP). This service provides weatherization for the homes or apartments of low-income families, provided they meet the federally-established income guidelines. These services are provided to the low-income families free of charge while later being reimbursed by the Gas Company.