CITY OF HUNTINGTON BEACH
2013-2021 HOUSING ELEMENT

Adopted

February 2020

City of Huntington Beach
Community Development Dept.
2000 Main Street
Huntington Beach, CA 92648

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COMMUNITY DEVELOPMENT DEPT.
2000 MAIN STREET HUNTINGTON BEACH, CA 92648

KAREN WARNER ASSOCIATES

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I. INTRODUCTION

A. ROLE AND ORGANIZATION OF THE HOUSING ELEMENT

State law recognizes the vital role local governments play in the availability, adequacy and affordability of housing. Every jurisdiction in California is required to adopt a long-range General Plan to guide its physical development; the Housing Element is one of the seven mandated elements of the General Plan. Housing Element law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain housing production. Housing element statutes also require the State Department of Housing and Community Development (HCD) to review local housing elements for compliance with State law and to report their findings to the local government.

California's Housing Element law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups. The Southern California Association of Governments (SCAG) is responsible for developing and assigning these regional needs, or "RHNA", to southern California jurisdictions. Pursuant to the RHNA planning period, the Huntington Beach Housing Element is an eight-year plan extending from 2013-2021.

Huntington Beach's Housing Element identifies strategies and programs that focus on:

1) Preserving and improving housing and neighborhoods;
2) Providing adequate housing sites;
3) Assisting in the provision of affordable housing;
4) Removing governmental and other constraints to housing investment;
5) Promoting fair and equal housing opportunities; and
6) Promoting sustainable housing.

The City's 2013-2021 Housing Element consists of the following major components:

- An analysis of the City's demographic, household and housing characteristics and related housing needs (Section II);

- A review of potential market, governmental, and infrastructure constraints to meeting Huntington Beach's identified housing needs (Section III);

- An evaluation of residential sites, financial and administrative resources available to address the City's housing goals, and resources for energy conservation (Section IV);

- The Housing Plan for addressing the City's identified housing needs, constraints and resources; including housing goals, policies and programs (Section V).

B. SOURCES OF INFORMATION

In preparing the Housing Element, and the Needs Assessment in particular, data is compiled from a variety of sources. The following identifies the primary sources of information utilized, with the specific source referenced beneath each data table in the Element.

- Demographic and housing data is derived from the 2010 Census, 2006-2010 American Community Survey, and the Southern California Association of Governments' (SCAG) Existing Housing Needs Statement;

- SCAG's 2008-2035 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast provides population, housing and employment projections;

- Household income data by type of household is derived from the Comprehensive Housing Affordability Strategy (CHAS) prepared by HUD;

- 2012 housing market information is obtained through newspaper and internet rent surveys, and DataQuick sales transactions;

- Employment data by industry type and commuting patterns are provided through the Census 2012, OnTheMap Application.

- SCAG's 2013-2021 Regional Housing Needs Assessment (RHNA) provides information on projected housing needs; and

- Lending patterns for home purchase and home improvement loans are provided through the Home Mortgage Disclosure Act (HMDA) database.

C. PUBLIC PARTICIPATION

Section 6553(c)(6)(B) of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Opportunities for community stakeholders to provide input on housing issues and recommend strategies are critical to the development of appropriate and effective programs to address the City's housing needs. Huntington Beach solicits input from the public throughout the year-long housing element process: during development of the draft element; during public review of the draft element; and during the adoption process.

The City solicited public input early during development of the draft element through a series of three public meetings. Notification of these meetings was provided in the local newspaper, and direct notification was provided to 75 interested groups and individuals. Groups notified included: for-profit and non-profit developers active in the City; advocacy groups representing lower income populations; business organizations; realtors; adjacent jurisdictions; and individuals requesting notification. A copy of the meeting notification and distribution list is included in the Appendix. Public meetings were conducted in a workshop setting in a City

Hall conference room, with two meetings conducted before the Planning Commission and one meeting before the City Council.

Some of the common themes that arose out of the community meetings include:

- Majority of developmentally disabled residents living with parents – critical need for housing options as parents age and can no longer care for disabled child. Need a range of housing types, including:
    - Small group homes
    - Supportive housing
    - Senior housing can also serve disabled
    - Mobilehome parks
    - Affordable rental housing
- Declining numbers of families with children highlight the needs for affordable housing
- Senior population will continue to grow as baby boomers age, necessitating focus on senior housing needs
- Very low and low income workforce, such as retail and service workers, cannot afford to live in the community. Need to focus on providing housing for lower income workers, such as by modifying the City's inclusionary ordinance
- Lack of housing choices affordable to 20-30 year olds who may not be low income but due to lack of reasonably priced options and new product live elsewhere.

Each of these issues is addressed within the Housing Element's policies and programs.

Upon completion of the draft Housing Element, the City circulates a Notice of Availability to a variety of interested organizations. The Notice defines a 60 day review and comment period, and identifies locations for review of the draft document, including the local libraries, the Senior Centers, City Hall, and the Planning Department. In addition, the draft Housing Element is placed on the city's website at www.ci.huntington-beach.ca.us. The draft is also sent to the State Department of Housing and Community Development (HCD) for review and comment.

Public hearings are held on the Housing Element before both the Planning Commission and City Council. Notification is published in the local newspaper in advance of each hearing, and direct notices are mailed to interested groups and individuals. Public hearings are televised, allowing greater access to individuals unable to attend in person.

2019 Housing Element Amendment
Huntington Beach is currently considering an amendment to its adopted 2013-2021 Housing Element. As part of the amendment process, a draft Housing Element was made available for public review and comment for a 30-day period (November 14, 2019 through December 13, 2019). A notice of the comment period was published in the newspaper, directly mailed to the City's list of interested parties, posted on the City's social media sites as well as community sites, posted on the website and published in the City Manager's newsletter.

The draft Housing Element was available for review on the City's website in addition to the Planning and Zoning counter and the City Clerk's public counter at City Hall. During the public review and comment period, the City held a stakeholder meeting consisting of affordable and market rate housing developers as well as housing advocacy groups and other interested parties. Noticed public hearings before the Planning Commission and City Council will be

held in January/February 2020. A copy of the public comment period notice and list of interested parties is provided in Appendix B.

D. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The 1996 Huntington Beach General Plan is comprised of the following sixteen elements/resource topics:

- Land Use
- Urban Design
- Housing
- Economic Development
- Growth Management
- Circulation
- Utilities
- Public Facilities and Services
- Recreation and Community Services
- Historical and Cultural Resources
- Environmental Resources/Conservation
- Noise
- Environmental Hazards
- Air Quality
- Hazardous Materials
- Coastal

There is a high degree of interrelationship among the various elements of the Huntington Beach General Plan. For example, the Land Use Element provides for the types, density/intensity, design, and distribution of residential land uses, whereas the Housing Element addresses the manner in which existing housing will be conserved and new housing will be provided where the Land Use Element permits development.

The City will ensure consistency between the Housing Element and the other General Plan elements so that policies introduced in one element are consistent with other elements. Whenever any element of the General Plan is amended in the future, the Housing Element will be reviewed and modified, if necessary, to ensure continued consistency between elements.

II. HOUSING NEEDS ASSESSMENT

This section of the Housing Element discusses the characteristics of the City's population and housing stock as a means of better understanding the nature and extent of unmet housing needs. A variety of housing needs maps are presented based on census tract data; Figure 1 depicts the 2010 census tract boundaries for Huntington Beach.

A. DEMOGRAPHIC AND EMPLOYMENT PROFILE

Demographic changes such as shifts in age structure, as well as change in the community's employment base can have a significant impact on housing needs. This section addresses population, age, race/ethnicity, and employment trends in Huntington Beach.

1. Population Growth and Trends

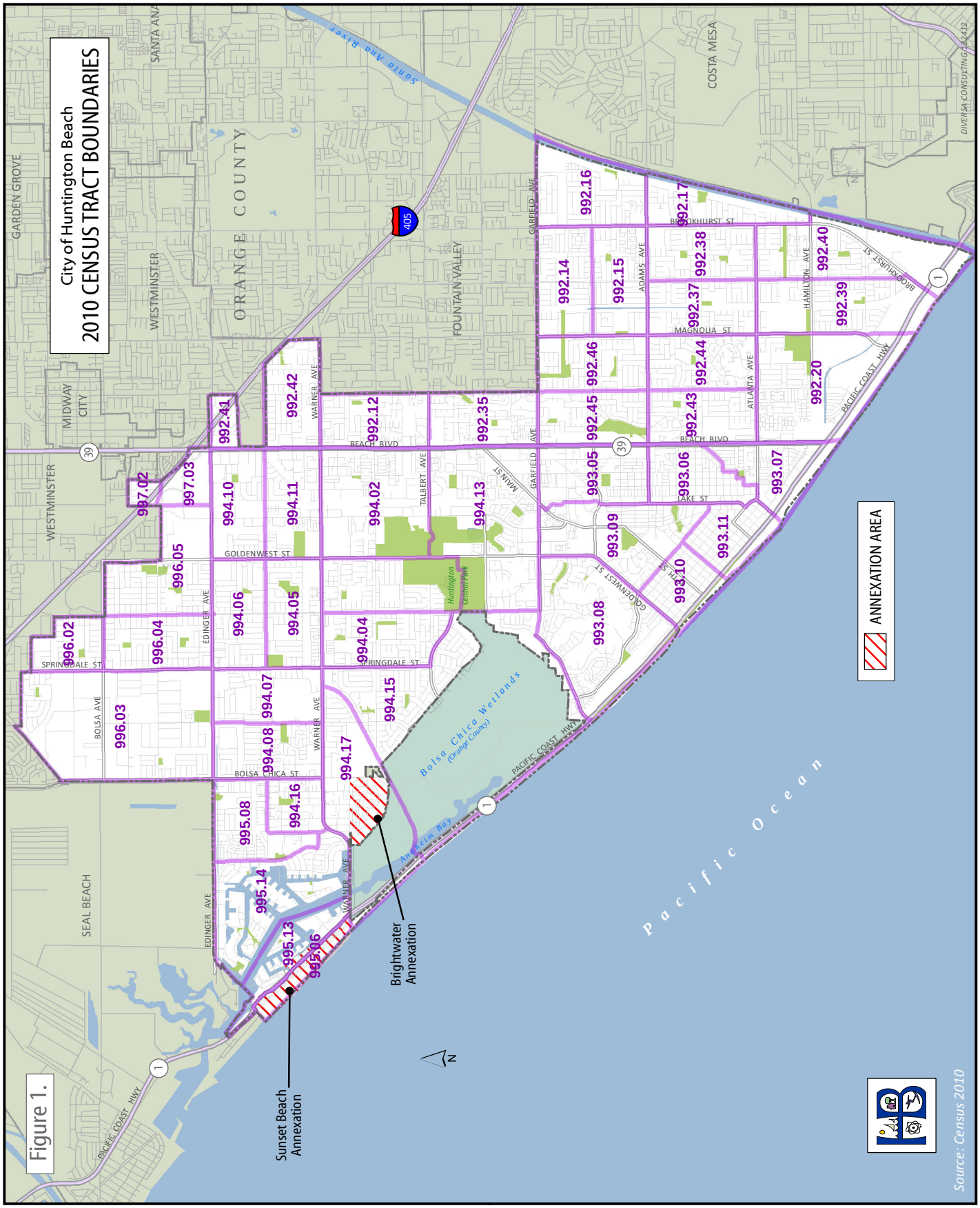
Table II-1 presents population growth trends in Huntington Beach and the Orange County region from 1980-2010. This table illustrates the high level of population growth in the County between 1980 and 2000, with more modest growth levels in many of the older central and north Orange County communities. In Huntington Beach, the rate of population growth was less than one-third the County-wide average in both the 1980s and 1990s. The 2010 Census documents Huntington Beach's population at 189,992, representing an increase of just 300 residents over the most recent decade. In August 2011, the Sunset Beach community was annexed into Huntington Beach, adding approximately 970 residents to the City's population.

In terms of future trends, the Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast projects a 5.3 percent increase in Huntington Beach's population over the 2008-2020 period, for an estimated 2020 population of just under 200,000.

Table II-1: Regional Population Growth Trends 1980-2010

Jurisdiction	1980	1990	2000	2010	Percent Change		
					1980-1990	1990-2000	2000-2010
Anaheim	219,311	266,406	328,014	336,265	22%	23%	3%
Costa Mesa	82,562	96,357	108,724	109,960	17%	13%	1%
Fountain Valley	55,080	53,691	54,978	55,313	-3%	2%	<1%
Huntington Beach	**170,505**	**181,519**	**189,627**	**189,992**	**7%**	**5%**	**<1%**
Irvine	62,127	110,330	143,072	212,375	44%	23%	48%
Newport Beach	62,556	66,643	70,032	85,186	7%	5%	22%
Santa Ana	203,713	293,742	337,977	324,528	44%	15%	4%
Seal Beach	25,975	25,098	24,157	24,168	-3%	-4%	0%
Westminster	71,133	78,118	88,207	89,701	10%	13%	2%
Total Orange County	1,932,709	2,410,556	2,846,289	3,010,232	25%	18%	6%

Source: U.S. Census 1980, 1990, 2000 and 2010.


City of Huntington Beach
2010 CENSUS TRACT BOUNDARIES
Figure 1.
ANNEXATION AREA
Sunset Beach Annexation
Brightwater Annexation
Pacific Ocean
Bolsa Chica Wetlands (Orange County)
Anaheim Bay
Santa Ana River
ORANGE COUNTY
GARDEN GROVE
SANTA ANA
WESTMINSTER
MIDWAY CITY
SEAL BEACH
FOUNTAIN VALLEY
COSTA MESA
BEACH BLVD
GOLDENWEST ST
SPRINGDALE ST
BOLSA CHICA ST
PACIFIC COAST HWY
EDINGER AVE
BOLSA AVE
WARNER AVE
TALBERT AVE
MAIN ST
GARFIELD AVE
ADAMS AVE
BROOKHURST ST
MAGNOLIA ST
HAMILTON AVE
ATLANTA AVE
LAKE ST
Huntington Central Park
405
39
1
996.02
996.03
996.04
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997.02
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993.11
993.07
Source: Census 2010
DIVERSA CONSULTING 12-2-12

2. Age Characteristics

Housing need is often affected by the age characteristics of residents in the community. Different age groups have different lifestyles, income levels, and family types that influence housing needs.

Table II-2 displays the age distribution of the City's population in 2000 and 2010, and compares this with Orange County. As displayed in the table, 21 percent of Huntington Beach's population is comprised of children under the age of 18, slightly below the 24 percent children Countywide. The Census documents a decrease in approximately 3,400 children in Huntington Beach over the decade, with the City's two largest elementary/middle school districts (Ocean View and Huntington Beach City) evidencing similar trends. Within the Huntington Beach City School District, while enrollment levels declined throughout the first half of the decade as many families with school age children relocated to lower cost housing markets, enrollment levels in recent years have begun to increase once again to levels comparable to those in 2000. School District staff attribute the increase to inter-district transfers – the transfer of children into the Huntington Beach City School District from outside the district.

The biggest change in Huntington Beach's age profile is a shift from a younger population to a more mature population. This aging trend is borne out by an increase in the median age from 36 years in 2000 to 40.2 years in 2010, now considerably above the County's median age of 36.2 years. (The median age in the newly annexed Sunset Beach community is 46.9 years, exceeding the City's median age by over six years). The City experienced a significant decline in its young adult (25-44 years) population over the past decade, while experiencing growth in the middle adult (45-64 years) and senior (65+ years) populations. The college age (18-24 years) population remained constant over the decade. Factors contributing to this shift in the City's age structure include an aging in place of young adults into the middle age bracket, and the limited number of new young adults and families moving into the community due in part to high housing costs.

Table II-2: Age Distribution 2000-2010

Age Group	2000		2010		
	Persons	Percent	Persons	Percent	Orange Co. %
Preschool (<5 yrs)	11,728	6%	9,665	5%	6%
School Age (5-17 yrs)	30,455	16%	29,197	16%	18%
College Age (18-24 yrs)	15,930	9%	16,172	9%	10%
Young Adults (25-44 yrs)	66,245	35%	54,024	28%	28%
Middle Age (45-64 yrs)	45,580	24%	53,978	28%	26%
Seniors (65+ years)	19,656	10%	26,956	14%	12%
TOTAL	189,594	100%	189,992	100%	100%
MEDIAN AGE	36 years		40.2 years		36.2 years

Source: U.S. Census 2000 and 2010.

3. Race and Ethnicity

Table II-3 displays the racial/ethnic composition of Huntington Beach's population in 2000 and 2010, and compares this with the Countywide distribution. White residents continue to comprise the vast majority of the City's population, though this segment of the population continues to decrease each decade, most recently from 72 percent in 2000 to 67 percent in 2010. This decrease in White residents was offset by the increase in both the Hispanic and Asian/Pacific Islander populations. Hispanic residents grew from 15 to 17 percent, and Asian/Pacific Islander residents grew from 9 to 11 percent of the population; however this is still well below the 34 percent Hispanic and 18 percent Asian/Pacific Islander populations Countywide. African Americans and American Indians each continue to comprise less than one percent of the City's population. The "Other Race" sector remained fairly constant over the decade at three percent of the population. Despite Huntington Beach's increasing diversity, the City remains less ethnically diverse than the County as a whole.

Table II-3: Racial and Ethnic Composition 2000-2010

Racial/Ethnic Group	2000		2010		
	Persons	Percent	Persons	Percent	Orange Co. %
White	136,237	72%	127,640	67%	44%
Hispanic	27,798	15%	32,411	17%	34%
Asian/Pacific Islander	17,976	9%	21,387	11%	18%
African American	1,383	<1%	1,635	<1%	1%
American Indian	777	<1%	532	<1%	<1%
Other Race	5,423	3%	6,387	3%	3%
TOTAL	189,594	100%	189,992	100%	100%

Source: U.S. Census 2000 and 2010.

4. Employment

The recent economic recession had a significant impact on job growth in Orange County, with the loss in over 100,000 jobs between 2006-2010. Similarly, the number of jobs in Huntington Beach fell from approximately 81,600 in 2006 to 73,300 in 2010, representing a ten percent decrease.[1] Since that time, the economy has begun to turn around, with the Orange County Business Council reporting an increase in 35,000 private sector jobs in the County during the first three quarters of 2012, and projected continued job growth in 2013 and 2014.[2] Within Huntington Beach, employment is projected to grow to 80,100 jobs by 2020, bringing the City's employment base back to near pre-recessionary levels. [3]

[1] Orange County Projections (OCP) 2006 and 2010. OCP forecasts are consistent with SCAG's Regional Transportation Plan/Sustainable Communities Strategy.
[2] 2012 Orange County Workforce Housing Scorecard, Orange County Business Council.
[3] OCP-2010.

Table II-4 identifies the largest corporate employers in Huntington Beach, and illustrates the strong presence of aerospace, retail, hospitality and healthcare industries.

Table II-4: Major Corporate Employers in Huntington Beach

• The Boeing Company	• Huntington Beach Hospital
• Quiksilver	• Rainbow Environmental Services
• Cambro Manufacturing	• Home Depot USA
• Verizon	• Huntington Valley Healthcare
• Hyatt Regency Resort & Spa	• Hilton Waterfront Beach Resort
• C & D Aerospace	• Cleveland Golf
• Fisher & Paykel	• Walmart

Source: Huntington Beach Chamber of Commerce, Community Overview.

The Census identifies approximately 61,000 primary jobs in Huntington Beach in 2010.[4] As depicted in Table II-5, manufacturing (21.8%) is the most dominant employment sector, followed by retail trade (21.1%), and accommodation and food services (11.4%).

Table II-5: Primary Jobs by Industry Sector 2010

Industry Sector	# Jobs	% Total Jobs
Manufacturing	13,363	21.8%
Retail Trade	7,416	12.1%
Accommodation and Food Services	6,985	11.4%
Educational Services	5,359	8.7%
Health Care and Social Assistance	4,213	6.9%
Administration & Support, Waste Mgmt and Remediation	3,735	6.1%
Wholesale Trade	3,473	5.7%
Professional, Scientific and Technical Services	3,254	5.3%
Finance, Insurance and Real Estate	2,921	4.8%
Construction	2,699	4.4%
Other Services (excluding Public Administration)	2,600	4.2%
Public Administration	1,475	2.4%
Transportation and Warehousing and Utilities	1,209	1.9%
Information	1,138	1.8%
Management of Companies and Enterprises	644	1.1%
Arts, Entertainment and Recreation	611	1.0%
Oil and Gas Extraction, Agriculture, Forestry, Fishing	231	0.4%
TOTAL	**61,326**	**100%**

Source: U.S. Census 2010. OnTheMap Application. http://onthemap.ces.census.gov/

[4] The Census defines a "primary job" as the highest paying job for a worker for the year, but excluding self-employed or "informally employed" workers. While the 61,326 primary jobs in the City is approximately 16 percent below the 73,300 total jobs identified by OCP-10, the primary job data provides a greater level of detail on the City's workforce.

Approximately one-third of Huntington Beach's primary employment is in lower paying retail, hospitality, construction and service-related industries, with wages generally below the level necessary to afford to live in the city. The Census documents that 80 percent of the 61,000 persons employed within Huntington Beach commute in from outside the City limits, indicative of the shortage of local affordable housing opportunities for the community's workforce.

Workforce Housing Scorecard

In December 2012, the Orange County Business Council published the results of its second Workforce Housing Scorecard. This report provides a comprehensive evaluation of the current and future state of Orange County's housing supply and demand, and its effect on business competitiveness. The initial Workforce Scorecard published in 2008 identified the significant shortage of housing for the County's growing workforce, and its impact on the ability of employers to attract and maintain key workforce talent. The challenge for young families to afford housing in Orange County is apparent, with over 50,000 residents aged 20 to 34 leaving the County between 2000-2010 while the more affordable Inland Empire and San Diego regions experienced a 21 percent increase in this same age group. The Scorecard warns that the continued loss of this younger population will weaken Orange County's future workforce pool and negatively impact the long-term regional economy.

Based on the following criteria, the Scorecard rates each jurisdiction's record over the 1991-2010 period in addressing workforce housing needs:

- ✓ Number of jobs, rewarding cities that promote job growth
- ✓ Housing unit density
- ✓ Housing growth, rewarding cities that promote housing growth
- ✓ Jobs/housing balance

Of the 34 cities in Orange County, Huntington Beach ranked 4th in its success over the past two decades in generating both new jobs and the supply of homes necessary to house these new workers. In terms of future projections, the City's expansion of areas for higher density housing, such as in the *Beach and Edinger Corridors Specific Plan* and *Downtown Specific Plan*, contributes to the City's continued high rating under the Workforce Housing Scorecard, ranking 4th for the 2010-2035 period. The City also received the 2011 "Turning Red Tape into Red Carpet" Award of Excellence from the Orange County Business Council for the Huntington Beach Ten Point Plan for Local Business.

Plaza Almeria Mixed Use

B. HOUSEHOLD PROFILE

Household type and size, income levels, and the presence of special needs populations all affect the type of housing needed by residents. This section details the various household characteristics affecting housing needs in Huntington Beach.

1. Household Type

A household is defined as all persons living in a housing unit. Families are a subset of households, and include persons living together related by blood, marriage, or adoption. A single person living alone is also a household. "Other" households are unrelated people residing in the same dwelling unit. Group quarters, such as dormitories or convalescent homes are not considered households.

According to the 2010 Census, 74,285 households reside in Huntington Beach, with an average household size of 2.55 persons and average family size of 3.07 persons. This represents a decrease in household size (2.62) from 1990, and is well below the Countywide average household size of 2.99 persons. The City's smaller household size reflects its lower incidence of family households with children and aging population. Within the Sunset Beach community (annexed to the City after the 2010 Census), 44 percent of the area's approximately 500 households live alone and just 43 percent are families, contributing to an average household size of merely 1.89 persons.

Nonetheless, families continue to comprise the majority of households in Huntington Beach (65%), including families with children (27%), and those without children (38%). Over the past two decades, the proportion of families with children has decreased from 31 to 27 percent of all households. In contrast, the proportion and number of single-person households grew modestly, while other non-family households (unrelated roommates) declined. Of the net increase in 5,400 new households added to the City between 1990-2010, all was due to the growth in single-person households and families without children. These growth trends support the need for smaller, higher density and mixed-use units close to transportation and services, consistent with the types of housing currently being developed and planned for in the *Beach and Edinger Corridors Specific Plan* and *Downtown Specific Plan*.

Table II-6: Household Characteristics 1990-2010

Household Type	1990		2010		
	Households	Percent	Households	Percent	Orange Co. %
Families	45,546	66%	48,218	65%	71%
With children	21,103	(31%)	20,004	(27%)	(34%)
Without children	24,443	(35%)	28,214	(38%)	(37%)
Singles	14,784	22%	18,489	25%	21%
Other non-families	8,549	12%	7,578	10%	8%
Total Households	**68,879**	**100%**	**74,285**	**100%**	**100%**
Average Household Size	2.62		2.55		2.99
Average Family Size	3.09		3.07		3.47

Source: U.S. Census 1990 and 2010.

2. Household Income

The State and Federal government classify household income into several groupings based upon the relationship to the County adjusted median income (AMI), adjusted for household size. The State of California utilizes the income groups presented in Table II-7, which are thus used throughout the Housing Element.

Table II-7: State Income Categories 2012

Income Category	% County Area Median Income (AMI)	2012 Orange. County Income Limits			
		1 person household	2 person household	3 person household	4 person household
Extremely Low	0-30% AMI	$20,250	$23,150	$26,050	$28,900
Very Low	0-50% AMI	$33,750	$38,550	$43,350	$48,150
Low	51-80% AMI	$53,950	$61,650	$69,350	$77,050
Moderate	81-120% AMI	$71,650	$81,900	$92,100	$102,350
Above Moderate	120%+ AMI	> $71,650	>$81,900	>$92,100	>$102,350

Source: California Dept of Housing and Community Development, 2012 Income Limits.

Table II-8 presents the distribution of household income in Huntington Beach by income category measured as a percentage of the County median. While above moderate income households (>120% AMI) are the most dominant at 46 percent, Huntington Beach does have its share of lower income households, with 36 percent of households earning less than 80 percent of the County median. Over the past two decades, the Census documents a continued increase in the proportion of lower income households in Huntington Beach, increasing from 23 percent in 1990, to 30 percent in 2000 and 36 percent in 2010. Extremely low income households, in particular, are vulnerable to rising housing costs.

Table II-8: Household Income Distribution 2010

Income Level	Households	%
Extremely Low Income	7,422	10%
Very Low Income	7,152	10%
Low Income	12,280	16%
Moderate Income	13,514	18%
Above Moderate Income	34,239	46%
TOTAL	74,627	100%

Source: SCAG Existing Housing Needs Statement, July 2011.

Many of the workers who make up Huntington Beach's workforce earn modest incomes, making it challenging to afford to live in the City. Table II-9 presents a sampling of occupations which fall within very low, low and moderate income thresholds (based on a single worker, two person household). The analysis of housing costs and affordability presented later in this section compares current market rents and sales prices in Huntington Beach with the amount that households of different income levels can afford to pay for housing. This analysis illustrates that very low income and many low income occupations can not afford the average rents in the City. In contrast, moderate income households can afford rental housing and even many of the for-sale condominiums in the City.

Table II-9: Orange County Wages for Select Occupations 2012

Very Low Income (< $38,550)	Mean Hourly Wage	Mean Annual Income	Max. Affordable Housing Cost
Waiters/Waitresses	$10.72	$22,294	$557
Home Health Aides	$11.91	$24,782	$620
Child Care Workers	$12.88	$26,807	$670
Bank Tellers	$13.42	$27,925	$698
Retail Salespersons	$13.66	$28,417	$710
Nursing Aides, Orderlies, and Attendants	$14.02	$29,149	$729
Security Guards	$14.24	$29,621	$741
Emergency Medical Technicians and Paramedics	$14.52	$30,201	$755
Preschool Teachers, except Special Education	$16.61	$34,547	$864
Low Income ($38,550-$61,650)	**Mean Hourly Wage**	**Mean Annual Income**	**Max. Affordable Housing Cost**
Tax Preparers	$19.37	$40,295	$1,007
Bookkeeping, Accounting & Auditing Clerks	$20.32	$42,271	$1,057
Bus Drivers, Transit and Intercity	$20.48	$42,597	$1,065
Child, Family, and School Social Workers	$20.56	$42,772	$1,069
Retail Sales Manager	$21.47	$44,650	$1,116
Real Estate Sales Agent	$25.94	$53,952	$1,349
Food Service Managers	$26.76	$55,660	$1,392
Architectural and Civil Drafters	$27.88	$57,997	$1,450
Carpenters	$28.18	$58,624	$1,466
Moderate Income ($61,650-$81,900)	**Mean Hourly Wage**	**Mean Annual Income**	**Max. Affordable Housing Cost**
Occupational Therapist Assistants	$30.02	$62,447	$1,561
Market Research Analysts	$33.16	$68,977	$1,724
Chemists	$33.25	$69,152	$1,729
Firefighters	$34.01	$70,743	$1,769
Librarians	$34.77	$72,324	$1,808
Computer Programmers	$36.40	$75,706	$1,893
Property and Real Estate Managers	$36.52	$75,972	$1,899
Architects (except Landscape and Naval)	$37.96	$78,955	$1,974
Medical Scientists (except Epidemiologists)	$38.97	$81,067	$2,026

Source: 2012 California Occupational Employment Statistics – Orange County; 2012 State HCD Income Limits.
Income categories based on two person household with single wage earner.
Max affordable housing cost based on 30% of income, including rent/mortgage, utilities, taxes, insurance, HOA fees.

Lower Income Neighborhoods

Based upon 2000 census household income data, Huntington Beach contains eight geographic areas that qualify as "lower income" (< 80% AMI) based upon HUD's criteria for the City.[5] The City Council has designated these as "Enhancement Areas" for prioritization of Community Development Block Grant (CDBG) resources for rehabilitation and code enforcement. These enhancement areas are illustrated in Figure 2, and include the following neighborhoods: Bolsa Chica-Heil, Goldenwest, Washington, Oak View, Newland, Garfield, Yorktown and Adams.

City Code Enforcement staff conducted a Citywide housing conditions survey to identify deteriorating areas. Based on the results of this survey, in August 2007 the City Council adopted a resolution designating four areas of concentrated deteriorated housing as special CDBG code enforcement areas, thus refining the boundaries of the prior Enhancement Areas. A map of the designated special code enforcement areas is presented later in the section on housing conditions (refer to Figure 5).

[5] HUD has established an exception criteria for Huntington Beach of 40.3%, meaning that census block groups must contain a minimum 40.3% lower income (<80% AMI) households to qualify as a "low/mod" target area.

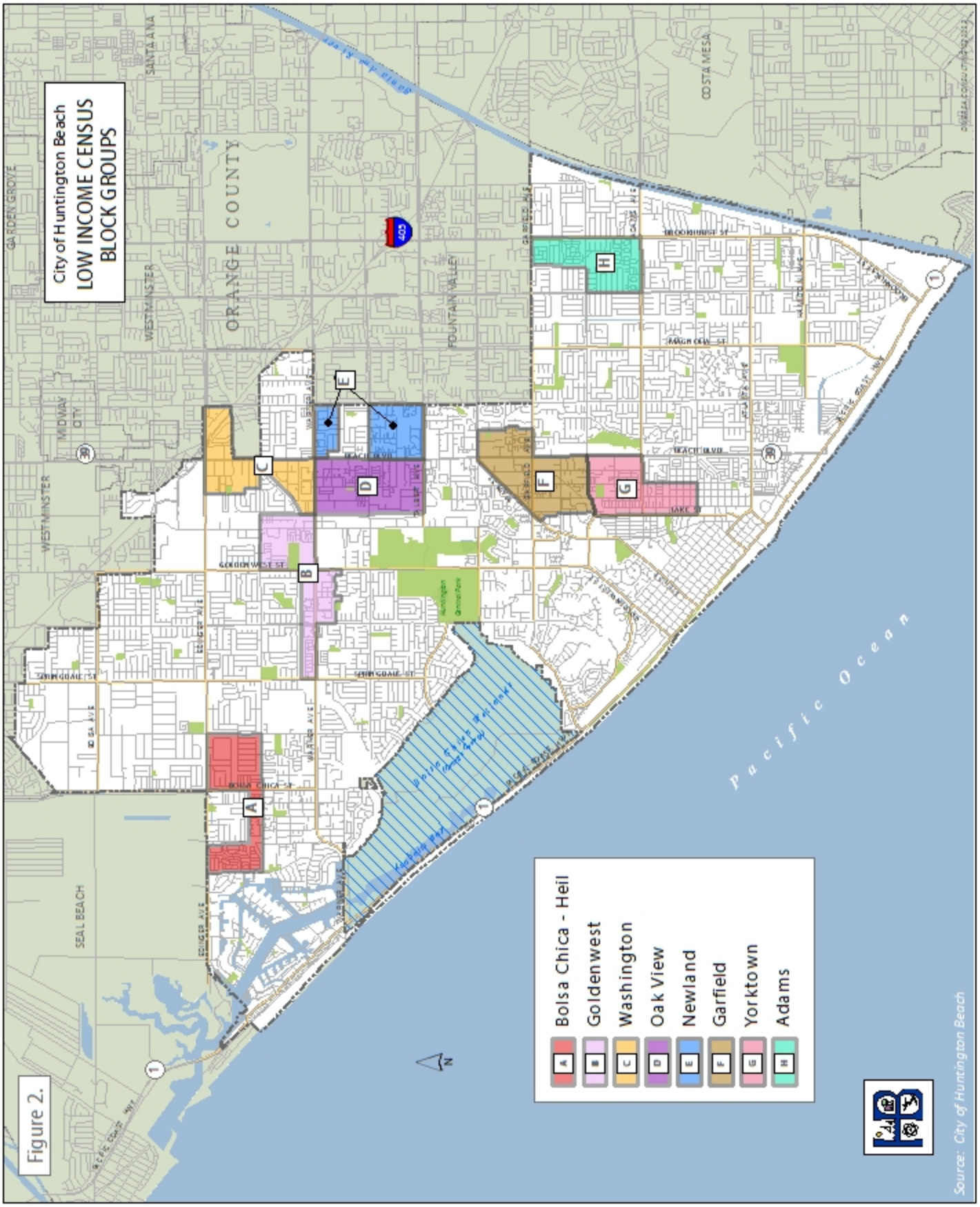

City of Huntington Beach
LOW INCOME CENSUS
BLOCK GROUPS
Bolsa Chica - Heil
Goldenwest
Washington
Oak View
Newland
Garfield
Yorktown
Adams
A
B
C
D
E
F
G
H
Pacific Ocean
ORANGE COUNTY
GARDEN GROVE
SANTA ANA
WESTMINSTER
MIDWAY CITY
FOUNTAIN VALLEY
COSTA MESA
SEAL BEACH
Source: City of Huntington Beach

Figure 2.

C. SPECIAL NEEDS POPULATIONS

State law recognizes that certain households have more difficulty in finding decent and affordable housing due to special circumstances, including economic status, age, disability, household size and household type. Special needs populations include the elderly, persons with disabilities, female-headed households, large households, farmworkers and the homeless. Table II-10 summarizes the special needs populations in Huntington Beach. Each of these population groups, as well as their housing needs, is described in the section which follows.

Table II-10: Special Needs Populations 2010

Special Needs Groups	Persons	Households	Percent*
Seniors (65+)	26,956		14%
With a Disability	7,381		(27%)
Senior Households		17,258	23%
Renter		3,145	(18%)
Living Alone		1,887	
Owner		14,113	(82%)
Living Alone		4,640	
Persons Living with Disabilities*	14,357		8%
Large Households		6,962	9%
Renter		3,944	(57%)
Owner		3,018	(43%)
Female-Headed Households		7,685	10%
with Related Children		3,454	(45%)
Farmworkers	84		<1%
TOTAL Persons/Households	189,992	74,285	

Source: U.S. Census 2010; *American Community Survey 2008-2010.
Note: Numbers in ( ) reflect the % of the special needs group, and not the % of the total City population/households. For example, of the City's senior households, 18% are renters and 82% are owners.

1. Senior Households

Seniors are a significant special needs group in Huntington Beach, comprising 23 percent of the community's households. Senior citizens are considered to have special housing needs because their fixed incomes, higher health care costs and physical disabilities make it more difficult to find suitable and affordable housing. Consistent with trends occurring throughout the nation, this population is expected to continue increasing as the baby boom generation approaches retirement.

Although often viewed as homogeneous, Huntington Beach's senior population is quite diverse. Among the City's approximately 17,250 senior households, 82 percent own a home and 18 percent rent housing. Over 40 percent of Huntington Beach's seniors are 75 years of age and above, a population which may require more supportive housing options as they age and tend to become more frail.

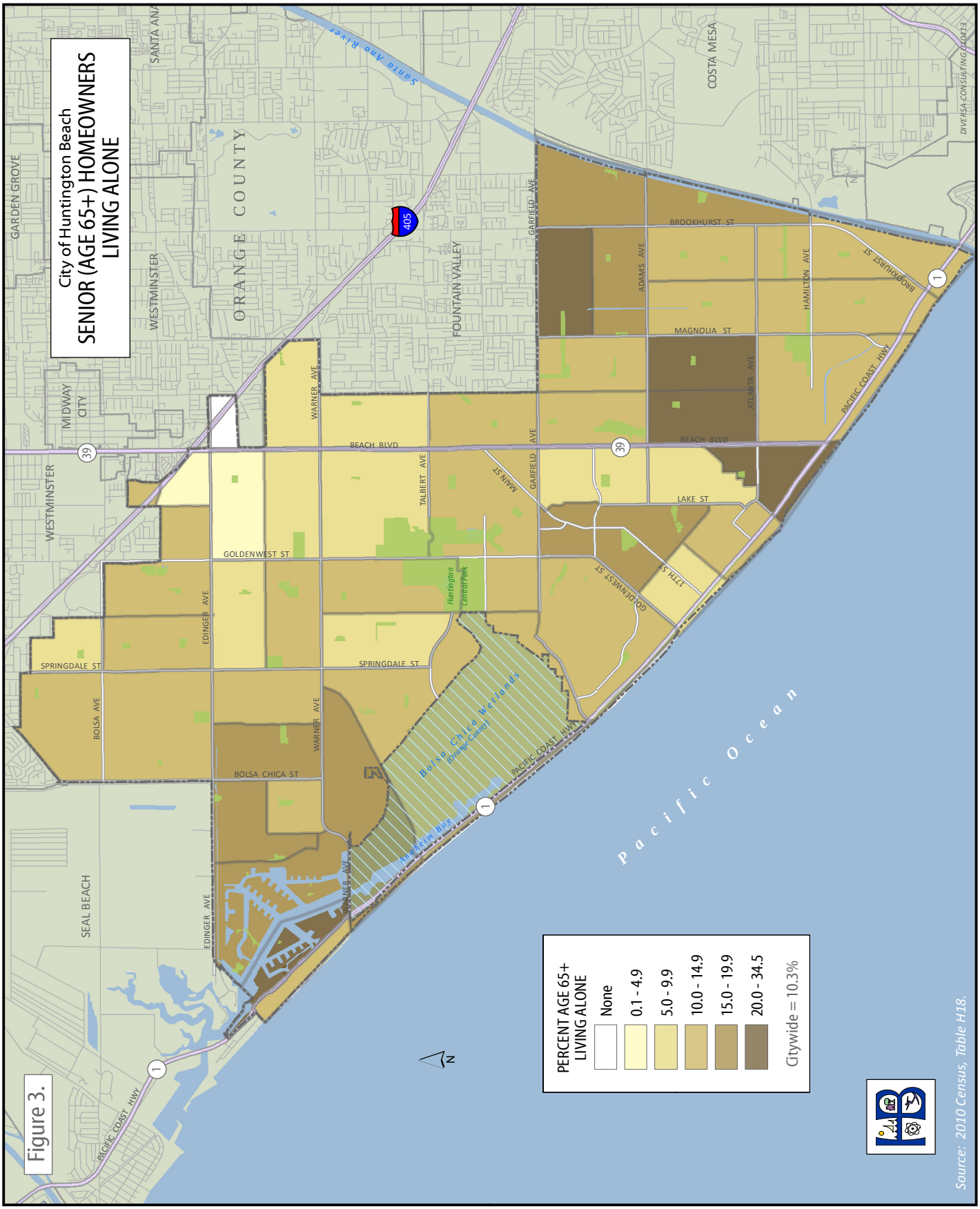
Some of the more pressing housing needs of Huntington Beach's seniors include:

- **Rental affordability.** Rising rents are a particular concern due to the fact that most seniors are on fixed incomes. Of Huntington Beach's approximately 3,100 senior renter households, three-quarters are lower income (<80% AMI), with over half very low income (<50% AMI). Market rents in Huntington Beach are well beyond the level affordable to lower income households, as confirmed by the Census which documents nearly 50 percent of the City's lower income senior renters spending more than half their incomes on rent.

- **Disabilities.** The Census identifies 27 percent of Huntington Beach's seniors as having one or more disabilities, encompassing physical, sensory and mental disabilities, as well as conditions that limit the senior's ability to leave their home. Combined with the significant number of older seniors (age 75+) indicates a large segment of the senior population that may require various levels of housing support.

- **Housing maintenance.** Of Huntington Beach's approximately 14,000 senior homeowners, over one-third live alone. Figure 3 depicts the location of senior homeowners residing alone, and identifies several census tracts where one-quarter to one-third of owner-occupied housing units consist of a single senior occupant. As these homeowners age, many may be unable to maintain their homes or perform minor repairs. The installation of grab bars and other assistance devices may be necessary to enhance accessibility.

Addressing the diverse housing needs of Huntington Beach's senior population will require strategies which foster independent living (such as home accessibility improvements, second units, rehabilitation assistance), as well as strategies that encourage the provision of a variety of supportive living environments for seniors of all income levels.


City of Huntington Beach
SENIOR (AGE 65+) HOMEOWNERS
LIVING ALONE
PERCENT AGE 65+
LIVING ALONE
None
0.1 - 4.9
5.0 - 9.9
10.0 - 14.9
15.0 - 19.9
20.0 - 34.5
Citywide = 10.3%
Pacific Ocean
Source: 2010 Census, Table H18.
DIVERSA CONSULTING 140413
GARDEN GROVE
SANTA ANA
WESTMINSTER
ORANGE COUNTY
MIDWAY CITY
FOUNTAIN VALLEY
COSTA MESA
SEAL BEACH
Santa Ana River
405
39
1
BEACH BLVD
GOLDENWEST ST
SPRINGDALE ST
BOLSA CHICA ST
BROOKHURST ST
MAGNOLIA ST
LAKE ST
17TH ST
PACIFIC COAST HWY
WARNER AVE
EDINGER AVE
BOLSA AVE
TALBERT AVE
MAIN ST
GARFIELD AVE
ADAMS AVE
ATLANTA AVE
HAMILTON AVE
Huntington Central Park
Bolsa Chica Wetlands
Bolsa Chica Bay
Figure 3.

As presented later in Table II-23, Huntington Beach has seven senior housing projects providing over 600 rental units affordable to a mix of very low, low and moderate income households. The State Community Care Licensing Division identifies 55 residential care homes for the elderly in Huntington Beach, providing 706 beds for seniors 60 years of age and over. The majority of these residential care facilities are small (6 or fewer beds) "board and care" homes, with three larger assisted living facilities: Huntington Terrace (170 beds); Sunrise of Huntington Beach (142 beds); and Sea Cliff Health Care Center (84 beds). These residential facilities provide care, supervision and assistance with activities of daily living, such as bathing and grooming, and may also provide incidental medical services.

For those seniors who live on their own, many have limited incomes and as a result of their age may not be able to adequately maintain their homes. The City administers a Housing Rehabilitation Program that provides low interest loans and emergency grants to assist lower income homeowners in making needed repairs. Mobilehomes are also eligible for emergency rehabilitation grant assistance, a large number of which are occupied by seniors.

The Huntington Beach Recreation/Human Services Cultural Division operates the Rodgers Senior Center and adjacent Senior Outreach Center. Programs offered include recreational and social activities, a congregate and home delivered meals program, preventative healthcare, transportation services, and supportive services. The Senior Outreach Center specifically focuses on programs and services to support independent living for frail or homebound seniors. A new, 45,000 square foot senior center is planned to better serve the city's growing senior population. The Huntington Beach Council on Aging was formed in 1973 with the mission of enhancing the dignity and quality of life of the City's senior population through comprehensive services, education and advocacy.

2. Persons with Disabilities

A disability is defined as a long lasting condition (more than six months) that impairs an individual's mobility, ability to work, or ability to care for themselves. Persons with disabilities include those with physical, mental, or emotional disabilities. Disabled persons have special housing needs because of their fixed income, shortage of affordable and accessible housing, and higher health costs associated with their disability.

The 2008-2010 American Community Survey (ACS) identifies 14,357 Huntington Beach residents as having one or more disabilities, representing eight percent of the City's population. One-third of these adult residents are unable to live independently. The ACS documents the presence of following types of disabilities among Huntington Beach's disabled residents:

- Ambulatory – 56%
- Cognitive – 35%
- Hearing – 29%
- Vision – 13%

Of the City's senior population, 27 percent suffer from a disability. As Huntington Beach's population continues to age, the number of residents with disabilities will also increase.

The living arrangements for persons with disabilities depends on the severity of the disability. Many persons live at home in an independent environment with the help of other

family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions. Accessible housing can also be provided via senior housing developments.

The State Community Care Licensing Division identifies one group home for disabled youth (12 person capacity) and one adult residential facility (4 person capacity) in Huntington Beach that provide 24-hour non-medical care. A far greater number of licensed care facilities are available for seniors in Huntington Beach, with 55 residential care facilities for the elderly, providing capacity for 706 persons.

Developmental Disabilities[6]

The State Welfare and Institutions Code (Section 4512) defines a "developmental disability" as a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

The Regional Center of Orange County (RCOC) is among 21 regional centers operated by the State Department of Developmental Services to serve the developmentally disabled population. The goal of these centers is to: 1) prevent/minimize institutionalization of developmentally disabled persons and their dislocation from family and community; and 2) enable this population to lead more independent and productive lives. The RCOC serves approximately 17,000 individuals with developmental disabilities and their families. Within Huntington Beach's zip codes, the Center currently provides services to 849 residents with developmental disabilities, generating an estimated need for 282 housing units:

Table II-11: Developmentally Disabled Residents Served by RCOC

Zip Code	0 - 14 years	15 - 22 years	23 - 54 years	55 - 65 years	65+ years	Total
92646	107	76	68	4	1	256
92647	151	62	111	4	2	330
92648	73	31	50	9	3	166
92649	50	18	23	5	0	96
90742	0	0	1	0	0	1
Citywide Total	**381**	**187**	**253**	**22**	**6**	**849**
Est. Housing Need	**95**	**93**	**88**	**5**	**1**	**282**

Source: Regional Center of Orange County (RCOC), February 2013.
* The following need factors have been developed by the Golden Gate Regional Center and can be used to generally estimate housing needs for the developmentally disabled population by age group: age 0-14 25% need hsg; age 15-22 50% need hsg; age 23-54 35% need hsg; age 55-65 25% need hsg; age 65+ 20% need hsg.

[6] SB 812, passed by the California legislature in 2010, now requires the housing element to specifically analyze the housing needs of persons with developmental disabilities, and to identify resources to serve this population.

The regional centers have identified a number of community-based housing types appropriate for persons living with a developmental disability, including: licensed community care facilities and group homes; supervised apartment settings with support services; SB 962 homes (for persons with special health care and intensive support needs); and for persons able to live more independently, rent subsidized homes, inclusionary housing, and Section 8 rental vouchers. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group.

Huntington Beach supports the provision of housing for persons with disabilities, and has adopted provisions in its Zoning Code to enable community care facilities, supportive housing, and to provide for reasonable accommodation. Housing Element programs to facilitate affordable housing – including Inclusionary Zoning, Affordable Housing Development Assistance and Density Bonus Incentives – can also assist residents with developmental disabilities. The Regional Center of Orange County contracts for services with a variety of providers to assist hundreds of developmentally disabled individuals to gain the necessary skills to live independently.

3. Large Households

Large households consist of five or more persons and are considered a special needs population due to the limited availability of affordable and adequately sized housing. The lack of large units is especially evident among rental units. Large renter households are vulnerable to overcrowding due to the shortage of adequately sized rentals, and insufficient income to afford 3+ bedroom rentals which typically consist of single-family homes.

In Huntington Beach, large households comprise nine percent of total households in the City (2010 Census). Of these large households, 57 percent, or 3,944 households, are renters and over half of these large renter households (55%) earn lower incomes. Based on the CHAS (Comprehensive Housing Affordability Strategy) Databook prepared by HUD, 75 percent of Huntington Beach's large renter households suffer from one or more housing problems, including housing overpayment, overcrowding and/or substandard housing conditions.

The 2010 Census identifies 7,066 rental units in Huntington Beach with three or more bedrooms, in general, the appropriate sized unit to house the City's 3,944 large renter households. While numerically there may be a sufficient number of large rental units, the problem is primarily related to the lack of affordability of these larger units, many of which are single-family homes. Of the approximately 6,000 units encompassed in the City's multi-family rental survey (refer to Table II-17 later in this chapter), just four percent have three bedrooms, and with average rents of $2,160, are well beyond the level affordable to households earning lower incomes.

4. Female-Headed Households

Single-parent households typically have a special need for such services as childcare and health care, among others. Female-headed households with children in particular tend to have lower incomes, which limits their housing options and access to supportive services.

The 2010 Census reports 7,685 female-headed households in Huntington Beach; 3,454 of these households had children. Of those households with children, 14 percent lived in poverty[7], compared to a poverty rate of just four percent among all family households. These households need assistance with housing subsidies, as well as accessible and affordable day care.

The Huntington Beach Community Services Department coordinates "Project Self-Sufficiency" (PSS), a program aimed at assisting low-income, single parents (both male and female) in achieving economic independence from governmental assistance through an extensive network of public services. Through public and private agency participation, beneficiaries have access to resources such as housing subsidies, childcare, education, job training, transportation, tuition assistance, and a variety of other benefits. The City assists an average of 100 households annually through the PSS program.

5. Homeless

Every two years, the Orange County Community Services Homeless Prevention Division and its partners conduct a Point-In-Time Homeless Count and Survey (PITS) to collect data on the number and characteristics of the homeless in Orange County. The 2011 PITS[8] identified 6,939 homeless individuals in the County, including 1,708 persons in families with children (25%). The following summarizes some of the key findings of the survey:

- Nearly two-thirds (62%) of the homeless counted were unsheltered, with 38% in shelter facilities, including emergency shelters, transitional housing programs and motel voucher programs
- Job loss (39%) and alcohol/drug use (17%) were cited by homeless individuals as the top two causes for their current episode of homelessness
- 55% of respondents indicated this was their first episode of homelessness
- Over half (57%) of homeless respondents indicated they had one or more disabling conditions, including 24% with a physical disability, 20% suffering from mental illness, 25% experiencing chronic health problems, and 33% currently using alcohol and/or other drugs

While the Point-in-Time Homeless Count does not enumerate the homeless count by jurisdiction, in the representative survey sample of 794 homeless throughout the County, 28 persons identified Huntington Beach as their last place of residence. By comparison, the 2010 Census identifies 35 homeless individuals in Huntington Beach. As a beach community, Huntington Beach attracts numerous homeless individuals who congregate along the beach, in the Santa Ana Riverbed, in the Bolsa Chica wetlands, and in several of the City's parks. The City's Police Department estimates the local homeless population at

[7] Following the Office of Management and Budget's Policy Directive, the Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is in poverty. National poverty thresholds are published annually, and do not vary based on geographic area of the country. At the time of the 2010 census, the poverty threshold for a single parent household with two children was $17,568.

[8] http://www.pointintimeoc.org/2011_oc_homeless_report_final.pdf

around 50 persons in the warmer months, with the numbers declining during the winter.[9] A large majority of the City's homeless are chronic substance abusers, with several suffering from mental illness. The Police Department coordinates with the City's Economic Development Department, the County and various non-profit providers to refer homeless to available services, but have found most individuals resistant to services.

"2-1-1 Orange County" was established in 2005 to provide a comprehensive information and referral system to link County residents with community health and human services support. The service is available seven days a week, 24 hours a day. Callers are connected with certified, multi-lingual information and referral specialists who utilize a database to provide information on services including shelter and housing resources, food, and substance abuse assessment and treatment.

The City's departments of Economic Development, Police and Community Services work together to maximize resources and share information to serve the local homeless population, and are active in the Orange County Continuum of Care and its regional approach to homelessness issues. The City's strategy is to continue to support a continuum of programs, including homeless supportive services, emergency shelter, transitional housing, permanent affordable housing, and homeless prevention services. The following highlights some of the City's current activities to support homeless and extremely low income households at-risk of homelessness:

- The City contracts with Community Services Programs, Inc. for operation of the Huntington Beach Youth Shelter, a 12 bed emergency shelter facility open 24 hours a day, seven days a week serving at-risk and homeless youth. The Youth Shelter provides 2 to 4 week stays for youth ages 11-17, providing various counseling and life skills training to help reunite youth with their families, or in some cases, referrals to other long term housing options.
- The City provided funding to support the establishment of two transitional housing facilities - the six unit Interval House and eight unit (48 bed capacity) Colette's Children's Home - both for battered/homeless mothers with children and chronically homeless women. Support services provided include job development and retention training, parenting and life skill training, financial planning and assistance, case management services, counseling, and more.
- The City has also partnered with Collette's Children's Home in the acquisition and rehabilitation of a 10 unit apartment complex, and development of an adjacent vacant parcel with six units, providing long term affordable housing to very low income families.

Collette Children's Home – Pacific Sun Apartments

[9] Lieutenant John Cottriel, Commander, Special Enforcement Bureau, Huntington Beach Police Department, January 2013.

- Beach Cities Interfaith Services coordinates the provision of a variety of financial and human services for the homeless and persons at-risk of homelessness in Huntington Beach. The organization provides sack lunches to approximately 3,500 homeless persons annually, and grocery allotments to 12,000 families and singles with shelter. Other services offered include: utility assistance, rental assistance, transportation assistance and financial assistance for prescriptions.
- American Family Housing (formerly Shelter for the Homeless), located immediately north of the City, provides a continuum of services to Huntington Beach residents, including emergency shelter in coordination with local churches; transitional housing in scattered site locations; and permanent affordable rental housing. The City has partnered with this agency to rehabilitate 12 units on scattered sites in the Oakview neighborhood and provide units at affordable rents for extremely low to very low income families. The City is also partnering with American Family Housing (AFH) to provide rental assistance to approximately 10 low income households through AFH's Supportive Housing Program.
- The City has partnered with Orange County Community Housing to purchase and rehabilitate eight apartment buildings, providing 64 units of permanent affordable housing for extremely low and very low income households.
- The City's Project Self-Sufficiency program supports extremely low to low income single-parents to gain economic independence and prevent homelessness.

6. Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farm workers have special housing needs because they earn lower incomes than many other workers and move throughout the season from one harvest to the next. The 2010 Census identifies 84 Huntington Beach residents employed in the farming industry, representing less than one percent of the City's labor force of 102,000. The City has only one, approximately 40 acre parcel remaining in agriculture which has been approved for a mix of housing, open space and wetland preservation. Therefore, given the extremely limited presence of farmworkers in the community, the City has no specialized housing programs targeted to this group beyond overall programs for housing affordability.

D. HOUSING STOCK CHARACTERISTICS

This section evaluates the characteristics of Huntington Beach's housing stock. This includes an analysis of growth trends, housing conditions, housing costs and affordability.

1. Housing Growth

Table II-12 displays housing production in the City over the past two decades, compared to neighboring cities and the entire Orange County region. Between 1990 and 2000, Huntington Beach's housing stock grew by a modest four percent, similar to growth levels in the surrounding communities of Westminster, Fountain Valley and Costa Mesa, though well below the eleven percent growth evidenced Countywide. During the 2000s, housing growth declined throughout the region, with the City's three percent growth comparable to levels experienced in many of central and north Orange County communities.

Table II-12: Regional Housing Growth Trends 1990-2010

Jurisdiction	1990	2000	2010	Percent Change	
				1990-2000	2000-2010
Anaheim	93,177	99,719	104,237	7%	5%
Costa Mesa	39,611	40,406	42,120	2%	4%
Fountain Valley	18,019	18,473	19,164	3%	4%
Huntington Beach	**72,736**	**75,679**	**78,003**	**4%**	**3%**
Irvine	42,221	53,711	81,110	21%	51%
Newport Beach	34,861	37,288	44,193	7%	19%
Santa Ana	75,000	74,588	76,896	-1%	3%
Seal Beach	14,407	14,267	14,558	-1%	2%
Westminster	25,892	26,940	27,650	4%	3%
Orange County	875,105	969,484	1,046,118	11%	8%

Source: U.S. Census 1990, 2000, 2010.

The 2010 Census documents Huntington Beach's housing stock at 78,003 units, reflecting the addition of 2,300 net new units over the most recent decade. During this same time period, the City's population count remained virtually unchanged and is indicative of the community's changing demographics and smaller household sizes. While recent housing growth has been relatively balanced between single- and multi-family units, future growth will largely be characterized by higher density multi-family and mixed use product types, such as that planned for in the *Beach and Edinger Corridors Specific Plan* and *Downtown Specific Plan*. More compact development patterns are already being evidenced: of the 2,474 units with development entitlements (April 2013), 1,930 are apartments, 417 are single-family homes, and 127 are condominiums.

Pacific Shores Development

2. Housing Type and Tenure

Table II-13 presents the mix of housing types in Huntington Beach, and illustrates the relatively stable mix of single-family (61%) and multi-family (35%) units over the past two decades. Huntington Beach also has 18 mobilehome parks with just under 3,100 mobilehome units, comprising 4 percent of the City's housing. Among the approximately 650 housing units within Sunset Beach, 60% are single-family and 40% are multi-family.

Table II-13: Housing Type 1990-2010

Unit Type	1990		2000		2010	
	Units	Percent	Units	Percent	Units	Percent
Single-Family (SF) Detached	34,537	48%	36,952	49%	38,512	49%
SF Attached	8,904	12%	9,457	12%	9,119	12%
Total SF	*43,441*	*60%*	*46,409*	*61%*	*47,631*	*61%*
2 to 4 Units	9,487	13%	9,666	13%	9,249	12%
5 or more units	16,608	23%	16,463	22%	18,036	23%
Total Multi-Family	*26,095*	*36%*	*26,129*	*35%*	*27,285*	*35%*
Mobile Homes & Other	3,200	4%	3,141	4%	3,087	4%
Total Housing Units	**72,736**	**100%**	**75,679**	**100%**	**78,003**	**100%**
Vacancy Rate	**5.3%**	**--**	**2.7%**	**--**	**4.8%**	**--**

Source: U.S. Census 1990, 2000, 2010. Dept of Finance 2010 Population and Housing Estimates.

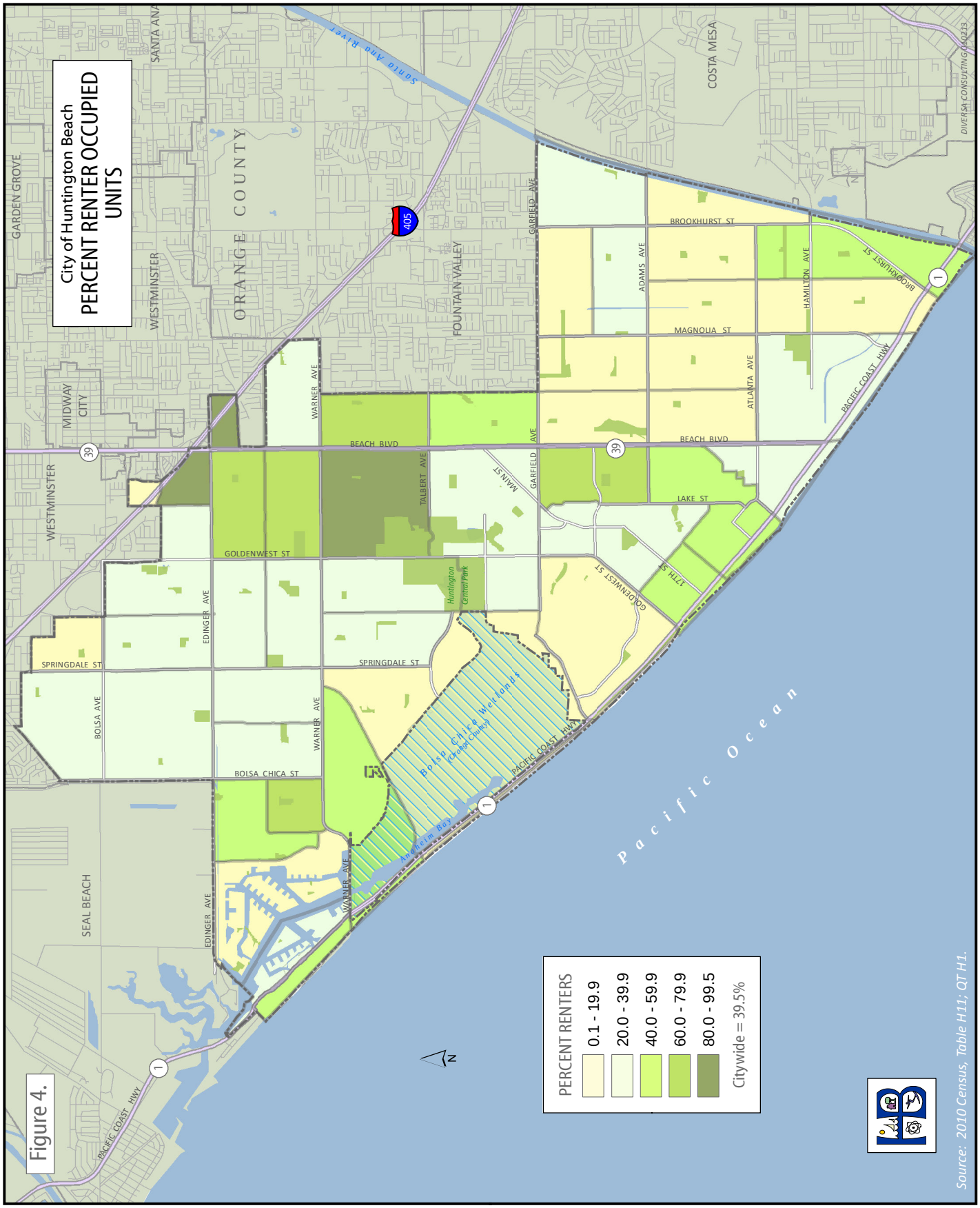
Housing tenure refers to whether a housing unit is owned, rented or is vacant. According to the 2010 Census, 60 percent of Huntington Beach's households were homeowners, comparable to the County as a whole, yet representing a slight decrease from the City's 61 percent homeownership rate in 2000. Homeownership rates have declined nationwide over the past decade, reflecting the impact of the economic recession and financial crisis of 2008-2009, and subsequent bursting of the housing bubble. Within Sunset Beach, at 59 percent, renters comprise the majority of households.

Table II-14: Housing Tenure 1990-2010

Occupied Housing Units	1990		2000		2010	
	Households	Percent	Households	Percent	Households	Percent
Renter	28,595	42%	28,999	39%	29,371	40%
Owner	40,284	58%	44,658	61%	44,914	60%
Total	68,879	100%	73,657	100%	74,285	100%

Source: U.S. Census, 1990, 2000, 2010.

Figure 4 illustrates the percentage of renter households in Huntington Beach by census tract. As depicted, the highest concentrations of renters (over 60%) are generally located in the following neighborhoods: central Huntington Beach between Talbert and I-405, east of Goldenwest (including the Oak View, Newland and Washington neighborhoods); west of Beach Boulevard and south of Garfield (including the Yorktown-Lake and Garfield neighborhoods); and a small neighborhood located west of Bolsa Chica and north of Warner. Many of these neighborhoods with high concentrations of renters also correspond to the City's lower income census tracts (refer to Figure 2).


City of Huntington Beach
PERCENT RENTER OCCUPIED UNITS
GARDEN GROVE
SANTA ANA
WESTMINSTER
ORANGE COUNTY
MIDWAY CITY
FOUNTAIN VALLEY
COSTA MESA
SEAL BEACH
Santa Ana River
405
39
1
BEACH BLVD
GOLDENWEST ST
SPRINGDALE ST
BOLSA CHICA ST
BROOKHURST ST
MAGNOLIA ST
LAKE ST
17TH ST
WARNER AVE
EDINGER AVE
BOLSA AVE
TALBERT AVE
MAIN ST
GARFIELD AVE
ADAMS AVE
ATLANTA AVE
HAMILTON AVE
PACIFIC COAST HWY
Huntington Central Park
Bolsa Chica Wetlands (Ocean Conservancy)
Anaheim Bay
Pacific Ocean
PERCENT RENTERS
0.1 - 19.9
20.0 - 39.9
40.0 - 59.9
60.0 - 79.9
80.0 - 99.5
Citywide = 39.5%
N
Figure 4.
Source: 2010 Census, Table H11; QT H1.
DIVERSA CONSULTING 140213

Vacancy Rate

The vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A low vacancy rate may indicate that households are having difficulty finding affordable housing, which can lead to overcrowding and/or overpayment. A particularly tight housing market with insufficient vacant units for normal mobility may also lead to high competition for units, placing upward pressure on rents and for-sale housing prices.

A vacancy rate of five percent for rental housing and two percent for ownership housing is generally considered healthy and suggests that there is a balance between the supply and demand of housing. As measured by the 2010 Census, the residential vacancy rate in Huntington Beach was 1.1 percent for ownership units, indicative of the limited supply of housing on the market in March 2010. As housing prices have again begun to increase, so has the supply of for-sale housing on the market. In terms of rental housing, the 2010 Census identifies a healthy 5.4 percent vacancy rate. Similarly, the REALFACTS rent survey of nearly 6,000 apartment units in the City documents a 4.5 percent rental vacancy in 2nd quarter 2012.

3. Housing Age and Condition

The age of a community's housing stock can provide an indicator of overall housing conditions. Typically housing over 30 years in age is likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs. As illustrated in Table II-15, the majority of Huntington Beach's housing stock exceeds this 30 year benchmark. Among owner-occupied housing, 76 percent of units were constructed prior to 1980, reflective of the proliferation of single-family home development in Huntington Beach during the 1960s and 1970s. Similarly, 74 percent of the rental stock was developed more than 30 years ago; this housing is typically of lesser quality construction and suffers more wear-and-tear from tenants than owner-occupied housing. The community's older housing is also typically its most affordable, making preservation dually important.

Table II-15: Age of Housing Stock

Year Structure Built	Renter Occupied Housing	Percent Renter	Owner Occupied Housing	Percent Owner	Total Percent
2005-2009	86	<1%	539	1%	<1%
2000-2004	522	2%	1,938	4%	3%
1990-1999	1,236	4%	3,752	8%	7%
1980-1989	5,775	20%	5,286	11%	15%
1970-1979	10,754	38%	13,320	29%	32%
1960-1969	7,319	26%	18,689	41%	35%
1950-1959	2,002	7%	1,668	4%	5%
1940-1949	421	1%	426	1%	1%
1939 or earlier	493	2%	402	<1%	1%
Total	**28,608**	**100%**	**46,020**	**100%**	**100%**

Source: American Community Survey, 2005-2009.

The 2005-2009 American Community Survey estimates the number of housing units without kitchen facilities and/or complete plumbing, another indicator of the condition of the housing stock. Within Huntington Beach, the ACS identifies 404 occupied dwelling units as lacking kitchen facilities (41 owner and 363 renter households), representing 0.5% of the City's households. Just 92 occupied units were identified as lacking complete plumbing (28 owner and 64 renter households). In summary, housing that lacks basic kitchen and plumbing facilities is fairly rare in Huntington Beach.

The advanced age of the majority of Huntington Beach's housing stock supports the need for continued code enforcement, property maintenance and housing rehabilitation programs to stem housing deterioration. In order to maintain adequate housing conditions, the City operates a proactive Code Enforcement Program and Neighborhood Preservation Program, both aimed at eliminating blight and improving the quality of life in Huntington Beach neighborhoods.

Housing Conditions

During February through August 2007, City Code Enforcement staff conducted a Citywide windshield survey to identify neighborhoods with deteriorated or deteriorating housing conditions[10]. The survey examined the exterior and publicly visible areas of units, rating each unit as "good", "fair" or "poor" based on several categories, such as roof, paint, and landscaping. The scores of all features were then combined and an overall rating given to the property. As indicated in Table II-16, of the 55,129 units surveyed, 91 percent were rated as "good", 8 percent as "fair", and 1 percent as "poor." Thus, the City has nearly 5,000 units rated fair to poor in need of some level of rehabilitation.

Table II-16: Summary of Housing Conditions 2007

Overall Condition Rating	# of Units Surveyed	% of Units Surveyed
Good	50,356	91%
Fair	4,455	8%
Poor	318	1%
Total	**55,129**	**100%**

Source: City of Huntington Beach City-wide Housing Condition Survey, 2007.

In conjunction with the housing conditions survey, City staff also identified deteriorated areas based on observed violations of the Uniform Housing Code. This effort was undertaken to determine geographical areas meeting the U.S. Department of Housing and Urban Development (HUD) guidelines to utilize Community Development Block Grant (CDBG) funding for special code enforcement and preservation activities in deteriorating areas. From this survey, staff identified four geographical areas that met the criteria for a deteriorating area, as well as meeting the CDBG national objective of serving low and moderate income households (refer to Figure 5):

- Bolsa Chica – Heil
- East – Central
- South - Central
- Southeast

Within these four areas, 78 percent of units were found to have some level of deterioration, including 24 percent with low deterioration, 40 percent with medium deterioration, 6 percent with high deterioration, and 8 percent with very high deterioration. While these four areas comprise approximately 20 percent of Huntington Beach's total housing stock (13,200 units), they were responsible for 42 percent of all code enforcement activity and 51 percent of all code violations recorded citywide.

These four areas of concentrated deteriorated housing have been designated as Special CDBG Code Enforcement areas, and have become the focus of increased code enforcement and neighborhood preservation efforts to improve the quality of life and

[10] The City has adopted the following definition of deteriorating area: "Any area of the City which contains a substantial number of buildings or properties maintained in such a manner that substandard conditions, as defined by Chapter 10 of the 1997 California Uniform Housing Code, are in existence or are likely to be observed, and/or exhibit other factors and conditions believed to indicate, influence, or contribute to the deterioration of buildings properties."

condition of housing. In 2012, the East-Central Special CDBG Code Enforcement Area was expanded westward to encompass the area north of Warner between Springdale and Goldenwest. Code enforcement staff have identified one housing complex and two apartment complexes in this area with approximately 658 units in "fair" condition.

Neighborhood Preservation and Code Enforcement Program

The Neighborhood Preservation and Special CDBG Code Enforcement program utilizes a variety of community oriented enforcement techniques and programs in collaboration with multiple City Departments and several County public agencies (such as Fair Housing, Health Department, Vector Control, etc) to arrest housing stock decline and blighting conditions. The primary goal is to promote a healthy community environment through education and communication, and when necessary, civil and criminal enforcement actions, to actively engage the community in addressing housing deterioration. The City facilitiates establishment of residential community groups within Neighborhood Preservation Areas, such as the Oakview Task Force, to define and resolve neighborhood issues and problems. The focus of the City's code enforcement activities has shifted from being reactionary and punitive to more proactive and educational in nature, aiming to empower residents to improve their neighborhoods.

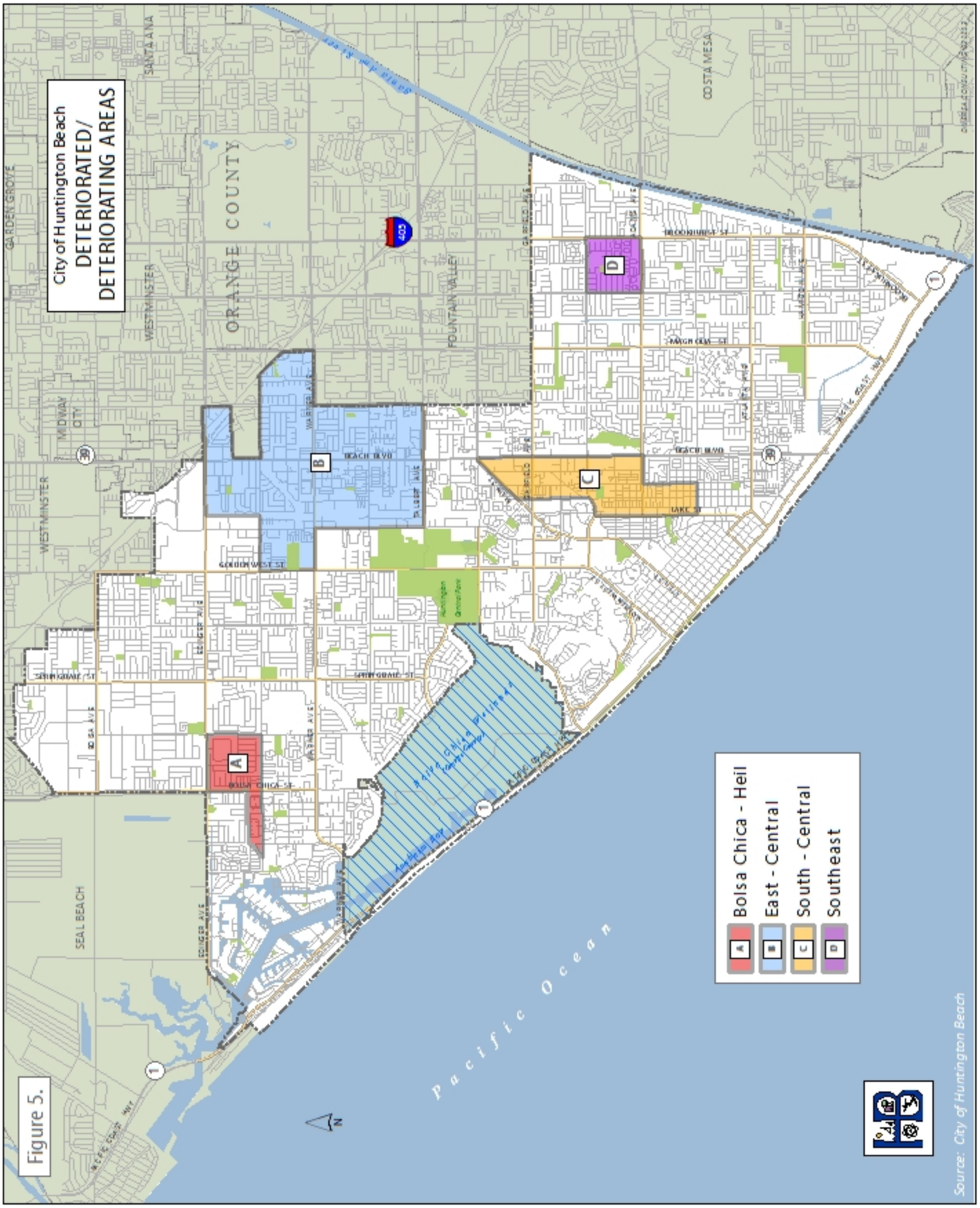
Educational efforts and functions include:

- Working with business owners, neighborhood associations and home owners to identify neighborhood and code enforcement issues, facilitate discussions and forums to assist in achieving resolution

- Empowering the community through resource referrals and self-help programs to resolve and prevent code enforcement issues. Common resource referrals include, but are not limited to, the City's Home Rehabilitation Loan Program, the City's Senior Citizen Services, and various County assistance programs.

- Educating the public regarding City Codes relative to property maintenance, abandoned vehicles, substandard housing, home businesses, and housing code regulations. Outreach efforts include distribution of code enforcement informational brochures, monthly newsletter, periodic articles in local publications; conducting presentations to various neighborhood, home, and property owner associations; and participating on community-specific task forces.

The City monitors code enforcement complaints via an automated complaint tracking software and database. On a monthly basis, staff generates reports, analyzing complaints received, actions taken, and types of violations throughout the City. This information is used to make program adjustments to ensure enforcement actions are effective in addressing the particular needs of the various areas of the City.


City of Huntington Beach
DETERIORATED/
DETERIORATING AREAS
Figure 5.
Bolsa Chica - Heil
East - Central
South - Central
Southeast
Pacific Ocean
ORANGE COUNTY
GARDEN GROVE
SANTA ANA
WESTMINSTER
MIDWAY CITY
FOUNTAIN VALLEY
COSTA MESA
SEAL BEACH
Source: City of Huntington Beach

4. Housing Costs and Affordability

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a higher prevalence of overpayment and overcrowding. This section summarizes the cost and affordability of the housing stock to Huntington Beach residents.

Rental Housing Market

Current rental housing costs in Huntington Beach were obtained from REALFACTS, a service that provides existing contract rents in properties containing 100 or more units. Twenty-seven apartment complexes totaling 5,983 units were included in the rent survey. These properties range in size from 96 to 448 units, with the year of construction ranging from 1964 to 1987. All twenty-seven properties were classified as Class C construction, with the lack of Class A properties indicative of their 25+ year age.

As illustrated in Table II-17, during the 2nd quarter of 2012, the average rents in these complexes ranged from $1,092 for a studio, $1,362 for a one-bedroom, $1,623 to $1,815 for a two-bedroom (1 to 2 bath), and $2,160 for a three-bedroom unit. The overall average rent for all unit types was $1,533, a seven percent increase from the prior year.

In order to examine rental trends within a longer time frame, Table II-17 also provides information on the history of rental costs in these complexes from 2006 through 2nd quarter 2012. Between 2006-2008, overall rental prices increased by six percent, followed by a decline of six percent during the 2008-2010 peak of the recession. As the economy has begun to improve, rents are again on the upswing, increasing an average of nine percent during 2010 to 2nd quarter 2012. REALFACTS documents a similar rise in rents since 2010 throughout the greater southern California region.

Table II-17: Apartment Rental Trends 2006-2012

Unit Type (Bd/Bth)	2006	2008	2010	2011	2nd Quarter 2012	% Change 2006-2008	% Change 2008-2010	% Change 2010-2011	% Change 2011-2nd Q 2012
Studio	$1,021	$1,084	$983	$1,047	**$1,092**	6%	-9%	7%	**4%**
1	$1,267	$1,339	$1,270	$1,286	**$1,362**	6%	-5%	1%	**6%**
2/1	$1,508	$1,640	$1,527	$1,532	**$1,623**	9%	-7%	<1%	**6%**
2/2	$1,587	$1,730	$1,634	$1,670	**$1,815**	9%	-6%	2%	**9%**
3/2	$1,977	$1,871	$1,732	$1,831	**$2,160**	-5%	-7%	6%	**18%**
2 Twnhm	$1,687	$1,800	$1,709	$1,766	**$1,855**	7%	-5%	3%	**5%**
3 Twnhm	$1,935	$2,026	$1,818	$1,908	**$2,160**	5%	-10%	5%	**13%**
Total Average	$1,408	$1,497	$1,403	$1,433	**$1,533**	6%	-6%	2%	**7%**

Source: REALFACTS, August 2012

Table II-18 presents a comparison of rental rates in other Orange County communities based on REALFACTS survey of 100+ unit properties. The average rent level for all properties Countywide was $1,604, approximately five percent higher than in Huntington Beach and likely a reflection of the relatively newer rental stock in many of the southern Orange County communities. In terms of the change in average rent levels between 2011-2012, the 7.4 percent increase evidenced in the City is well above the Countywide increase of 4.8 percent, and second only to Newport Beach.

Table II-18: Apartment Rental Trends in Comparison Communities

Jurisidiction	Average Rents 2nd Q 2012	% Change 2011–2012
Newport Beach	$2,118	8.6%
Irvine	$1,902	4.2%
Costa Mesa	$1,669	6.6%
Orange County	$1,604	4.8%
Orange (City)	$1,601	2.1%
Huntington Beach	**$1,533**	**7.4%**
Santa Ana	$1,445	4.3%
Fountain Valley	$1,443	5.7%
Anaheim	$1,345	6.0%
Fullerton	$1,344	3.1%
Westminster	$1,328	4.3%

Source: REALFACTS, August 2012

Homeownership Market

Table II-19 compares single-family and condominium sales prices in Huntington Beach and nearby communities by zip code during calendar year 2012. A total of 1,506 single-family homes were sold within the City's four zip codes, with an additional two homes sold in Sunset Beach which was annexed to the City in August 2011. The level of single-family sales activity in 2012 represents a significant 23 percent increase from 2011 levels. Median sales prices ranged from $500,000 in zip code 92647 (northeast), $575,000 in zip code 92646 (southeast), $700,000 in 92649 (west, including Huntington Harbour), $755,000 in 92648 (coastal and Downtown), and $2,825,000 in 90742 (Sunset Beach). The City's two lower priced zip codes (92647 and 92646) evidenced positive sales price appreciation from the prior year's sales, whereas median sales prices in the two higher priced zip codes (92648 and 92649) still reflect modest depreciation. Countywide, the median single-family sales price was $500,000, a 4.4 percent increase from the prior year.

Condominiums comprised 28 percent of Huntington Beach's 2012 housing sales, with 599 units sold, and an additional three units sold in Sunset Beach. Median prices ranged from $220,000 to $390,000, compared to a Countywide median of $287,000 and $950,000 median in Sunset Beach. All but one of the City's zip codes (92649) evidenced price appreciation between 2011 and 2012.

Table II-19: Regional Single-Family Homes and Condominium Sales 2012

Community	Zip Code	# Homes Sold	Median Home Price	Change from 2010	# Condos Sold	Median Condo Price	Change from 2010
Anaheim	92801	263	$320,000	3.4%	98	$250,000	2.0%
	92802	175	$350,000	-0.4%	51	$250,000	-4.8%
	92804	450	$345,000	4.5%	112	$165,000	-14.9%
	92805	324	$320,000	3.2%	98	$237,000	23.0%
	92806	226	$380,000	2.7%	33	$224,000	4.2%
Costa Mesa	92626	324	$507,000	2.8%	63	$305,000	-3.2%
	92627	324	$529,000	6.8%	126	$353,000	3.7%
Fountain Valley	92708	464	$530,000	-0.9%	52	$195,000	-2.5%
Huntington Beach	92646	474	$575,000	7.5%	204	$300,000	0.5%
	92647	326	$500,000	4.6%	78	$220,000	6.3%
	92648	449	$755,000	-3.9%	170	$390,000	2.6%
	92649	257	$700,000	-1.4%	147	$296,000	-2.9%
Sunset Beach	90742	2	$2,825,000	155.2%	3	$950,000	29.8%
Newport Beach	92660	486	$1,250,000	4.2%	123	$566,000	4.8%
	92661	78	$1,588,000	-16.4%	6	$668,000	-18.5%
	92663	213	$1,385,000	15.4%	137	$489,000	-2.2%
Santa Ana	92701	139	$282,000	6.2%	159	$120,000	4.3%
	92703	227	$300,000	10.3%	54	$160,000	14.3%
	92704	347	$330,000	1.5%	173	$150,000	5.6%
	92705	381	$638,000	-1.9%	55	$193,000	17.1%
	92706	230	$373,000	-3.1%	25	$150,000	0%
	92707	247	$290,000	7.4%	107	$162,000	15.7%
Seal Beach	90740	139	$705,000	-2.8%	52	$224,000	-9.2%
Westminster	92683	630	$387,000	-3.4%	34	$315,000	6.1%
Orange County	All	23,032	$500,000	4.4%	9,875	$287,000	6.0%

Source: DQNews - 2012 Los Angeles Times Zip Code Chart, http://www.dqnews.com

While the prior Table II-19 provides an overview of the subregional housing sales market, the following Table II-20 provides detailed information on all sales of existing and new single-family homes and condominiums within Huntington Beach during calendar year 2012. A total of 1,420 single-family home sales were recorded during this period, with three and four bedroom units comprising 85 percent of all homes sold. Median sales prices ranged from $415,000 (one-bedroom) to $703,000 (five-bedroom), with prices varying significantly based on location. Homes in Huntington Harbour and near the coast commanded the highest prices, with less expensive homes located in the central and northern portions of the City. Unit sizes are relatively modest, averaging 1,740 square feet. The overall median sales price for all homes sold during 2012 was $600,000.

A total of 517 condominiums were sold during 2012, comprising one-quarter of all homeownership sales. Median prices for condominiums ranged from $246,000 (one-bedroom) to $315,000 (two bedroom) and $415,000 (3 bedroom), with an overall median price of $315,000. Whereas the vast majority of single-family homes were three and four bedroom units, condominiums were predominately two-bedroom units, selling for approximately $200,000 below similarly sized single-family homes. Condominiums are thus helping to fill a gap for smaller, less expensive ownership housing in the City. The City does have a segment of luxury, high-end condominiums as well, located primarily in the Pacific Coast Highway Coastal Corridor and in Huntington Harbour.

Table II-20: Home and Condominium Sales Prices 2012

# Bdrms	Units Sold	Price Range	Median Price	Avg. Unit Size
Single-Family Homes				
1	4	$310,000 - $530,000	$415,000	670 sf
2	140	$201,000 - $1,325,000	$532,000	1,270 sf
3	677	$210,000 - $2,759,000	$570,000	1,600 sf
4	507	$200,000 - $2,900,000	$649,000	1,955 sf
5+	92	$220,000 - $2,865,000	$703,000	2,415 sf
Total	***1,420***	***$200,000 - $2,900,000***	***$600,000***	**1,740 sf**
Condominiums				
1	90	$200,000 - $670,000	$246,000	815 sf
2	310	$299,000 - $775,000	$315,000	1,160 sf
3	117	$215,000 - $1,602,000	$415,000	1,430 sf
Total	***517***	***$200,000 - $1,602,000***	***$315,000***	**1,145 sf**

Source: Dataquick On-Line Real Estate Database. Compiled by Karen Warner Associates.

Home Foreclosures

Nearly 1.5 million of the 8.7 million homes and condominiums in California have been involved in a foreclosure proceeding since 2007. While the number of mortgage default notices in the State has been consistently declining since its peak in 2010, the level of foreclosure activity in California remains among the highest in the country. Approximately 49,000 Notices of Default were recorded in the State during third quarter 2012, comprising 20 percent of all residential resales.

Within Huntington Beach, www.Realtytrac.com identifies 459 single-family home and condominiums units (November 2012) in various states of foreclosure: 169 units in "pre-foreclosure" having received a notice of mortgage default; 170 units undergoing foreclosure with notice of a trustee sale; and 120 units with ownership taken over by the bank. RealtyTrac reports a total of 90 new foreclosure filings in Huntington Beach in November 2012, representing 1 filing for every 868 residential units. In comparison, the ratio of November foreclosure filings to total housing units in the State, Orange County and other northern Orange County jurisdictions was higher than in Huntington Beach, whereas the foreclosure ratio in Newport Beach and Irvine were below that of Huntington Beach.[11]

California	1 : 430
Orange County	1 : 595
Anaheim	1 : 655
Fountain Valley	1 : 669
Costa Mesa	1 : 745
Westminster	1 : 866
Huntington Beach	1 : 868
Newport Beach	1 : 1,145
Irvine	1 : 1,315

While foreclosures have been on the decline, "short sales" - where the sales price falls short of what is owed on the property - have been rising. In terms of distressed property sales, short sales are preferable to foreclosures for several reasons: 1) units are typically occupied and in better condition; 2) they tend to be higher priced; and 3) short sales are more favorable financially for banks which may translate into improved lending conditions. In third quarter 2012, short sales comprised 26 percent of statewide resale activity.

[11] The foreclosure ratio is calculated by dividing the number of dwelling units in the jurisdiction by the total number of properties that received foreclosure notices that month. The lower the second number in the ratio, the higher the foreclosure rate.

Housing Affordability

The affordability of housing in Huntington Beach can be assessed by comparing market rents and sales prices with the amount that households of different income levels can afford to pay for housing. Compared together, this information can reveal who can afford what size and type of housing as well as indicate the type of households that would most likely experience overcrowding or overpayment.

For purposes of evaluating home purchase affordability, Table II-21 presents the maximum affordable purchase price for moderate income households (120% AMI), and compares this with the 2012 median sales prices for single-family homes and condominiums in Huntington Beach as previously documented in Table II-20. As illustrated below, the maximum affordable purchase price ranges from $382,000 for a two person household, $433,000 for a three person household, and $481,000 for a four person household, rendering the median priced single-family homes in Huntington Beach beyond the reach of moderate income households. However, given the wide range in sales prices, approximately 40 two bedroom homes and 200 three-bedroom homes did sell at levels within the affordability threshold for households earning moderate incomes. As the real estate market continues to improve and the number of distressed and below market sales decline, the availability of affordably priced single-family homes in Huntington Beach will likely diminish.

Condominiums provide an affordable homeownership option for many moderate income households in Huntington Beach. For example, a three person moderate income household can afford a purchase price up to $433,000, and is thus easily able to afford the $315,000 median priced two-bedroom condominium. Expanding the supply of condominiums, combined with downpayment assistance programs and inclusionary housing requirements, can thus be an effective way to extend affordable homeownership opportunities to moderate income households in Huntington Beach.

Table II-21: 2012 Orange County Maximum Affordable Housing Cost (Moderate Income)

Moderate Income Affordable Housing Cost	1 Bedroom (2 persons)	2 Bedroom (3 persons)	3 Bedroom (4 persons)
Household Income @ 120% Median	$81,900	$92,100	$102,350
Income Towards Housing @ 35% Income	$28,665	$32,235	$35,822
Maximum Monthly Housing Cost	$2,389	$2,686	$2,985
Less Ongoing Monthly Expenses:			
Utilities	$97	$109	$147
Taxes (1.1% affordable hsg price)	$350	$398	$440
Insurance	$100	$115	$130
HOA Fees, Maintenance & Other	$200	$200	$200
Monthly Income Available for Mortgage	$1,642	$1,864	$2,068
Supportable 30 yr Mortgage @ 4.0% interest	$344,000	$390,000	$433,000
Homebuyer Downpayment (10% of affordable hsg price)	$38,000	$43,000	$48,000
Maximum Affordable Purchase Price	**$382,000**	**$433,000**	**$481,000**
Huntington Beach Median Single-Family Sales Price	**$415,000**	**$532,000**	**$570,000**
Huntington Beach Median Condo Sales Price	**$246,000**	**$315,000**	**$415,000**

Source: Karen Warner Associates.
Utility costs based on Orange County utility allowance schedule. Includes gas, electricity, water and trash.

Table II-22 presents the maximum affordable rents for very low, low and moderate income households by household size, and compares with average apartment rents in Huntington Beach (as documented previously in Table II-17). As the table below indicates, Citywide average rents are above the level of affordability for all very low income households and for low income households with three or more persons. However, average rent levels on studio and one bedroom units are within the level affordable to smaller, one and two person households earning low incomes. Households earning moderate incomes, regardless of household size, are easily able to afford market rents in Huntington Beach.

Table II-22: 2012 Maximum Affordable Rents

Income Level	Maximum Affordable Rent After Utilities Allowance*			
	Studio (1 person)	**1 Bedroom (2 person)**	**2 Bedroom (3 person)**	**3 Bedroom (4 person)**
Very Low Income	$760	$867	$975	$1,057
Low Income	$1,265	$1,444	$1,625	$1,779
Moderate Income	$1,708	$1,950	$2,194	$2,412
Huntington Beach Average Apt Rents	**$1,092**	**$1,362**	**$1,719**	**$2,160**

*For comparability with advertised rentals, affordable rent calculations subtract the following utility expenses based on the Orange County Housing Authority utility allowance schedule: $83 for studios, $97 for 1 bdrms, $109 for 2 bdrms, and $147 for 3 bdrms
Source: Karen Warner Associates

4. Assisted Housing At-Risk of Conversion

State Housing Element law requires an analysis of the potential for currently rent-restricted low income housing units to convert to market rate housing, and to propose programs to preserve or replace any units "at-risk" of conversion. This section presents an inventory of all assisted rental housing in Huntington Beach, and evaluates those units at risk of conversion during the ten year, 2013-2023 planning period.

Assisted Housing Inventory

As presented in Table II-23 on the following page, Huntington Beach has a sizable stock of assisted rental housing, totaling 1,438 deed restricted units. This inventory includes all multi-family units assisted under federal, state, and local programs, including HUD, state/local bond programs, density bonus, inclusionary, and former redevelopment programs.

During the prior Housing Element planning period, the City had one project convert to market-rate. Huntington Breakers, a 342 unit bond financed project with 68 units reserved for lower income households, paid off its bond and is no longer bound by any affordability controls.

Transfer of ownership and extension of affordability controls on the 185 unit Huntington Gardens (formerly Wycliffe Gardens) occurred in 2008. The project-based Section 8 contracts associated with this project are however still subject to annual renewal.

In 2011, the City conveyed ownership of Emerald Cove, a 164 unit very low income senior apartment complex, to a local non-profit housing provider (Jamboree Housing). The project had been experiencing deferred maintenance and social service programming was being reduced due to limited City funding. Substantial rehabilitation improvements were completed in conjunction with the transfer in ownership, including remodeling of the clubhouse and creation of a gym for seniors, and on-site social service programming was increased.

At-Risk Projects

This section evaluates those lower income rental projects in Huntington Beach at-risk of converting to market-rate uses prior to 2023. Two affordable housing projects are considered to be at-risk during this period - Huntington Villa Yorba. And Huntington Gardens. Both of these projects maintain Section 8 project-based Housing Assistance Plan (HAP) contracts with HUD subject to annual renewals.

Huntington Villa Yorba is a 198 unit HUD Section 236(j)(1) project, 192 units with affordability controls. In 1994, the project owner filed a revised Plan of Action to Extend the Low Income Affordability Use Restrictions through its application to convert the complex to all Section 8 contracts. According to California Housing Partnership's February 2013 update of HUD assisted properties, the mortgage on Huntington Villa Yorba expires on May 1, 2013, with the Section 8 contract subject to renewal on May 31, 2013. City Economic Development staff are actively working with project property owners to extend affordability.

Table II-23: Assisted Rental Housing Inventory

Project Name	Tenant Type	Total Units	Affordable Units	Applicable Programs	Potential Conversion Date
Multi-Family Revenue Bond Projects					
Five Points Apartments	Seniors	164	48 VL/Mod	TEB / LIHTC	2026
Federally Assisted Projects					
Huntington (Wycliffe) Gardens	Seniors	185	185	Sec 231/Section 8	2044/Oct 2013
Huntington Villa Yorba	Family	198	192 VL	Sec(j)(1)/Section 8	2013
Colette's Children's Homes (Cypress, Glencoe, Keelson)	Family	18	18 VL/L	HOME	2064 - 2068
Pacific Sun Apartments (Collette's)	Family	6	6 VL	HOME/NSP	2072
Interval House	Family	6	6 VL	HOME	2029
Orange Community Housing (Keelson, Koledo, Queens)	Family	40	40 VL	HOME	2024 - 2060
Redevelopment Agency (former) Assisted					
Bowen Court	Seniors	20	20 VL	Set-Aside	2062
Bridges Apartments	Family	80	80 VL/L	CDBG	2028
Emerald Cove	Seniors	164	164 VL/L	Set-Aside	2063
Fountains Senior Apartments	Seniors	271	80 VL/L	Set-Aside	2062
Hermosa Vista Apartments	Family	88	88 VL/L	HOME/Set-Aside/ TEB / LIHTC	2065
Huntington Pointe	Seniors	104	104 VL/L	HOME/Set-Aside/ TEB/LIHTC	2061
Oakview - Jamboree I – IV	Family	19	19 VL	HOME/Set-Aside	2066 - 2069
Oakview - OCCHC (Koledo IV - V)	Family	15	15 VL	HOME/Set-Aside	2060
Project Self Sufficiency (11th St)	Family	9	9 VL	Set-Aside	2024
Shelter for Homeless (Keelson,Barton)	Family	12	12 VL	HOME	2024 - 2030
Sher Lane Apartments	Family	66	66 VL/L/Mod	Set-Aside	2028
Sea Air Apartments	Family	36	36 Low	Set-Aside	2026
Pacific Court	Family	48	47 VL/L	HOME/Set-Aside/ TEB/LIHTC	2068
Non-Assisted Projects					
Ocean Aire Gardens	Family	65	62 L/Mod	Density Bonus	2026
1325, 1345, 1350 Delaware	Family	3	3 L	Density Bonus	2031
Beachview Villas	SRO	107	106 VL/L	Non-assisted	Perpetuity
7912 Newman St (Bonnani/Roosevelt)	Senior	2	2 VL/L	Density Bonus	2067
Main Place Apartments	Family	29	26 L	Inclusionary	2033
Newland/Heatherton(16791Roosevelt)	Family	3	1 L	Density Bonus	2033
1301 Delaware	Family	30	3 L/Mod	Density Bonus	2031
TOTALS			1,438		

Source: City of Huntington Beach Economic Development Department, September 2012; California Housing Partnership Corporation, February 2013. TEB = Tax Exempt Bond. LIHTC= Low Income Housing Tax Credit.

With transfer of Huntington Gardens to Living Opportunities Management Company (LOMCO) in 2008, the project's mortgage was extended from 2016 to 2044. However, the Section 8 Housing Assistance Payment (HAP) contracts associated with the project's 185 units are subject to renewal from HUD in October 2013, technically rendering the project at potential risk of conversion.

Preservation and Replacement Options

Preservation or replacement of the two at-risk projects in Huntington Beach can be achieved in several ways: 1) transfer of ownership to non-profit organizations; 2) provision of rental assistance to tenants using other funding sources; and 3) replacement or development of new assisted units. Each of these options are described below, along with a general cost estimate for each.

Option 1: Transfer of Ownership

Transferring ownership of the at-risk projects to non-profit organizations has several benefits: 1) affordability controls can be secured indefinitely; and 2) projects become eligible for a greater range of governmental assistance. The feasibility of this option depends on the willingness of the owner to sell the property, the existence of qualified non-profit purchasers, and the availability of funding.

The current market value for Wycliffe Gardens and Huntington Villa Yorba can generally be estimated based on each projects' potential annual income and standard costs associated with apartment maintenance and management. As shown in Table II-24, the market value of the combined 377 project units is estimated at $54 million. These estimates are intended to demonstrate the magnitude of costs relative to other preservation and replacement options; actual market values of these projects will depend on the building and market conditions at the time of appraisal.

Table II-24: Market Value of At-Risk Projects

Project Units	Huntington Gardens	Huntington Villa Yorba	Total
1 bdrm	185	21	206
2 bdrm		152	152
3 bdrm		19	19
Total	185	192	377
Annual Operating Cost	$1,175,000	$1,568,496	$2,658,172
Gross Annual Income	$2,730,000	$3,538,560	$6,181,920
Net Annual Income	$1,554,500	$1,970,065	$3,523,248
Est. Market Value	$24,000,000	$30,000,000	$54,000,000

Market value for each project based on the following assumptions:

1. Average market rents: 1-bd $1,300, 2-bd $1,600, 3-bd $2,100 (Table II-17)
2. Average unit size: 1-bd 700 sq.ft., 2-bd 900 sq.ft., 3-bd 1,100 sq.ft.
3. Vacancy Rate = 5%
4. Annual operating expense = 35% gross income + 1.1% property taxes
5. Market value based on 6.5% capitalization rate

Option 2: Rental Assistance

Huntington Gardens and Huntington Villa Yorba both maintain Section 8 contracts for rental assistance. The long-term availability of funding at the federal level for Section 8 contract renewal is uncertain. If terminated, rent subsidies using alternative State or local funding sources could be used to maintain affordability. Subsides could be structured similar to the Section 8 program, whereby HUD pays the owners the difference between what tenants can afford to pay (30% household income) and what HUD establishes as the Fair Market Rent (FMR) on the unit.

The feasibility of this alternative, in the case of the property owners, depends on their willingness to continue to accept rental vouchers and limit rents to fair market levels. Given the 377 at-risk units in Huntington Gardens and Huntington Villa Yorba and associated bedroom mix, the total cost of subsidizing rents in these projects is estimated at approximately $180,000 per month, or $2.1 million annually, translating to $42 million in subsidies over a 20-year period.

Table II-25: Required Rent Subsidies for At-Risk Projects

# Bdrms	# Units	Fair Market Rents	Household Size	Household Income (50% AMI)	Max. Afford Rent	Per Unit Subsidy	Total Monthly Subsidy	Total Annual Subsidy
1 bdrm	206	$1,350	2 person	$38,550	$963	$387	$79,722	$956,664
2 bdrm	152	$1,610	3 person	$43,350	$1,083	$527	$80,104	$961,248
3 bdrm	19	$2,290	4 person	$48,150	$1,203	$1,087	$20,653	$247,836
Total	**377**						**$180,479**	**$2,165,748**

Option 3: Construction or Purchase of Replacement Units

The construction or purchase of a replacement building is another option to replace at-risk units should they convert to market rates. The cost of developing housing depends on a variety of factors, including density, size of the units, location, land costs, and type of construction. Based on review of 130 multi-family sales in Huntington Beach during 2011 and 2012, the median purchase price for apartment buildings in Huntington Beach runs approximately $245,000/unit. Therefore, the cost to replace the 377 at-risk units in Huntington Beach can generally be estimated at $92 million.

Cost Comparisons

In terms of cost effectiveness for preservation of the 377 at-risk units, 20 years worth of rent subsidies ($42 million) are less expensive than transfer of ownership ($84 million), or purchase of replacement units ($92 million). However, transfer of ownership to a non-profit may still be a preferred alternative as affordability controls could be secured indefinitely, and projects would become eligible for a greater range of outside funding.

5. Housing Problems

A continuing priority of communities is enhancing or maintaining the quality of life for residents. A key measure of the quality of life in Huntington Beach is the extent of "housing problems." One measure of housing problems used by both the State and Federal governments is the extent of housing overpayment and overcrowding within a community.

Overpayment

Housing overpayment, as defined by the State and Federal government, refers to spending more than 30 percent of income on housing; severe overpayment is spending greater than 50 percent of income. Table II-26 shows the incidence of overpayment in Huntington Beach.

Table II-26: Housing Overpayment 2010

Overpayment	Households	Percent	Orange Co. %
Owners			
Overpayment *(>30% income on housing)*	17,954	39%	42%
Severe Overpayment *(>50% income on housing)*	7,683	17%	19%
Lower Income Owners Overpaying	5,528	60%	--
Renters			
Overpayment *(>30% income on housing)*	13,027	46%	52%
Severe Overpayment *(>50% income on housing)*	5,881	21%	25%
Lower Income Renters Overpaying	9,012	73%	--
Total Overpayment	*30,981*	*43%*	*47%*

Source: American Community Survey (ACS) 2005-2009. % lower income overpayment derived from HUD CHAS and applied to owner and renter households from 2005-2009 ACS.

Note: Severe overpayment is a subset of overpayment.

According to the 2005-2009 American Community Survey, 39 percent of owners and 46 percent of renters in Huntington Beach were spending more than 30 percent of their total income on housing. This level of overpayment represents a significant increase from 2000 when 38 percent of renters were overpaying. *Severe* overpayment among renters has also increased, rising from 16 to 21 percent. In terms of overpayment among lower income households (<80% AMI), an estimated 9,012 lower income renter households and 5,528 lower income owners were faced with overpayment in Huntington Beach. The impact of housing overpayment on Huntington Beach's lower income households is significant, with the community's special needs populations – seniors, persons with disabilities, and female-headed households with children - most vulnerable to losing their housing due to an inability to pay.

Figure 6 shows locations in Huntington Beach with concentrations of *severe* overpayment among the renter population. Census tracts with the highest concentrations (40-55%) of renters spending more than half their incomes on rents are located north of Edinger and east of Springdale, as well as a small area south of Adams and west of Magnolia. These areas also evidenced high levels of renter overpayment in the City's 2008 Housing Element as derived from 2000 census data.

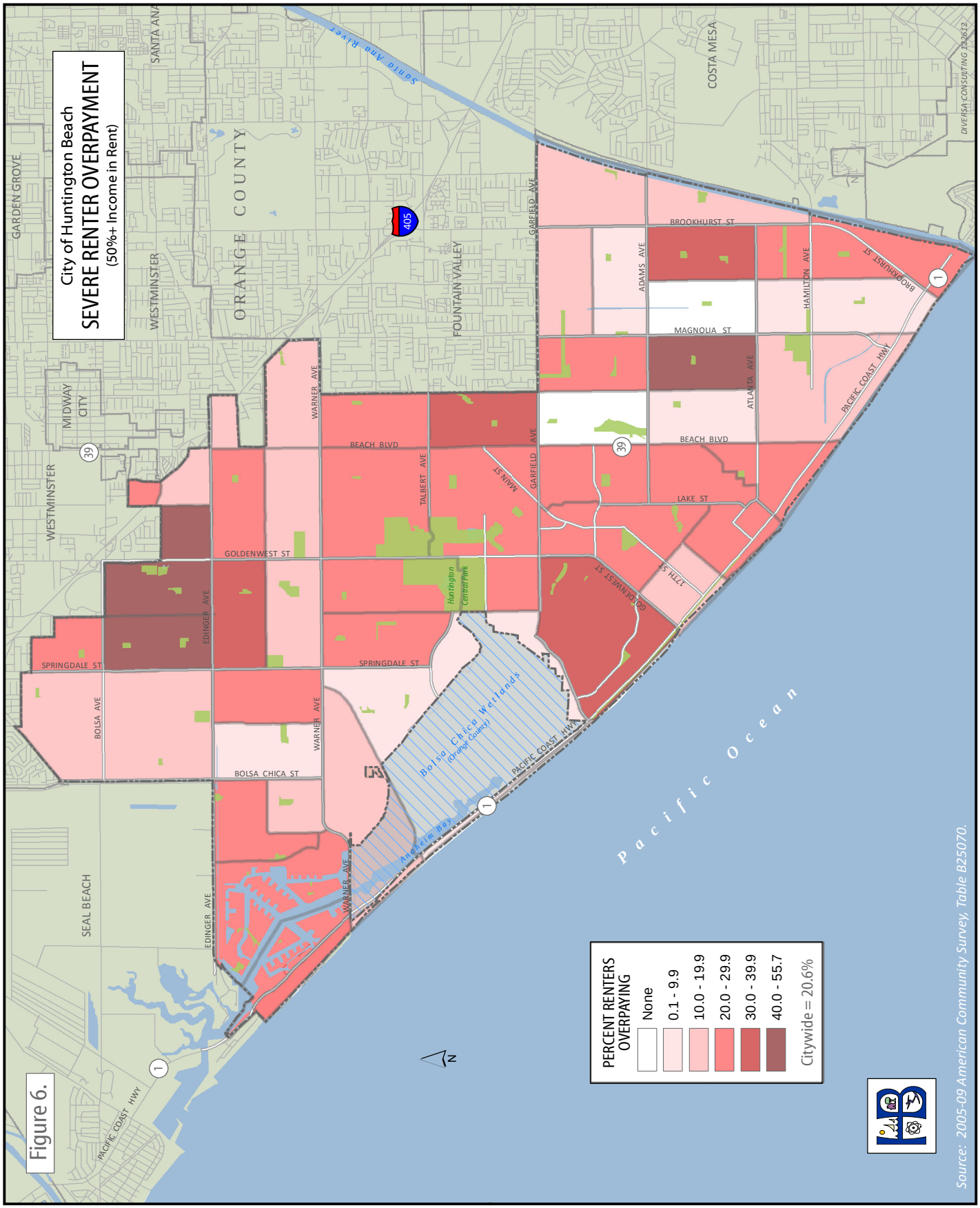


Figure 6.

Source: 2005-09 American Community Survey, Table B25070.

Overcrowding

The State defines an overcrowded housing unit as one occupied by more than 1.01 persons per room (excluding kitchens, porches, and hallways). A unit with more than 1.51 occupants per room is considered severely overcrowded. The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units.

Table II-27 shows the incidence of overcrowding in Huntington Beach and Orange County by tenure, as measured by the 2006 -2010 American Community Survey. As indicated, just three percent of all households in Huntington Beach were living in overcrowded conditions, well below the incidence of overcrowding Countywide where overcrowding impacts nine percent of households. While the City's renter households were more likely to experience overcrowded living conditions than owner households, the level of renter overcrowding has declined significantly over the past decade, from 13 percent in 2000 to six percent in 2010.

Table II-27: Overcrowded Households 2010

Overcrowding	Households	Percent	Orange Co. %
Owners			
Overcrowding	443	<1%	4%
Severe Overcrowding	59	<1%	1%
Renters			
Overcrowding	1,600	6%	17%
Severe Overcrowding	671	2%	7%
Total Overcrowding	***2,043***	***3%***	***9%***

Source: American Community Survey (ACS) 2005-2009. % overcrowding from ACS applied to 2010 Census count of owner/renter households.

Note: Severe overcrowding is a subset of overcrowding.

While overcrowding levels have decreased significantly in Huntington Beach, the existence of nearly 700 renter households living in severely overcrowded conditions remains an important housing issue. As illustrated in Figure 7, the Oak View neighborhood in central Huntington Beach evidenced the highest levels of overcrowding, with 38 percent, or 619 renter households severely overcrowded; this area was also identified in the City's 2008 Housing Element as having a high level of overcrowding. Oak View is one of the City's CDBG Enhancement Areas and continues to be a major focus for City neighborhood improvement activities.

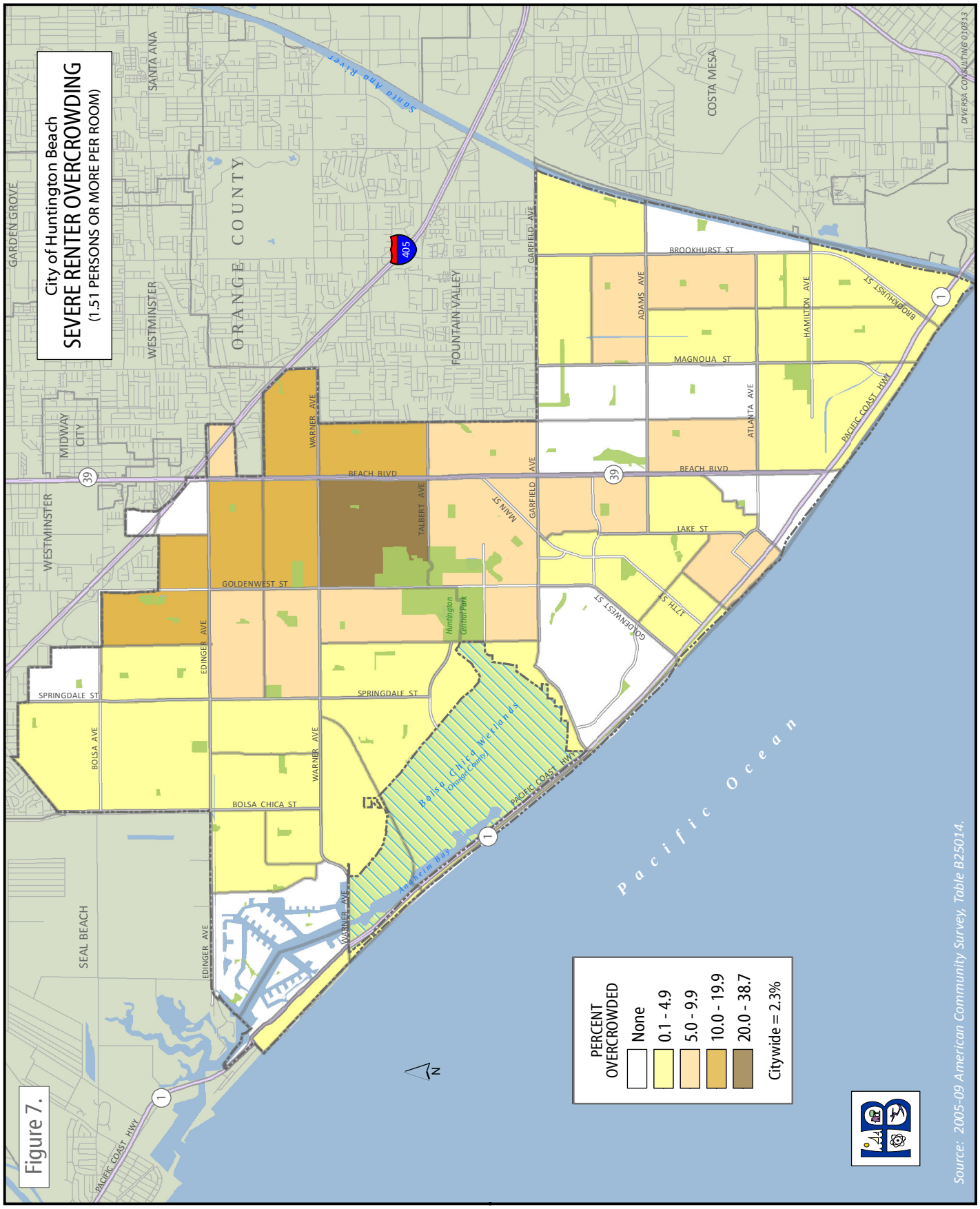

City of Huntington Beach
SEVERE RENTER OVERCROWDING
(1.51 PERSONS OR MORE PER ROOM)
PERCENT OVERCROWDED
None
0.1 - 4.9
5.0 - 9.9
10.0 - 19.9
20.0 - 38.7
Citywide = 2.3%
Pacific Ocean
ORANGE COUNTY
GARDEN GROVE
SANTA ANA
WESTMINSTER
MIDWAY CITY
FOUNTAIN VALLEY
COSTA MESA
SEAL BEACH
Santa Ana River
Anaheim Bay
Huntington Central Park
Boise Chica Wetlands (Orange County)
405
39
1
BROOKHURST ST
MAGNOLIA ST
BEACH BLVD
LAKE ST
GOLDENWEST ST
SPRINGDALE ST
BOLSA CHICA ST
PACIFIC COAST HWY
ADAMS AVE
HAMILTON AVE
ATLANTA AVE
GARFIELD AVE
MAIN ST
17TH ST
TALBERT AVE
WARNER AVE
EDINGER AVE
BOLSA AVE
N
DIVERSA CONSULTING 010313
Source: 2005-09 American Community Survey, Table B25014.

Figure 7.

E. REGIONAL HOUSING NEEDS ALLOCATION

The Regional Housing Allocation (RHNA) is a state-mandated process which determines the amount of future housing growth each city and county must plan for in their housing elements. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction's projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted number of households, as well as the number of units that need to be added to compensate for anticipated demolitions and changes to achieve an "ideal" vacancy rate.

The RHNA process begins with the California Department of Housing and Community Development's (HCD) projection of future statewide housing growth need, and the apportionment of this need to regional councils of government throughout the state. As southern California's designated Council of Government, the Southern California Association of Governments (SCAG) is the agency responsible for developing an allocation methodology to allocate the region's assigned share of statewide need to cities and counties by income level. In allocating the region's future housing needs to jurisdictions, SCAG is required to take the following factors into consideration:

- ✓ Market demand for housing
- ✓ Employment opportunities
- ✓ Availability of suitable sites and public facilities
- ✓ Commuting patterns
- ✓ Type and tenure of housing
- ✓ Loss of units in assisted housing developments
- ✓ Over-concentration of lower income households
- ✓ Geological and topographical constraints

SCAG has adopted the RHNA for the 2013-2021 Housing Element cycle, and has allocated Huntington Beach the following share of the region's housing needs:

Table II-28 Regional Housing Needs Assessment 2013-2021*

Income Level	Percent of AMI*	Units	Percent
Extremely Low**	0-30%	156	12%
Very Low	31-50%	157	12%
Low	51-80%	220	16%
Moderate	81-120%	248	18%
Above Moderate	120%+	572	42%
Total		1,353	

Source: http://SCAG.ca.gov.gov/Housing/rhna.htm
* AMI – Area Median Income.
** An estimated half of the City's very low income housing needs (156 units) are for extremely low income households.

The RHNA represents the minimum number of housing units each community is required to provide "adequate sites" for through zoning and is one of the primary threshold criteria necessary to achieve State approval of the Housing Element. As the RHNA represents a

planning target for new residential growth and not a building quota, so long as a jurisdiction provides sufficient sites and does not impose constraints to development, it is not penalized for falling short of its RHNA target. Huntington Beach will continue to provide sites for a mix of single-family, multi-family and mixed use housing, supported by a variety of programs to enhance affordability, to accommodate its RHNA and contribute towards addressing the growing demand for housing in the southern California region.

III. HOUSING CONSTRAINTS

The provision of adequate and affordable housing can be constrained by a number of factors. This section assesses the various governmental, market, infrastructure and environmental factors that may serve as a potential constraint to housing development and improvement in Huntington Beach.

A. GOVERNMENTAL CONSTRAINTS

1. Land Use Controls

The Huntington Beach General Plan and Zoning and Subdivision Ordinance provide for a range of residential land use designations/zones in the City:

Residential Low (RL) - Provides for single-family residential use within neighborhoods. Clustered development and second units are allowed. Maximum density is 7 dwelling units per net acre.

Residential Medium (RM) - Provides for duplexes, triplexes, townhomes, apartments, multi-dwelling structures, and cluster housing. Single-family homes may also be appropriate. Maximum density is 15 dwelling units per net acre.

Residential Medium High (RMH) – Provides opportunities for a more intensive form of development, including medium density townhomes, garden apartments, and apartment "flats". The *RMH-A* Small Lot subdistrict applies to areas with narrow, 25 foot lot frontages where separate development standards apply. Maximum density is 25 dwelling units per net acre.

Residential High (RH) - Provides opportunities for the most intensive form of residential development, including apartments in garden type complexes and high rises. Maximum density is 35 dwelling units per net acre.

Residential Manufactured Home Park (RMP) – Provides sites for mobile home or manufactured home parks, including parks with rental spaces and parks where spaces are individually owned. Maximum density is 9 spaces per net acre.

Mixed Use (M) - The exact density, location, and mix of uses in the category is intended to be governed by a specific plan to allow greater design flexibility. May include single residential use.

The City's residential development standards are summarized in Table III-1. Development standards are intended to protect the safety and general welfare of the community while promoting the goals and policies of the General Plan. The City's standards are fairly comparable to other Orange County communities, and are not considered excessive or overly restrictive.

Table III-1: Residential Development Standards

	RL	RM	RMH-A Subdistrict	RMH	RH	RMP
Minimum Building Site	6,000	6,000	2,500	6,000	6,000	10 ac.
Width (ft.)	60	60	25	60	60	N/A
Cul de sac frontage	45	45	–	45	45	N/A
Minimum Setbacks						
Front (ft.)	15	15	12	10	10	10
Side (ft.)	3;5	3;5	3;5	3;5	3;5	–
Street Side (ft.)	6;10	6;10	5	6;10	6;10	10
Rear (ft.)	10	10	7.5	10	10	–
Maximum Height (ft.)						
Dwellings	35	35	35	35	35	20
Accessory Structures	15	15	15	15	15	15
Maximum FAR	–	–	1.0	–	–	–
Min Lot Area/Unit (sq. ft.) Density (du/acre)	6,000 7.26	2,904 15	*	1,742 25	1,244 35	–
Max % Lot Coverage	50	50	50	50	50	75
	Studio	**1 bed**	**2 bed**	**3 bed**	**4 bed**	**5 bed**
Minimum Floor Area	500	650	900	1,100	1,300	1,300
Private Open Space						
Ground Floor Units	200	200	250	300	400	400
Above Ground Floor	60	60	120	120	120	120
Parking						
Single Family	2	2	2	2	2	3
Multi-Family	1	1	2 (1 enclosed)	2.5 (1 enclosed)	2.5 (1 enclosed)	2.5 (1 enclosed)
Guests		.5/ unit				
Senior	1 (covered)	1 (covered)	1.5 (covered)			
SRO	1					

*Lots < 50' in width = 1 du per 25' frontage.
Lots > 50' in width = 1 du per 1,900 sq. ft.

The table shows that development standards remain fairly constant across all residential zoning districts. One exception to note is that the minimum lot area per unit decreases as allowable development intensity increases from the RL, single-family residential, zone to the RH, high density residential, zone. Likewise, the front yard setback requirement becomes less restrictive as permitted density increases. That is, the RL front yard setback is 15 feet while the RH required front yard setback is reduced to 10 feet.

The maximum building height for all residential zoning districts is 35 feet. This allows for development to exceed two stories in all zones for all residential housing types. The zoning code also contains a provision for exceeding the maximum height limit up to 10 feet for architectural features and projections. In addition, some specific plans, such as the Seabridge, Bella Terra, Downtown, and Beach and Edinger Corridors Specific Plans, allow greater building heights for mixed use and multi-family residential projects.

Residential parking standards in the City of Huntington Beach are based on the number of bedrooms for both single and multi-family developments. All single-family residences are required to provide a minimum of a 2-car garage. New single-family residences with five or more bedrooms are required to provide a 3-car garage, except in the RMH-A district, where 25-foot wide lots are permitted. Open parking spaces are also required, but can be counted in the driveway and on the street. Existing single-family residences are required to have 2-car garages regardless of the number of bedrooms. This allows property owners with older dwelling units to remodel their homes and add bedrooms without having to provide a third car garage.

As indicated in Table III-1, parking requirements for multi-family residential developments increase as the number of bedrooms increases. However, only one enclosed space is required for each unit. The remaining required spaces can be open. The zoning code also has separate parking requirements for senior housing, small lot developments, manufactured/mobile homes, SRO developments, group housing and residential care housing that require fewer parking spaces than the standard multi-family residential parking requirements.

While all of the base residential development standards are listed above, the City's zoning code contains other provisions that provide flexibility for many of the base standards, which allows property owners and developers to maximize development on their lots without requiring discretionary action. For instance, the maximum lot coverage permitted in residential zoning districts is 50 percent, but the code allows up to 55 percent lot coverage for patio covers. The code also stipulates that lattice or trellis patio covers are exempt from lot coverage limitations. Other provisions that provide flexibility include: zero side and rear yard setback standards, reduced setbacks for accessory structures, allowable building projections into required setbacks, exceptions to height limit and reduced setbacks for side entry garages and garages with alley access.

The City's residential development standards have not served as a constraint to the provision of housing as a number of residential housing projects, ranging in size from smaller 4-unit developments in the RM zone to the 516-unit Pacific City development located in the Downtown Specific Plan area, have achieved the maximum permitted densities. However, it should be noted that not all residential projects are able to achieve maximum densities due to other constraints specific to the site, such as shape and topography of the lot, soil/environmental conditions and location. These constraints are discussed further for vacant sites in the realistic development capacity analysis in Section IV – Housing Resources.

Huntington Beach has adopted numerous provisions in its Zoning Ordinance that facilitate a range of residential developments types and encourage affordable housing:

Affordable Housing Density Bonus: In March 2007, the Huntington Beach City Council adopted a new density bonus ordinance (Zoning Code Section 230.14) to conform with the new requirements of Government Code Section 65915. In summary, applicants of residential projects of five or more units may apply for a density bonus and additional incentive(s) if the project provides for construction of one of the following:

a. Ten percent (10%) of the total units of a housing development for lower income households; or

b. Five percent (5%) of the total units of a housing development for very low income households; or

c. A senior citizen housing development or mobilehome park that limits residency based on age requirements for housing for older persons; or

d. Ten percent (10%) of the total dwelling units in a common interest development (condominium) for persons and families of moderate income.

The amount of density bonus to which the applicant is entitled varies according to the amount by which the percentage of affordable housing units exceeds the minimum percentage established in this section, but generally ranges from 20-35% above the specified General Plan density. In addition to the density bonus, eligible projects may receive 1-3 additional development incentives, depending on the proportion of affordable units and level of income targeting. The incentives are offered:

a. A reduction in site development standards (e.g., setback and square footage requirements, and/or parking requirements) or architectural design requirements.

b. Approval of mixed-use zoning in conjunction with the housing project if nonresidential land uses reduce individual unit costs, and the nonresidential land uses are compatible with the housing project and adjoining development.

c. Other regulatory incentives or concessions proposed by the permit applicant or the City that would result in identifiable cost reductions.

In addition to these incentives, at the request of the developer, the City will permit a parking ratio (inclusive of handicapped and guest parking) of 1 space for 0-1 bedroom units, 2 spaces for 2-3 bedroom units, and 2½ spaces for four or more bedrooms. Since adoption of the new ordinance, the City has received one density bonus application.

Development Standards for Senior Housing: Section 210.88 sets forth modified development standards for senior housing that may be permitted by the Planning Commission. Modified standards include reduced unit sizes, reduced parking, and reduced private open space requirements.

Inclusionary Housing: Huntington Beach has had an inclusionary housing requirement since the early 1990s, as set forth by policy. In October 2005, the City Council adopted an ordinance that codified this policy and established the option for payment of in-lieu fee for projects with

fewer than ten units. In July 2009, the City Council amended the ordinance to increase the size threshold of projects eligible to pay the in-lieu fee from 9 to 30 units, and in August 2011 modified and improved the Inclusionary Housing Guidelines for new development and current Inclusionary Housing residents.

Zoning Ordinance Section 230.26 requires new residential projects with three or more units to provide at least 10 percent of the total units for low to moderate income households at an affordable housing cost for a 55 year period for rental units and 45 years for ownership units. Rental units are required to be made available to low income households, with on-site rental inclusionary units eligible to be provided to moderate income households; for-sale units cannot exceed levels affordable to moderate income households. Affordable units are permitted to be provided at an off-site location, and may be new construction or substantial rehabilitation.[1] Preservation of at-risk units or mobile homes may also be used to satisfy the inclusionary requirement. All off-site inclusionary units must be constructed or rehabilitated prior to or concurrently with the primary project.

The City contracted with an economic consultant to conduct a nexus study to calculate an appropriate in-lieu fee amount for projects with 3-9 units. Based on this study, the City's current inclusionary housing in-lieu fees are presented in Table III-2; the City will be establishing the in-lieu fee amount for projects between 10-30 units in size:

Table III-2: Inclusionary Housing In-Lieu Fee

Project Size (# of Units)	Per Unit In-Lieu Fee Amount
Three	$8,140
Four	$9,150
Five	$10.170
Six	$11,180
Seven	$12,200
Eight	$13,230
Nine	$14,250

The City has established an Affordable Housing Trust Fund for deposit of in-lieu fee revenues. Monies from the Fund will be used only to fund projects with a minimum of 50 percent of the units affordable to very low and low income households, with at least 20 percent of units available to very low income households. At the discretion of the City Council, the Fund may be used for pre-development costs, land or air rights acquisition, rehabilitation, land write-downs, administrative costs, gap financing, or to lower the interest rate of construction loans or permanent financing. The City Council annually reviews the in-lieu fee schedule and updates as appropriate by resolution and sets forth the permitted use of the Affordable Housing Trust Funds.

Huntington Beach has had its 10 percent inclusionary requirement in place since the early 1990s, and the requirement has not served as a constraint to development. The City's ordinance provides an effective mechanism to integrate affordable units within market rate

[1] For purposes of the ordinance, major rehabilitation is defined as equal to more than one-third the value of the existing improvement, excluding land value, of existing non-restricted units.

developments, with 560 affordable units produced through the City's requirement between 1993-2012. The City's ordinance provides incentives for compliance by offering density bonuses and additional regulatory incentives for provision of 10 percent low or moderate income units. To provide flexibility, the ordinance provides the option for payment of an in-lieu fee for projects with 30 or fewer units, as well as the option for off-site units through new construction or substantial rehabilitation, or preservation of at-risk units or mobile homes.

Condominium Conversions: As a means of maintaining the supply of rental units and preserving affordable housing, the City requires a Conditional Use Permit for conversion of existing dwelling units to condominiums. The conversion requirements mandate relocation assistance for eligible tenants and anti-discrimination policies in the sale of converted units. In 2004, the City strengthened the condominium conversion ordinance as follows:

- ✓ Prohibition of conversion of lower or moderate income rental housing developed with federal, state or local assistance
- ✓ Provision of 12 months relocation time for low and moderate income tenants, and tenants with minor children in school.
- ✓ Required findings that conversion will not displace a significant percentage of low and moderate income, disabled, or senior citizen tenants or eliminate a significant number of low and moderate income rental units from the City's housing stock at a time when equivalent housing is not readily available in Huntington Beach.
- ✓ Compliance with parking requirements and landscape improvements.

Since adoption of the updated ordinance, the City has used the ordinance once in evaluating a possible future conversion and has fielded several inquiries about conversion of apartment complexes to condominiums. The ordinance has been effective in preserving existing rental housing and in deterring the conversion of several projects.

Small Lot Development: In 2000, the City amended the Zoning and Subdivision Ordinance to add standards for small lot developments (lots less than 4,000 square feet). The standards act as an alternative to attached housing in multi-family districts. They apply to all small lot subdivisions, whether the tentative map is designed with single or multiple units per lot (condominium). By providing greater development flexibility and allowing smaller lot sizes, the ordinance facilitates development and reduces development costs. Development standards for small lot development can be summarized as follows:

Minimum Lot Size:	3,100 sq. ft. (3,400 sq. ft. average)
Minimum Lot Frontage:	40 ft. (30 ft. for cul de sac)
Maximum Height:	30 ft./2 stories (3rd level permitted < 500 sq.ft.)
Minimum Setbacks:	
Front	15 ft. + offsets in front facade
Side	8 ft aggregate, min. 3 feet.[2]
Rear	15 ft.; 15% of building width may be at 13 ft.
Maximum Lot Coverage:	50%
Parking:	2 spaces, plus one on-street guest parking space

[2] Zero foot side yard setback permitted with min. 8 ft. on other side.

Beach and Edinger Corridors Specific Plan (BECSP)

The City Council originally adopted the *Beach and Edinger Corridors Specific Plan* (BECSP) in March 2010, providing for up to 4,500 new housing units along two of Huntington Beach's major commercial corridors. Residential use was permitted by right[3] on every parcel within the Plan's 459 acres; certain locations within the Specific Plan required residential development to include ground floor commercial use, while most areas permit stand-alone multi-family residential without a commercial component. The Plan's form-based zoning did not include density or floor area ratio caps and provided for reduced parking standards. Building heights of four to six stories were permitted in most areas. The Specific Plan is designated Mixed Use (M) in the General Plan to allow maximum design flexibility, as indicated by the General Plan Mixed Use land use description:

<u>Permitted Uses</u>

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

<u>Development Standards</u>

- 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 BECSP proved successful in facilitating development, with six large scale apartment projects totaling 1,900 units constructed, the rapid pace and scale of this development resulted in extensive community opposition to the Plan. In response to the community's concerns, in May 2015 the Huntington Beach City Council adopted several substantive amendments to the BECSP intended to slow the amount and impact of development.

On June 23, 2015, the State Department of Housing and Community Development (HCD) issued a letter notifying the City of Huntington Beach that the adopted amendments to the BECSP resulted in the City's 2013-2021 Housing Element no longer being in compliance with State housing element law, as stated below:

> *"Amendments made to the BECSP change the maximum number of allowable units to an amount less than the City's remaining regional housing need allocation. Such an action fundamentally alters the inventory of available sites constituting a de facto change to the housing element's available sites calculation. Development standards were changed reducing unit density by requiring additional parking and restricting development flexibility by requiring a conditional use permit. These actions pose constraints to the development of housing, particularly on sites identified in the land inventory to meet the City's remaining housing need. The amendments to the BECSP change the premises upon which the Department's prior Certification was based, thereby nullifying that prior Certification."*

[3] 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 site plan review approval.

The following section evaluates each of the amendments made to the BECSP that affected residential uses as a potential constraint to development, and where appropriate, identifies a program response for inclusion in the Housing Element to address the constraint. Table III-3 below summarizes each of the 2015 BECSP amendments pertaining to residential development, and compares to the standards under the original 2010 BECSP.

Table III-3: Summary of BECSP Amendments

Issue Area	2010 BESCP	2015 Amendment
Maximum Amount of Net New Development (MAND)	Up to 4,500 units	Reduced to 2,100 units (1,900 units constructed).
Entitlement Processing	Administrative approval through site plan review process (no public hearing) for residential projects.	Requires all residential and mixed use projects to obtain Conditional Use Permit (CUP) from Planning Commission.
Residential Parking	Studio/1 bdrm - 1 space 2 bdrm 1.5 spaces 3+ bdrms 1.5 spaces Guest spaces 0.2 per unit	Studio/1 bdrm 2 spaces 2 bdrm 2 spaces 3+ bdrms 2.5 spaces Guest spaces 0.5 per unit Parking may be provided in tandem configuration. Parking management plan required.
Building Heights	Ranges from four to six stories	Maximum four stories
Building Setbacks	Front yard: Ranges from 0 - 30' Upper story: n/a (offsets & notches required)	Front yard: 30' on Beach & Edinger 15' all other public streets Upper story: 10' along front and sides (for 100') for all floors above a 3rd story
Retail/Commercial Uses	Retail and commercial permitted, but not required, with residential projects.	Requires ground floor retail and commercial in all residential projects, with deviations permitted subject to a CUP from the Planning Commission..

- **Issue - Maximum Amount of Net Development (MAND):** Reduction of the maximum number of units permitted under the Plan to 2,100 decreases the remaining development potential to just 200 units, a level insufficient to address the City's identified RHNA shortfall of 413 very low and low income units. Any application for development in excess of the MAND would require an Environmental Assessment, and would be subject to approval of a Zoning Text Amendment, thus presenting a significant constraint to development. The issue of remaining RHNA site capacity and the MAND is discussed in detail in the Resources Chapter of the Housing Element, and a program action has been added to mitigate this constraint by amending the BECSP to increase the MAND to accommodate the 413 unit lower income RHNA shortfall.

- **Issue - Entitlement Processing:** Prior to the 2015 BECSP amendment, in areas of the BECSP where residential is allowed, the use was permitted by right. Development projects required approval of an administrative site plan review (SPR), which includes notification to surrounding properties at a minimum, but not a public hearing or discretionary review. In addition, the Director of Community Development may refer

any project to the Planning Commission and projects with an EIR are also required to be reviewed by the Planning Commission. Once acted upon, all projects may be appealed to the City Council.

Under the amended BECSP, all residential or mixed use projects are required to obtain a Conditional Use Permit (CUP) from the Planning Commission, which require a noticed public hearing. While a majority of BECSP projects to date have been referred to the Planning Commission and subject to a public hearing due to a project EIR, residential was a permitted use and not subject to the specific findings of a CUP. The requirement for a CUP contributes uncertainty to project approval, in addition to adding anywhere from one to six months of additional processing time and approximately double the entitlement application costs. For example, the 173 unit Beach & Ocean project was approved through a site plan review process in four months (from application submittal to project approval), whereas if the project were required to obtain a CUP, the process could have taken anywhere from six to ten months.

In conclusion, the CUP requirement may serve as a potential constraint to development and the ability of the City to address its remaining very low and low income RHNA need for 413 units within the BECSP. In order to mitigate this constraint, a program action has been added to the Housing Element to establish an "Affordable Housing Overlay" within the BECSP and to designate sufficient sites with the Overlay to offset the RHNA shortfall, and replace the CUP requirement on these sites with an administrative Site Plan Review process (i.e. – no Planning Commission or City Council hearing).

- **Issue - Residential Parking:** The residential parking standards under the amended BECSP (2 spaces/studio, 1 & 2 bedroom units, 2.5 spaces/3+ bedroom units, plus 0.5 guest spaces per unit) are based on the City's current residential parking requirements in the coastal zone. The coastal zone parking standards require that each unit, regardless of number of bedrooms, have at least two on-site parking spaces to ensure that on-street parking is generally available for the public to access the coast/beach.

  The following Table III-4 provides a comparison of required parking under the original BECSP standards versus the new standards for two actual BECSP projects:

Table III-4: Parking Requirement Comparisons

Project Name/ Bedroom Mix	Required Parking Spaces	
	Original 2010 BESCP	2015 Amended BECSP
Oceana		
1 bdrm - 18	1 bdrm – 18	1 bdrm - 36
2 bdrm - 35	2 bdrm - 52.5	2 bdrm - 70
3 bdrm - 25	3 bdrm - 37.5	3 bdrm - 62.5
Total - 78 units	Guest - 15.6	Guest - 39
	Total - 124 spaces	**Total - 208 spaces**
Elan		
Studio - 26	Studio – 26	Studio - 52

1 bdrm - 129	1 bdrm – 129	1 bdrm - 258
2 bdrm - 119	2 bdrm - 178.5	2 bdrm - 238
Total - 274 units	Guest - 54.8	Guest - 137
	Total - 389 spaces	**Total - 685 spaces**

As shown by these project examples, the amended BECSP substantially increases the number of required parking spaces for residential projects (68% increase for Oceana, 76% increase for Elan), significantly adding to project development costs and potentially impacting project feasibility. A recent development application in the City identified a cost of $26,000 per space for a two-level subterranean parking garage, with the cost increasing to approximately $30,000 per space for additional levels deeper in the ground (based on factors related to the water table, extra shoring and added construction time). Applying these cost figures to the Elan project, and assuming 100 spaces per level of underground parking, the cost to provide the 389 spaces required under the original BECSP standard is approximately $10.8 million, compared to $19.8 million under the amended standard.

For smaller projects that provide at-grade parking, such as Oceana, the increase in parking required under the amended BECSP results in parking consuming a larger proportion of the site. By reducing the footprint available for development, the number of units able to be built is also reduced, further impacting project feasibility.

While there are recent projects in the Coastal Zone that have met the higher parking standards (Pacific City - 516 apartments, including 51 moderate income), the increased market value for coastal housing allows such projects to more readily absorb the increase in parking costs. It is unlikely that an affordable project, such as Oceana, would be able to absorb the cost increase associated with a 68% increase in required parking spaces.

The provision of adequate parking is a significant issue in Huntington Beach. The reduced parking standard under the original BECSP may in fact be too low and result in spillover parking impacts. The City has received complaints regarding parking spillover from neighborhood residents and commercial tenants adjacent to some of the apartment projects as well as complaints regarding lack of parking from the apartment tenants themselves. Worth noting is that two BECSP projects voluntarily provided parking in excess of the BECSP standard (Boardwalk, provided 803 spaces instead of required 737, and the Monogram provided 889 spaces, 140 above the required 749), indicating that at least two developers believed the original BECSP parking standard was inadequate.

The fact that the coastal zone parking standard of 2.5 spaces per unit is the same for studio and one bedroom units as it is for two bedrooms will serve as a significant disincentive for the provision of smaller units. In contrast, the Citywide parking standard under the Huntington Beach Zoning Ordinance provides a reduced parking ratio of 1.5 spaces (inclusive of guest spaces) for studio and one-bedroom units, with standards for larger units consistent with coastal zone requirements. The Citywide parking standard has been in place for many years, and has been successful in providing adequate parking, while not constraining development. By way of comparison, utilizing the Citywide parking standard, the Elan project would be required

to provide 530 spaces, approximately mid-way between the 389 spaces under the original BESCP and 685 spaces under the amended BECSP.

In conclusion, the increased parking required under the amended BESCP results in a substantial increase in project costs, reduced densities in smaller projects with surface parking, and serves as a disincentive to the provision of smaller unit sizes. In order to mitigate this constraint, the Housing Element program action to establish an "Affordable Housing Overlay" will include replacing the coastal zone parking requirement in the amended BECSP with the Citywide parking standard on sites designated within the Overlay that propose to provide 20 percent affordable units. Additionally, projects can request parking reductions through the density bonus ordinance.

- **Issue - Building Heights:** Under the original BECSP, maximum building heights varied based on the district or segment. For example, the two "core" areas of the Plan where the most intense development was envisioned permitted six stories. In other areas where infill commercial, mixed-use and residential was envisioned (representing approximately half of the Plan area), the maximum height was four or five stories. Height was further restricted if adjacent to or across the street from existing, approved or zoned residential development. The maximum height in the Commercial General (CG) zone, which was the primary zoning designation for the BECSP area prior to its adoption, is 50 feet (generally equivalent to four stories).

  The amended BECSP establishes a maximum four story building height throughout the Plan, with the goal of better preserving the existing scale and character of development. Four story height limits are typical of many urban environments, and are consistent with the City's height limits in the CG zoning district. Oceana, a 100 percent affordable family project with a majority two- and three-bedroom units in the BECSP that was developed in 2013, is four stories. Oceana was developed at a density of 40 units per acre. In addition, three other BECSP projects are entirely or a portion developed at four stories and were able to achieve densities ranging from 40 to 60 units per acre. Recent discussions with market rate and affordable housing developers have not indicated that a four story height limit is a constraint to the desired density or economic viability of a project. Reduction of height limits in those portions of the BECSP which previously permitted five or six stories does not pose a significant constraint to development.

- **Issue - Building Setbacks:** Prior to the amendment, BECSP front yard setback requirements ranged from zero to 30 feet within the Plan's various districts and segments, with prescribed minimum and maximum setbacks. Under the amendment, the maximum setback has been eliminated, and a consistent 30 foot setback established throughout the BECSP. However, the BECSP also has public open space requirements and most projects would be able to satisfy this requirement within the 30-foot setback, so it serves a dual purpose.

  Examples of BECSP projects constructed at a 30-foot front yard setback include the 173 unit Beach & Ocean Apartments, and the Hoag Health Center expansion. For the Beach and Ocean project, the 30-foot setback is designed and functions as the required public open space and required water quality BMP. The Beach and Ocean project is four stories in height, has a 30-foot setback and was developed at a density

of 54 units per acre. The BECSP amendment does allow deviation in the 30 foot setback requirement to a minimum of 15 feet with approval of a CUP from the Planning Commission. For reference, prior to adoption of the BECSP, a minimum 50-foot setback was required in the General Commercial (CG) zone along Beach Boulevard and Edinger Avenue, with an allowance for a reduced 25-foot setback with the setback area entirely landscaped.

In summary, given the examples of projects built to the 30 foot setback standard, the ability for a reduced 15 foot setback with a CUP, and the 50 foot setback standard in place prior to the BECSP, the 30 foot setback requirement is not deemed a significant constraint to development.

- **Issue - Retail/Commercial Uses:** In order to encourage commercial uses and revitalization of existing commercial developments, the amended BECSP requires residential projects to provide retail/commercial uses at the ground floor street level. Deviations from this requirement will be conditionally permitted subject to Planning Commission approval.

  Among the six constructed BECSP residential projects, three have included a ground floor street level commercial component (Boardwalk, Elan and Huntington Beach Lofts). While the requirement for residential developers to include commercial in their projects may serve as a potential barrier for smaller projects, given the scale of residential projects in the BECSP, this has not proved to be an issue in Huntington Beach. In addition, the BECSP does not specify a minimum amount of commercial square footage at the ground or street level and allows for other uses such as parking or residential behind the commercial use. For 100% affordable projects, such as Oceana, where the inclusion of commercial could potentially serve as a constraint to tax credit and other financing, the amended BECSP provides for waiver of this requirement subject to approval of a CUP. For these reasons, the requirement for ground floor commercial in the amended BECSP is determined not to serve as a significant constraint to development. However, in order to eliminate the potential for this to be a constraint and in compliance with state law, a Housing Element program action to establish an "Affordable Housing Overlay" will include a provision that eliminates the requirement for a commercial component in residential projects.

Downtown Specific Plan

The *Downtown Specific Plan* (DTSP) was updated in 2011 with the purpose of incentivizing development, which had been stagnant due to economic factors. The new DTSP increased the maximum allowable density from 25-30 units/acre to 50 units/acre and expanded the area in the Downtown core where residential mixed use is permitted. The DTSP also allowed developers to provide parking through payment of in-lieu fees for the commercial portions of their projects. The revisions to the DTSP have been effective in facilitating development in the Downtown, with four multi-family/mixed use projects totaling 44 units either approved or going through the entitlement process (April 2013).

2. Provision for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available though appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. Table III-5 summarizes the housing types permitted in each of the Huntington Beach zoning districts.

Table III-5: Housing Types by Residential Zone Category

Housing Types Permitted	Zoning District								
	RL	RM	RMH	RH	RMP	CO	CG	CV	IG/IL
Single-Family	P	P	P	P	P			PC	
Multiple-Family									
2 - 4 units	ZA	P	P	P				PC	
5 - 9 units	ZA	ZA	ZA	ZA				PC	
10 or more units	PC	PC	PC	PC				PC	
Single Room Occupancy (SRO)							PC		PC
Manufactured Housing	P	P	P	P	P				
Mobile Home Parks	ZA	ZA			ZA				
Second Units	P	P	P	P	P				
Care Facilities (6 or fewer)	P	P	P	P	P				
Care Facilities (7 or more)		PC	PC	PC	PC	ZA	ZA		
Group Housing			PC	PC		PC	PC	PC	PC*
Transitional Housing	P	P	P	P	P				
Supportive Housing	P	P	P	P	P				
Emergency Shelters							ZA/PC		P

P = Permitted **ZA = CUP by Zoning Administrator** **PC = CUP by Planning Commission**

Note: *Group residential within IG and IL zones is limited to uses housing workers on-site.

Accessory Dwelling Units

The passage of various state laws starting with AB 1866 (effective July 2003) requires local governments to use a ministerial process for accessory dwelling unit applications for the purpose of facilitating production of affordable housing. State law allows cities to impose development standards on accessory dwelling units consistent with state law requirements. The City had previously adopted an accessory dwelling unit ordinance but has stopped using it since 2017 and currently follows state law in permitting accessory dwelling units.

During the last Housing Element planning period (2008-2012), six accessory dwelling units were approved for development, four of which have been built. More recent changes in state law have spurred development of accessory dwelling units and the City has seen a significant increase in permits over the past two and a half years (since 2017). In 2019, the City has already issued permits for 20 accessory dwelling units. Based on review of rental listings for accessory dwelling units in Huntington Beach and comparable Orange County locations, rent levels for accessory dwelling units fall within levels affordable to lower income households.

Single Room Occupancy (SRO)

Single Room Occupancy (SRO) residences are small, one room units occupied by a single individual, and may either have shared or private kitchen and bathroom facilities. SROs are rented on a monthly basis typically without rental deposit, and can provide an entry point into the housing market for extremely low income individuals, formerly homeless and disabled persons.

Huntington Beach permits SROs in the General Commercial, Industrial General and Industrial Limited zoning districts, subject to approval of a conditional use permit by the Planning Commission. Beachview Villas is a 107 unit SRO developed in Huntington Beach, including 47 restricted very low income units, 59 restricted low income units, and 1 on-site manager unit. In 2001, the City amended its SRO ordinance(Section 230.46) to reflect suggestions received during the public hearings on Beachview Villas and based on research of SRO ordinances from cities in the Southern California region. Provisions of the City's current ordinance are as follows:

- ✓ Requirements for a Management Plan outlining policies and procedures, and annual review of services by City Planning and Economic Development Departments
- ✓ 24-hour on-site management
- ✓ Room limitation to single occupancy, excluding up to 25 percent of the total number of units which may have double occupancy
- ✓ Requirement for monthly tenancies
- ✓ Restricted occupancy to very low and low income households at affordable rents
- ✓ Units must be 250 - 300 square foot in size, and include a kitchen and bathroom. Double occupancy units must be a minimum 400 square feet in size.
- ✓ Parking ratio of 1 space per unit and bicycle rack storage of one rack per 5 units.

The City's SRO ordinance facilitates the provision of affordable housing to extremely low and very low income households.

Community Care Facilities

The Lanterman Developmental Disabilities Services Act (Lanterman Act) is that part of California law that sets out the rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local zoning ordinances by requiring the use of property for the care of six or fewer disabled persons to be classified as a residential use under zoning. More specifically, a State-authorized, certified or licensed family care home, foster home, or a group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is to be permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes. Due to the unique characteristics of larger (more than six persons) community care facilities, most jurisdictions require a Use Permit to ensure neighborhood compatibility in the siting of these facilities.

The Huntington Beach Zoning Code identifies “residential care limited” (24-hour non-medical care for six or fewer occupants) as a permitted use in all residential zoning districts. “Residential care general” (24-hour non-medical care for seven or more persons) is conditionally permitted in a large number of zoning districts, including RM, RMH, RH, RMP, CO and CG. The City imposes no spacing requirements between residential care facilities. “Family” is defined in the City’s Zoning Code as “a single individual or two or more persons living together as a single housekeeping unit in a dwelling unit”, does not distinguish between related and unrelated individuals, or place limits on the number of unrelated persons living together. Review of the California Community Care Licensing Division inventory of community care facilities identifies one group home for disabled youth (12 person capacity) and one adult residential facility in Huntington Beach that provides 24-hour non-medical care for persons who are unable to provide for their own daily needs. In addition, the City has 55 residential care homes for the elderly, providing 706 beds for seniors, with a new 121 unit assisted living facility under construction. The City’s regulations have served to provide needed housing opportunities for persons with disabilities, and do not treat such housing for persons differently based on the personal characteristics of the residents.

Merrill Gardens Assisted Living

Reasonable Accommodations

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments.

The City has conducted a review of zoning and building code requirements, and has not identified any barriers to the provision of accessible housing. Huntington Beach accommodates most accessibility modifications through issuance of a building permit. Handicapped ramps or guardrails (up to 42" in height) are permitted to intrude into the standard setbacks required under zoning to allow first floor access for physically disabled residents. This provision eliminates the need to obtain a zoning variance. The City also provides rehabilitation assistance to income-qualified households for accessibility improvements.

For new construction, the City's building code requires new housing to comply with the 1998 amendment to the Fair Housing Act, with multi-family development also subject to the Americans with Disabilities Act (ADA) standards. New apartment buildings are subject to requirements for unit "adaptability" on ground floor units. Adaptable units are built for easy conversion to disabled access, such as doorway and hallway widths, and added structural support in the bathroom to allow the addition of handrails. The City coordinates with the Dayle MacIntosh Center to maintain a directory of accessible housing for physically disabled individuals.

In February 2013, the City Council adopted Municipal Code Chapter 17.77, Reasonable Accommodation Procedures, consistent with federal and state laws regarding providing reasonable accommodations. The Ordinance creates a procedure for an individual with a disability to request a reasonable accommodation from zoning and building standards, regulations, policies, and practices to provide that individual with an equal opportunity to use and enjoy a dwelling. A decision on whether to grant a reasonable accommodation is made by the Director of Planning and Building. If the request for an accommodation is related to another discretionary permit, then the request is processed with the project as a whole. However, no special permit is required for the granting of a reasonable accommodation and no fee is required to apply.

Manufactured Housing and Mobile Home Parks

The City permits manufactured housing in any residential district where single-family detached units are permitted and subject to the same property development standards and permitting process. The City has established design and locational criteria for manufactured homes to protect neighborhood integrity and provide compatibility with surrounding uses. Criteria are as follows:

- ✓ Units must be a least 16 feet in width
- ✓ Units must be built on a permanent foundation
- ✓ Exterior skirting must extend to the finished grade

- ✓ Exterior siding must be compatible with adjacent residential uses
- ✓ Roof pitch must be at least 2 inches vertical rise per 12 inches horizontal distance, with eave overhangs a minimum of 12 inches
- ✓ Roof must be of concrete or asphalt tile, shakes or shingles
- ✓ Floor must be no higher than 20 inches above the exterior finished grade
- ✓ Required enclosed parking shall be compatible with the manufactured home design and with other buildings in the area.
- ✓ Manufactured housing is not allowed on substandard lots that do not meet the dimensional requirements of the residential zone, and is not allowed as a second unit or accessory building on an already developed lot

The City's Zoning Ordinance establishes the Residential Manufactured Home Park (RMP) zone district which provides sites for mobile home or manufactured home parks, subject to CUP approval by the Zoning Administrator. Mobile home parks are also conditionally permitted in the RL and RM zone districts. The following development standards apply to mobile home parks:

- ✓ Individual space setbacks shall be landscaped and include the following:
  - Front - min. 5 feet
  - Side - 10 feet total, min. 3 feet on any side
  - Rear - min. 5 feet
- ✓ Minimum common open space of 200 sq. ft. per manufactured home space
- ✓ Maximum site coverage of 75% per space
- ✓ Parking - 2 spaces per unit; one covered and one may be behind the first. 3 guest spaces per mobile home space

Huntington Beach provides appropriate zoning and development standards to facilitate the provision of both manufactured housing and mobile home parks.

Transitional Housing, Supportive Housing and Emergency Shelters

Transitional housing is temporary housing (generally six months to two years) for a homeless individual or family who is transitioning to permanent housing. This housing can take several forms, including group housing or multi-family units, and often includes a supportive services component to allow individuals to gain necessary life skills in support of independent living. Pursuant to Ordinance No. 3856, adopted in February 2010, the Huntington Beach Zoning Code defines transitional housing as "buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months." The Huntington Beach Zoning Code permits transitional housing in all residential zoning districts, and specifies that such housing shall be considered a residential use of property and shall be subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in the same zone. The City and its former redevelopment agency have provided funding to support establishment of several transitional housing facilities for battered/homeless mothers with children operated by Interval House and Colette's Children's Home, providing a total of 24 units of transitional housing.

The City has added the following definition of supportive housing to its Code: "housing with no limit on the length of stay that is occupied by the target population and that is linked to on-

site or off-site services that assist residents retain the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. On-site and off-site services may include, but are not limited to, after-school tutoring, child care, and career counseling. Similar to transitional housing, Huntington Beach regulates supportive housing as a residential use, provided supportive services are ancillary to the primary use.

While the City's Zoning Code treats transitional and supportive housing as a residential use within residential zone districts, recent clarification of State statutes by the State Department of Housing and Community Development (HCD) indicates these uses must also be provided for in non-residential zone districts where housing is permitted. The Huntington Beach Zoning Code conditionally allows residential within the Commercial Visitor (CV) zone district, as well as within certain commercial and mixed use districts within the specific plans for Beach and Edinger Corridors, Downtown and Bella Terra. A program has been added to the Housing Element for the City to amend the Zoning Code to explicitly provide for transitional and supportive housing within the CV zone, and to prepare a Policy Memo to clarify such uses are also to be accommodated in both residential and non-residential zone districts similar to other residential uses within the applicable specific plans.

Consistent with California Health and Safety Code (Section 50801), the Huntington Beach Zoning Code defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay." The Code conditionally allows emergency shelters in the CG zone; if the facility is 5,000 square feet or less, the Zoning Administrator approves the CUP, whereas larger facilities go before the Planning Commission. Pursuant to Ordinance No. 3856, adopted in February 2010, the City also allows emergency shelters by right within the IL (Industrial Limited) and IG (Industrial General) zones. These zone districts were determined by staff to be most conducive to provision of an emergency homeless shelter by right (the City also allows group residential, SROs and day care facilities in the IL and IG zones).

Industrial uses in Huntington Beach are not heavy in nature, and pursuant to the General Plan, consist of the following types of uses: light manufacturing, research and development, warehousing, business parks and offices, supporting retail, financial and restaurants, sales outlets, and similar types of uses. The City of Huntington Beach has two concentrated Industrial areas. The parcels with Industrial zoning are characterized by proximity to transit (bus service) and are centrally located and/or have good freeway access. Both areas have nearby elementary and high schools. In addition, the main Industrial corridor is proximate to a hospital, Assistance League offices and discount shopping. A review of potential sites with the Industrial zoning classification identifies approximately 12 vacant acres within 10 parcels and other underutilized parcels, providing adequate capacity for provision of an emergency shelter.

The Huntington Beach Zoning Code establishes the following objective standards to regulate emergency shelters to be located within the IL and IG zones:

> A. A single Emergency Shelter for 50 occupants, or a combination of multiple shelters with a combined capacity not to exceed 50 occupants, shall be permitted. Religious Assembly uses within an Industrial zone may establish Emergency Shelters for up to 30 occupants provided they meet the minimum development standards of the zone in which they are located.

B. Stays at the Emergency Shelter facility shall be on a first-come first-serve basis with clients housed on-site. Clients must vacate the facility by 8:00 am each day and have no guaranteed bed for the next night.
C. Maximum stay at the facility shall not exceed 120 days in a 365-day period.
D. A minimum distance of 300 feet shall be maintained from any other Emergency Shelter, as measured from the property line.
E. An on-site client intake and waiting area shall be provided in a location not adjacent to the public right-of-way, be fully screened from public view, and provide consideration for weather events including shade and rain cover. The waiting area shall contain a minimum area of 10 square feet per bed.
F. Any provision of on-site outside storage shall be fully screened from public view.
G. Exterior lighting shall be provided for the entire outdoor area of the site consistent with the Huntington Beach Zoning and Subdivision Ordinance.
H. A minimum of one staff person per 15 beds shall be awake and on duty during facility hours of operation. (3861-2/10)
I. On-site parking shall be provided at the ratio of 1 space per staff member, plus 1 space for every five (5) beds and an additional ½ space for each bedroom designated for families with children.
J. A Safety and Security Plan shall be submitted to the Director of Planning for review and approval. The site-specific Safety and Security Plan shall describe the following:

1. Both on and off-site needs, including, but not limited to, the separation of individual male and female sleeping areas, provisions of family sleeping areas, and associated provisions of management.
2. Specific measures targeting the minimizing of client congregation in the vicinity of the facility during hours that clients are not allowed on-site. Goals and objectives are to be established to avoid disruption of adjacent and nearby uses.
3. Provisions of a system of management for daily admittance and discharge procedures.
4. Any counseling programs are to be provided with referrals to outside assistance agencies, and provide an annual report on a facility's activity to the City.
5. Clients are to be appropriately screened for admittance eligibility.
6. Refuse collections schedule to provide the timely removal of associated client litter and debris on and within the vicinity of the facility.

K. A proposed Emergency Shelter offering immediate and short-term housing may provide supplemental services to homeless individuals or families. These services may include, but are not limited to, the following:

1. An indoor and/or outdoor recreation area.
2. A counseling center for job placement, educational, health care, legal or mental services, or similar services geared toward homeless clients.
3. Laundry facilities to serve the number of clients at the shelter.
4. Kitchen for the preparation of meals.
5. Dining hall.
6. Client storage area (i.e. for the overnight storage of bicycles and personal items).

Farm Employee Housing

The 2010 Census identifies 84 Huntington Beach residents employed in farming, fishing and forestry occupations, representing only 0.1 percent of the City's labor force. The City had only one, approximately 40 acre parcel remaining in agriculture which was approved in 2012 for a mix of housing, open space and wetland preservation. Therefore, given the extremely limited presence of farmworkers in the community, the City has not identified a need for specialized farmworker housing beyond overall programs for housing affordability.

3. Site Improvements

Developers of single-family residential tracts in the City are required to install arterial and local streets; curbs, gutters, sidewalks; water lines; sewer; street lighting; and trees in the public right-of-way within and adjacent to a tract. These facilities are in most cases dedicated to the City or other agencies that are responsible for maintenance. Without the site improvement requirement there are no other means of providing necessary infrastructure to the City's land parcels. Requirements for site improvements are at a level necessary to meet the City's costs and are necessary to protect health, safety, and welfare.

The cost of these required off-site improvements vary with the sales price of each dwelling unit depending on the nature of development (i.e., hillside or flatland development). The City may also impose development fees on future housing developments in order to recover some of the cost of installing off-site improvements including upgrading the circulation system and other urban service systems to serve increased density. The developed portions of Huntington Beach have the majority of necessary infrastructure, such as streets, electrical and water facilities, already in place.

The Circulation Element of the Huntington Beach General Plan establishes the City's street width standards. Interior residential streets (secondary arterials) are required to have a standard 40 foot curb-to-curb width, with six foot wide sidewalks. The City does allow reduced 36 foot street widths, although due to the impact on fire truck access, reduced street widths trigger fire sprinkler requirements and other alternative means and methods in single-family homes.

The City has also allowed rolled curbs in situations where there is a reduced parkway/sidewalk width as a means of facilitating handicapped access for persons using the sidewalk. An example is the 313 single-family home Summerlane development constructed in 2001/2002. This project was approved with reduced street widths, four foot wide sidewalks and rolled curbs, and included some small lot development, allowing additional units to be built in the project.

4. Development Fees

The City collects various fees from development to cover the costs of processing permits, including fees for planning approvals, subdivision map act approvals, environmental review, public works and plan check services, and building permits, among others. In addition to these service fees associated with development processing, the City also charges several impact fees to offset the future impact of development on traffic and circulation, parks, police, fire and libraries.

In 2011, the City prepared a Master Facilities Plan to identify all growth-related capital projects required to accommodate new development under theoretical build-out of the General Plan. Using information in the Master Facilities Plan, a Development Impact Fee Calculation Report was generated to assure that new development pays a proportional fee to offset the additional public service costs associated with that development. In June 2012, City Council adopted updated impact fees for traffic, library development, and park land/ open space, and adopted two new impact fees for police and fire to reflect the city's changing requirements for public safety. In an effort to encourage affordable housing development, deed-restricted, affordable housing for lower income households are specifically exempt from police, fire, library and park impact fees (Municipal Code Chapter 17.73 and Sections 17.67.040.A2, 17.74.110.A.2, 17.75.110.A.2, and 17.76.110.A.2)..

With the goal of not inhibiting development in a recovering economy, the City's new and updated impact fees are being phased in over a three year period. Beginning in September 2012, residential development will pay 30% of the total impact fee, increasing to 60% in September 2013, and 90% in September 2014. Beginning in 2016, an annual CPI adjustment factor will be applied to the 90% fee level until a new fee study is funded. The development community has requested that the City make it easier to calculate all impact fees from the early design stage of their projects and to defer payment of impact fees to the issuance of the Certificate of Occupancy or Final Building Permit Approval. In response, the new impact fees are established on a per unit basis to allow for simple calculation, and payment of fees are deferred until later in the development process at the time the impact is imposed on the system.

As a means of assessing the cost that fees contribute to development in Huntington Beach, the City has calculated the total Planning, Building, and Public Works fees associated with development of two different residential prototypes. The first prototype is a 30 lot, single-family subdivision consisting of 2,100 square feet, four-bedroom units. The second prototype is a 30 unit apartment development consisting of 1,200 square feet, two-bedroom units. As indicated in Table III-6, development fees for the prototypical single-family project run approximately $51,000 per unit, whereas per unit fees for the apartment project are around $26,000.[4] For projects requiring a subdivision map, by far the most significant fee is the parks and recreation fee, which runs $17,857 per unit, compared to a parks fee of $4,632 per unit for apartments; the City has reduced the single-family parks fee from the previous level of $35,000 per unit. . School fees collected by the Huntington Beach School District, or depending on location, the Fountain Valley School District, are also significant at $2.97/square foot.

[4] Table III-5 details the formulas and assumptions for calculating project residential development fees.

To assess the cost of fees relative to overall development costs, City staff contacted developers of single-family and multi-family projects currently being processed in the City. The single-family developer identified total project development costs of approximately $39.6 million (including hard construction costs, site improvements and land, but excluding financing, property taxes, and sales costs), and total project fees of approximately $4 million, indicating fees comprise ten percent of project costs. In comparison to the 2012 median single-family sales price in Huntington Beach of $600,000 (refer to Table II-20), the $51,000 per unit in development fees identified in Table III-6 represents just 8.5 percent of the median sales price of new and existing homes.

In terms of the relative cost of fees in multi-family development, the apartment developer identified total development costs of $90.7 million (including land, site work, direct costs, landscape/common area improvements, general contractor fees, insurance and contingency), with an additional $12.8 million in project development fees. Total development costs are thus $103.5 million, indicating fees comprise 12.3% of costs. The proforma prepared by the City's Economic consultant for the Oceana Apartments provides another multi-family example, with total development costs estimated at $38.7 million, including $3.2 million in permits and fees (prior to any fee waivers), or 8% of total costs.

The Economic Development Department may offer fee reimbursements as part of its overall package of development assistance for affordable housing projects. For example, the prior Redevelopment Agency paid for over $20,000 in fees associated with development of the Habitat for Humanity project developed at 2502 Delaware, including: grading permit fees, Public Works connection fees, construction permit fees, traffic impact fees, encroachment fees, and escrow fees. In March 2013, the City approved an Exemption of Development Impact Fees for the 91 unit Oceana affordable housing project, waiving a total of $1,300,500 in park, police, fire and library impact fees as provided for under the Municipal Code. In addition, development fee reductions are an eligible incentive under the City's affordable housing density bonus program.

In March 2008, the City Council approved reductions in seven Planning Department fees. Fee reductions most relevant to residential development include the 50 percent reduction in the cost for a Variance when processed in conjunction with a Conditional Use Permit (CUP); 50 percent reduction in the Coastal Development Permit Fee when processed concurrently with a Variance, CUP or Tentative Map; and 50 percent reduction on a Zoning Map Amendment when processed concurrently with a General Plan Amendment.

AB 641 helps to address the cash flow problems inherent in many affordable housing projects during the construction phase. For projects with a minimum 49 percent of units affordable to low or very low income households, AB 641 prohibits local governments from requiring the payment of local developer fees prior to receiving a certificate of occupancy.

In summary, given the modest percentage that fees represent of total development costs and sales prices, combined with the fact that affordable projects are exempt from park/ library/police/fire impact fees and eligible for additional fee reductions, it can be concluded that the City's permit fees do not impose an undue constraint on the production of new housing. As a means of specifically encouraging the inclusion of extremely low income (ELI - <30% AMI) units within affordable housing developments, the Housing Element includes a program to waive 100% of application processing fees for projects with a minimum of ten percent ELI units.

Table III-6: Summary of Development Fees – Prototypical Residential Projects

Fee Type	Cost Per Single Family Unit	Cost Per Apartment Unit
Planning/Building/Development Impact Fees:		
Tract Map/Parcel Map	826.53	0.00
Conditional Use Permit	332.96	332.96
Environmental Processing	355.96	355.96
Inspection	1,988.79	1,324.60
Building Plan Check	1,571.14	1,046.43
Plan Review (Planning)	1,392.15	927.22
Strong Motion	22.52	12.24
Library Impact Fee*	1,091.00	519.00
Law Enforcement Impact Fee*	119.00	245.00
Fire Suppression Impact Fee*	277.00	155.00
General Plan Maintenance	416.62	226.41
Processing	31.20	31.20
School Fees	6,237.00	3,564.00
Parks/Recreation Impact fee*	17,857.00	4,632.00
Electrical Permit	300.00	192.00
Mechanical Permit	342.16	308.88
Plumbing Permit	620.88	417.04
Fence Permit	158.54	158.54
Addressing	41.86	41.86
Sub-Total	**$33,982.31**	**$14,490.34**
Public Works Development Fees:		
Sewer-City	2,200.00	1,801.00
Sewer-County	4,009.00	2,357.00
Water	5,398.00	5,398.00
Circulation System Impact Fee*	1,800.00	1,238.00
Drainage	3,053.60	462.66
Grading Permit	166.66	166.66
Street Plans	233.33	233.33
Tract Map -Plan Check	73.33	0.00
Landscape - Plan Check	126.93	93.60
Engineering/Inspection	--	--
Sub-Total	**$17,060.85**	**$11,750.25**
Total Fees Per Unit	**$51,043.16**	**$26,240.59**

Source: City of Huntington Beach, 2012.

*Impact fee to be phased in over multiple years, with the 2012 fee levels reflected set at 30% of the full fee amount. Low income affordable housing exempt from these impact fees.

Fee Assessments based upon average single-family dwelling development of: A) 2,100 sq. ft. of living area/400 sq. ft. garage; B) 4 bedroom units; C) 30-lot subdivision at 4.5 du/acre; D) Type V construction; and E) Building Valuation-$225,200

Fee Assessments based upon average apartment development of: A) 1,200 sq. ft. of living area/400 sq. ft. garage; B) 2 bedroom units; C) 30 du/acre; D) Type V construction; and E) Building Valuation-$122,384

Table III-7: Residential Development Fees – Formulas and Assumptions

Fee	Formula	Assumption
Planning Division		
1. Tract Map **Parcel Map**	$23,896 + $30/lot $4,638	*Total processing fee was divided among each unit*
2. Conditional Use Permit	$9,989 – Planning Commission $4,556 – Zoning Administrator	*Total processing fee was divided among each unit*
3. Parks/Recreation	$17,857/unit – SFR (w/subdivision) $4,632/unit – MFR (apartment)	
4. Environmental Process	$10,679 Environmental Assessment	*Assumes Mitigated Negative Declaration, with total fee divided among each unit.*
5. Addressing	$1,256/project	
6. General Plan Maintenance	$1.85/$1,000 valuation	*Scenario*
Building Division		
1. Inspection	Per Project fee of: $1,180 + $6.46/$1,000 over $100,000 - $500,000	*Scenario:* *SFR valuation: $225,200* *MFR valuation:$122,384*
2. Building Plan Check	79% of Building Inspection Fee	*Scenario*
3. Plan Review (Planning)	70% of Building Inspection Fee	*Scenario*
4. Strong Motion	Valuation x 0.0001	*Scenario*
5. Library	$1,091/unit – SFR $519/unit – MFR	
6. Law Enforcement Facilities	$119/unit – SFR $245/unit – MFR	
7. Fire Suppression	$277/unit – SFR $155/unit – MFR	
8. Processing	$30.00	
9. School Fees	$2.97/sq. ft. not including garage	*Scenario*
10. Electrical Permit	$0.12/sq. ft.	*Scenario*
11. Mechanical Permit	Per item cost	*Standard features included in calculation, based on scenario*
12. Plumbing Permit	Per item cost	*Standard features included in calculation, based on scenario*
13. Fence Permit	Fee based on valuation	*Assumed 75 lineal feet of 6 foot tall block wall per unit.*

City of Huntington Beach, 2012.

Table III-7: Residential Development Fees – Formulas and Assumptions (cont'd)

Fee	Formula	Assumption
Public Works		
1. Sewer Connection - City	$2,202 - SFR $1,801 – MFR	*Scenario*
2. Sewer - County (Capital Facilities Capacity Charge)	$4,009 - SFR (4 bdrms) $2,357 - MFR (2 bdrms)	*Scenario*
3. Water	$5,398 per unit = $161,940 total	*Total processing fee was divided among each unit*
4. Drainage	$13,880 per acre	*Total processing fee was divided among each unit*
5. Grading Permit	Varies depending upon project acreage and number of cubic yards of soil involved.	*$5,000 + Fully Burdened Rate (FBR) (301 – 5,000 cy)* *Total processing fee was divided among each unit*
6. Street Plans	$7,000 + FBR >3 sheets	*Total processing fee was divided among each unit*
7. Tract Map - Plan Check	$2,200 + FBR	*Total processing fee was divided among each unit*
8. Landscape - Plan Check	$1,000 – w/Tract Map + $380 per sheet - MFR	*Total processing fee was divided among each unit*
9.Engineering/ Inspection	Fees are highly variable by project characteristics (8% of public improvements estimates)	*Per unit fee was too variable and was not addressed in table*
10. Circulation System	$1,800/unit – SFR $1,238/unit – MFR	

City of Huntington Beach, 2012.

5. Local Processing and Permit Procedures

The evaluation and review process required by City procedures contributes to the cost of housing in that holding costs incurred by developers are ultimately reflected in the unit's selling price. One way to reduce housing costs is to reduce the time for processing permits.

The review process in Huntington Beach is governed by four levels of decision-making bodies: the Zoning Administrator, the Design Review Board, the Planning Commission and the City Council.

The Zoning Administrator is a senior staff planner appointed by the Planning and Building Director. Residential projects acted on by the Zoning Administrator are small multi-family developments, single-family construction in the Coastal Zone, tentative parcel maps and minor variances. Any required environmental assessment is conducted concurrent with the planning analysis.

The Design Review Board reviews development proposals for their aesthetic value, architectural style, and landscape to ensure a quality physical design. The Board reviews all projects in redevelopment zones, all City specific plans, and other areas designated by the City Council, such as projects adjacent to publicly zoned property. Residential projects are not subject to Design Review unless they are located in a redevelopment area or located in a specific plan. The Design Review Board acts both as an advisory body to the City Council, Planning Commission, Zoning Administrator and staff, as well as a final decision making body. The Design Review Board has the authority to confer with developers/property owners regarding modifications to their projects and can impose conditions or request revisions if deemed reasonable and necessary for approval of the project. Although Design Review is limited in its application to residential projects, it does facilitate ultimate approval at the Zoning Administrator or Planning Commission level in that any potential design concerns are resolved prior to those hearings.

In 2000, the City adopted Urban Design Guidelines to provide clear examples of the quality and type of design that is recommended for all development in the City, including single and multi-family residential projects. The Urban Design Guidelines are accessible to the public at the Planning Department's zoning counter and on the City's website. While the City encourages developers to incorporate the guidelines into the design of a project, strict application of the guidelines is not required for project approval. Design Review applications are processed concurrently with other project entitlements, if any, and do not add time to the review process. Additionally, projects approved with modifications can be checked for compliance by staff and generally do not require subsequent review by the Design Review Board.

Developments within areas of the City that fall within the Coastal Zone, including Huntington Harbour and the downtown area, generally require a Coastal Development Permit (CDP). The intent of the CDP is to ensure that projects comply with the City's Local Coastal Program and adhere to the policies and requirements of the California Coastal Act. The California Coastal Commission has original permit jurisdiction for developments on tidelands, submerged lands, and navigable waterways. For most developments however, the City of Huntington Beach issues the CDP, which can be processed concurrently with any other entitlements required for a proposed development project. If no other entitlement is required, the Zoning Administrator acts on the CDP application. In addition, certain developments may be

exempted or excluded from obtaining a CDP in accordance with the provisions of the Huntington Beach Local Coastal Program.

City Planning staff conducted a survey of four Orange County jurisdictions to assess development processing times in comparison to similar communities. As shown in Table III-8, average processing times in Huntington Beach compared particularly well for administrative approvals, such as plan checking/building permits, site plan review and administrative permits. For discretionary approvals, such as tentative tract maps, general plan amendments and zone changes, the City had a broad range of processing times, with the upper end of that range falling within the top end of the cities surveyed.

Table III-8: Development Processing Times (in months)

Process	Huntington Beach	Costa Mesa	Irvine	Newport Beach	Orange County
General Plan Amendment	6 – 12	2 - 5	9	6 - 8	12 - 24
Zone Change	6 – 12	2 - 5	9	4 - 6	18 for undeveloped[1] 4 - 8 for infill
Conditional Use Permit/ Variance	2 - 3 months (Zoning Admin) 4 - 6 months (Plng Comm)	2 - 3 (Zoning Admin)	4 - 6	2 - 2½	
Administrative Permit	1 - 1½	2 - 3	1	2 - 3	
EIR	6	4 - 6	12	8 - 12	6 - 9
Tentative Tract	4 – 6	2 - 3	4 - 6	6 - 12	1 - 2[2]
Site Plan Review (Staff)	1	2 - 3	1	2 - 3	Min 90 days Max 6 months[3]
Site Plan Review (Plng Comm.)	3 – 4	2 - 3	4	3 - 4	1 - 2
Plan Checking/ Building Permits	Initial check - 10 days Recheck - 2 days	2 - 3	3 - 4 weeks	1 - 2	1

Source: City of Huntington Beach Planning Department Survey, August 2007.

Notes: 1. Often processed concurrent with General Plan Amendment
2. Assumes all discretionary approval secured and no new environmental documentation needed.
3. Depending on environmental needs.

The typical review process for a single-family residence usually consists of an "over-the-counter" plan check with the Planning Department in which plans are checked for compliance with applicable codes and development standards. From there, a property owner brings their plans to the Building and Safety Department counter, adjacent to the Planning counter, for submittal of the plans into plan check. For smaller projects, such as residential remodels and additions, a Building and Safety Division plan check engineer may be able to provide an "over-

the-counter" plan check and a property owner would be able to obtain their building permits the same day.

For most new single-family dwellings and some multi-family residential projects, a property owner will leave their plans with the Planning and Building Department for plan check. Depending on the quality of plans submitted by the property owner, the entire process could take as little as 10 days but may take longer if subsequent plan checks are required. As indicated in Table III-8, average processing times for plan check/building permits in the City of Huntington Beach were comparatively shorter than surrounding cities. As most property owners and developers will factor some amount of time for plan check and building permits into a project's budget, typical processing times for most single-family dwellings and some multi-family projects do not impact housing costs and constrain the provision of housing.

When a single-family dwelling proposes to deviate from applicable codes, or is located in the coastal zone, a discretionary entitlement such as a variance or coastal development permit is required. The City's Zoning Administrator acts on these requests and processing times would be an additional two months longer than the plan check times noted above. However, the City does offer a waiver of development standards for variances deviating less than 10 percent from the code. Waivers significantly reduce processing times by one to one and a half months and eliminate the requirement for making variance findings and a public hearing. Additionally, the City's zoning code allows dwelling units in the majority of the coastal zone that meet all applicable development standards to be excluded from the requirements of a coastal development permit. Exceptions to this are areas located adjacent to a waterway, Pacific Coast Highway or a wetlands area.

Multi-family residential projects typically require some type of discretionary action. Projects with five to nine units require a conditional use permit (CUP) from the Zoning Administrator while projects with 10 or more units require a CUP from the Planning Commission. Processing times for a CUP at the Planning Commission level can take up to four months. While this provision can be a constraint for projects already zoned for multi-family housing, the project may be requesting other entitlements such as a variance, coastal development permit or subdivision map that would already increase processing times. Nonetheless, the requirement for a CUP for multi-family projects in multi-family zoning districts may serve as a potential constraint due to the additional time and costs involved. Also, because a CUP requires specific findings to be made, project approval is not guaranteed, which may hinder some potential developers/property owners from applying for a CUP.

The City is currently working on an amendment to streamline various processing procedures required by the Zoning Code. The streamlining effort would reduce, and in some cases, eliminate the entitlement process for certain land uses. For multi-family projects, the City would increase the threshold for the number of units in a project to be permitted by right. The City would also increase the unit number threshold for projects requiring review by the Planning Commission, which is generally a longer, more expensive process.

6. Building Code

Pursuant to State law, Huntington Beach has adopted the latest version of the California Building Code, along with all required updates. The State Building Code establishes construction standards necessary to protect public health, safety and welfare, and the local enforcement of this code does not unduly constrain development of housing.

Huntington Beach has adopted the following local amendments to the California Building Code to protect the public health and safety from hazards indigenous to the City:

- Fire sprinklers are required in all multi-family buildings, and in single-family homes greater than 5,000 square feet in size. Sprinklers are also required in subdivisions with reduced street widths or cul-de-sac lengths greater than 600 feet, and in homes greater than 150 feet from a fire hydrant.

- Portions of the City have been identified by the State as moderate risk Special Fire Hazard Areas. The City is currently evaluating requirements for fire retardant roof materials and non-combustible exterior materials for new development in these areas.

- Proposed development within the City's methane overlay districts is required to be reviewed by the Fire Department for determination whether soil testing for the presence of methane gas is required. The presence of high levels of methane gas near the soil surface may require mitigation before grading occurs. Mitigation may take the form of venting abandoned oil wells, underground gathering and collection systems for gasses, and vent systems. (Refer to Section on Environmental Constraints for further discussion of methane impacts on development).

The City has adopted the most recent International Code of Building Officials (ICBO), as required of all jurisdictions in California. Huntington Beach has also incorporated the 2010 California Energy Code and California Green Building Code Standards into the City's Municipal Code.

B. MARKET CONSTRAINTS

1. Availability of Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to those institutions. Through analysis of Home Mortgage Disclosure Act (HMDA) data on the disposition of residential loan applications, an assessment can be made of the availability of residential financing within a community.

Mortgage lending activity in Huntington Beach was relatively modest in 2011,with just 1,797 applications for conventional home purchase loans, reflecting purchase activity on approximately four percent of the City's ownership housing stock. Table III-9 provides information on the status of home purchase loan applications in both Huntington Beach and Orange County. As illustrated by this table, at 74 percent, the loan approval rates in Huntington Beach were identical to those Countywide. Review of loan denial rates by census tract identifies two census tracts with mortgage loan denial rates at least ten points above the 13 percent citywide average. Census tracts 994.11 (east-central Huntington Beach, north of Oak View) and 993.09 (south-central Huntington Beach, east of Goldenwest) both had mortgage loan denial rates of 25 percent. In contrast, the 2005 HMDA analysis in the City's prior Housing Element identified Oak View (census tract 994.02) as the only tract with high mortgage loan denial rates at 28 percent; loan denial rates in this low income neighborhood had decreased to 17 percent in 2011. The City will continue to monitor loan denial rates in these neighborhoods in conjunction with its update to the *Analysis of Impediments to Fair Housing Choice*.

Table III-9: Status of Home Purchase Loans – 2011

	Loans Approved		Loans Denied		Loans Withdrawn/Incomplete	
	Huntington Beach	**Orange Co.**	**Huntington Beach**	**Orange Co.**	**Huntington Beach**	**Orange Co.**
# Loan Applications	**1,336**	17,632	**236**	3,115	**225**	3,194
% of Total	**74%**	74%	**13%**	13%	**13%**	13%

Source: Home Mortgage Disclosure Act Data, 2011. Compiled by Karen Warner Associates.
Note: Approved loans include: loans originated and applications approved but not accepted.

2. Price of Land

The availability and price of land represents a significant market constraint to housing production throughout most of Southern California, and particularly in high cost coastal communities like Huntington Beach. The economic analysis conducted in support of the Beach and Edinger Corridors Specific Plan documented land values at $70/square foot for condominiums, $50/square foot for apartments, and $30/square foot for retail, evidence of the strong demand for housing. Per unit land cost is directly affected by density, with higher densities allowing the cost of land to be spread across more units. By increasing permitted densities within the Downtown Specific Plan, and providing for housing within the Beach and

Edinger Corridors Specific Plan without a cap on densities, the City has helped to reduce per-unit land costs.

3. Cost of Construction

A major cost associated with the development of housing is the cost of building materials, which have risen dramatically in recent years. According to the U.S. Department of Labor *Construction Cost Trends for 2013,* the overall cost of construction materials rose from approximately $178 to $205 per square foot between 2006-2012, reflecting a 15 percent increase in materials costs. The increase in construction costs is slowing, but were up 2-2.5% in the first half of 2012, with labor cost increases above that of materials (2.5% labor compared to 1.5% material cost increases).[5]

A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) can result in lower development costs. As part of the City's inclusionary housing and density bonus programs, the City allows for affordable units to be smaller in size (maintaining the same number of bedrooms) and have different features and interior finishes than market rate units, provided all project units were comparable in construction quality and exterior design. Another factor related to construction costs is the number of units built at one time. As that number increases, overall costs generally decrease as builders are able to take advantage of the benefits of economies of scale.

[5] www.dcd.com/pdf_files/1301trends.pdf

C. ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

Portions of Huntington Beach are exposed to a variety of environmental hazards that may constrain the development of lower priced residential units. In addition, inadequate infrastructure may also act as a constraint to residential development.

1. Floodplain

Situated on a low-lying floodplain and bounded by the Santa Ana River, Huntington Beach has faced significant flood hazard in the past. However, as of June 14, 2000, the Federal Emergency Management Agency (FEMA) redesignated a significant portion of the City's floodplain from A99 to X, which means that the area is no longer in the floodplain. This redesignation is based on the completion of the Santa Ana River Mainstem flood control project, which includes critical features - channel and bridge widening and channelization of the Lower Santa Ana River Channel Reaches 1 through 4, and the Seven Oaks Dam. In 2004, FEMA again updated the flood hazard map, and removed all remaining A99 designated areas in Huntington Beach. The City has three remaining flood zones: X, A and AE. In 2009, a large portion of the southeastern section of the City was redesignated from Flood Zone A to Flood Zone X. Properties designated X are exempt from flood construction requirements and have a substantial reduction in flood insurance rates.

While improvements to flood control channels have removed many properties from the floodplain, a considerable portion of the City is still designated within a floodplain. The City's experience has been that developers have economical ways to flood proof residential units, typically by raising a site, and that a floodplain designation has not served to deter development. This has been demonstrated by several recent projects located in the floodplain in various stages of the development process, including the currently under construction Pacific Shores residential project (201 multi-family residential units), and Bella Terra (467 multi-family units in mixed use development), and the entitled Boardwalk (487 apartment units) and Parkside (111 single-family units) developments which have both received their Conditional Letters of Map Revision (C-LOMR) from FEMA. Developers of a proposed 500 unit mixed use project located within a floodplain area are currently working on plans to comply with FEMA requirements for flood proofing. Additionally, there are several vacant infill properties that are located within a flood zone, specifically within the Huntington Harbour area. However, areas that have to comply with flood proofing requirements are almost entirely built out, with the majority of undeveloped residential properties, including the downtown area, outside the designated floodplains.

2. Oil Resources

Huntington Beach is historically an oil town. The numerous oil facilities currently operating in the City serve to reduce the amount of land currently available for development. While residential projects can sometimes be developed around producing wells, often redevelopment of the sites must be postponed until oil production ceases and facilities are abandoned. The presence of oil facilities thus reduces the amount of land available for development in the near future and/or increases the cost of development.

3. Hazardous Waste/Methane

Because of the long history of oil recovery operations in Huntington Beach, some vacant residential properties contain hazardous wastes related to abandoned oil wells, oil pipelines, or the presence of methane gas. These contaminated sites require clean up prior to their development, which adds to the cost of developing these sites.

Areas within Huntington Beach that have been affected by methane gas have been designated as Methane Overlay Districts. The two primary areas of remaining residential development within the Methane Overlay are the Chevron Oil Field and the downtown[12] described further below. Huntington Beach was identified as a high-risk area relative to methane gas migration into and/or from the shallow geology (peat and organic) deposits in the Roberti Report[13]. A later study by GeoScience Analytical[14] indicating biogenic methane caused the City to enact methane seepage district regulations for these areas. All oil fields are considered high risk areas for methane seepage. The main conduit for petrogenic methane is through abandoned oil wells. Therefore, all areas which lie above or in the immediate vicinity of one of the identified major oil field areas or drilling areas in the City are potential areas of concern. Methane may also be trapped beneath impervious surfaces (e.g., parking lots) or in enclosed underground areas (e.g., basements, subterranean garages, tunnels) where concentrations may cause an explosion or hazardous breathing conditions.

There are three principal areas where oil production was historically concentrated in the City: the Chevron oil field (Holly Seacliff area), the Oxy USA property, and numerous individual lots throughout the downtown area. In general the per lot cost to remediate a previous oil site can range anywhere from $3,000-$100,000 or more, depending on the size of the lot and extent of the contamination. With sites in the downtown selling for $150/square foot and up, this remediation cost represents a fraction of the land value, and has not served as a deterrent to development. Only one prior oil lot remains in the downtown for residential development, and has been included in the vacant residential sites inventory contained in Appendix A.

In addition to the clean-up cost, methane barriers are often required in close proximity to abandoned oil wells. This cost is reflected in the construction cost and adds approximately $5 - $7 per square foot for a typical 3,000 square foot single-family home. Given that homes this size or smaller start at over $850,000, the additional $15,000-$21,000 for the methane barrier is fairly nominal. Finally, if there is a well on the property that has not been abandoned in the last ten years, the well may have to be re-abandoned, which generally costs around $75,000-$100,000.

In terms of the three historic oil areas mentioned, the Chevron oil field is now nearly built out with residential uses pursuant to the Holly Seacliff Specific Plan and Development Agreement (DA). This DA required Chevron to remediate its property. From 1997 through 2005, 2,022 homes have been built in this area. Because of the DA, the remediation has not been a significant deterrent. In addition, this area consisted of very large tracts of vacant land which allowed Chevron to remediate the soil in-place in a very cost effective manner. The second oil producing area, the Oxy USA property, is solely designated for visitor serving commercial and open space; it is expected to remain in oil production for the next 20+ years. Adjacent to

[12] Angus Petroleum, 1988.
[13] Angus Petroleum, 1988.
[14] Angus Petroleum, 1988.

this property is a residential development consisting of 256 detached and attached single-family homes built in 2001/2002. This is a former Chevron property, and was remediated by Chevron pursuant to the DA referenced above although it is not part of the Holly Seacliff Specific Plan. Lastly, there are scattered parcels throughout the downtown area that have abandoned oil wells, or wells nearing the end of their productive life. The City has seen many of these wells close, the sites remediated, and developed with residential or commercial uses. The most significant of these is the 31 acre Pacific City site, a former Chevron property that is planned for 516 residential units as well as commercial buildings. As previously mentioned, based on the City's vacant land survey, only one additional oil lot remains in the downtown for residential development.

In addition to former oil production sites, the City has one property that is on the State Superfund List. This is a 38-acre property designated for residential development, and the owner is in the process of pursuing clean-up of the site with DTSC. However, due to the challenges of clean-up, this site has not been included in the sites inventory for this Housing Element cycle.

4. Wetland Environments

The City contains important coastal and river wetland environments that contain significant habitat. As development continues, it is important to maintain existing and establish new standards that ensure the protection of these resources. Protecting these resources can also add to the cost of new development.

The City currently has one property with degraded wetlands that was approved in October 2012 by the Coastal Commission for residential development. The owner received approval from the City in 2002 to construct 170 units, however, due to wetland concerns it was not until ten years later that the project, Parkside Estates, received approval from the Coastal Commission. The Commission ultimately approved the project for 111 units with expanded wetland and buffer areas.

5. Seismic Hazards

Most of the geologic and seismic hazards that have the potential to impact the City are due to the active Newport-Inglewood fault which traverses the City, the shallow water table, and the relatively loose nature of recent sedimentary deposits. Collectively or individually, these factors may generate surface fault rupture, severe ground shaking, subsidence, the release of methane, and other hazards. More stringent building standards that are necessary in areas with a shallow water table and/or loose sediment can add to the cost of residential development.

The City currently has only one vacant residential property located within the Alquist-Priolo fault zone. The State Alquist-Priolo Act allows for single-family homes in the fault zone which are not part of a tract development. Alternatively, residential tracts that locate open space features within the fault zone and habitable structures outside the zone can be accommodated. The single remaining vacant property in Huntington Beach in the fault zone can accommodate a total of three units, and has been included in the residential sites inventory for the Element. A tentative parcel map was previously approved for the site. The property has since changed owners and the new owner has indicated intent to submit a revised parcel map for three residential units.

In terms of areas that have been developed, the fault zone traverses the Holly Seacliff area where the City has experienced most of its recent residential growth. The fault zone setback area became private and public open space that serves the surrounding homes. In summary, seismic hazards can be addressed through site layout.

6. Tsunami Hazards

As a coastal city, the entire 9.5 miles of Huntington Beach's coastline could be impacted in the event of a tsunami. The Environmental Hazards Element of the City's General Plan indicates that the potential for tsunami hazards in the City is very low. Moderate tsunami run-up areas of the City include the southeast area and the Bolsa Chica area up to the central part of the City. The City's adopted Hazard Mitigation Plan includes mitigation strategies to reduce risk and prevent loss in the event of a tsunami occurrence. These strategies include a citywide warning siren system and a public education campaign. Housing projects that are located near the coast or in moderate tsunami run-up areas are required to incorporate tsunami mitigation measures into the project. Both the Pacific City and Pacific Shores projects are required to provide tsunami education for residents and businesses (Pacific City) as well as other mitigation measures. These mitigation measures, while necessary, are a minimal cost to developers.

7. Public Services and Facilities

Much of the City's infrastructure is aging and will require improvements or replacement over time. The timing and funding of improvements needs to be closely correlated with development phasing. The City has adopted an Integrated Infrastructure Master Plan which 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 5,500 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 2013-2021 Housing Element cycle, which anticipates only 1,350 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 2013-2021 planning horizon are constrained by infrastructure availability.

IV. HOUSING RESOURCES

An important component of the Housing Element is the identification of sites for future housing growth, and an evaluation of the adequacy of those sites in fulfilling the city's regional housing needs allocation, or "RHNA". The following Housing Resources section describes and analyzes resources available for the development, rehabilitation, and preservation of housing in Huntington Beach, including sites for new housing; financial and administrative resources available to facilitate housing production and housing-related services; and opportunities for energy conservation in existing and new housing and reducing greenhouse gas emissions.

A. ADDRESSING UNACCOMMODATED RHNA FROM PRIOR 2006-2013 PLANNING PERIOD

California State Housing Law states:

> *For housing elements due on or after January 1, 2006, if a city or county in the prior planning period failed to identify or make available adequate sites to accommodate the regional housing need allocated, then the city or county shall, within the first year of the planning period of the new housing element, zone or rezone adequate sites to accommodate the unaccommodated portion of the regional housing need allocation from the prior planning period. (Government Code 65584.09(a), Chapter 614, Statutes of 2005 [AB 1233])*

In Huntington Beach's previous (2008-2014) Housing Element, the City identified a shortfall of sites under existing to zoning to accommodate 704 lower income and 311 moderate income units as required by the City's RHNA. To address this shortfall, the City's Housing Element committed to a rezoning program to occur as part of the adoption of the *Beach and Edinger Corridors Specific Plan* and an amendment to the Pacifica Specific Plan. In order to demonstrate whether there is any unaccommodated RHNA need to carry over into the new housing element, HCD recommends the following steps:

***Step 1*:** Subtract the number of units from the RHNA approved or constructed (by income category) since the start of the prior planning period.

***Step 2*:** Subtract the number of units from the RHNA that could be accommodated on any appropriately zoned sites specifically identified in the element adopted for the previous planning period.

***Step 3*:** Subtract the number of units from the RHNA accommodated on sites rezoned for residential development pursuant to the site identification programs in the element adopted for the prior planning period.

***Step 4*:** Subtract the number of units from the RHNA accommodated on sites rezoned for residential development independent of the sites rezoned in conjunction with the element's site identification program.

As demonstrated in Table IV-1, Huntington Beach has fully addressed its 2,092 unit RHNA need for the previous planning period through:

a) Units built or with project entitlements (Step 1)

b) Available sites under existing residential zoning (Step 2)

c) Sites rezoned for residential development (Step 3)

Because the City does not have an unaccommodated housing need, its 2006-2014 RHNA does not carry over into the future planning period. The City's actions are further described in the narrative which follows.

Table IV-1: Unaccommodated Housing Need Analysis – 2006-2013 RHNA

Income Levels	Very Low	Low	Moderate	Above Mod	Total
2006-2013 RHNA Targets	**454**	**369**	**414**	**855**	**2,092**
Units Built	**35**	**11**	**63**	**843**	**952**
Projects with Entitlements					**2,474**
Occupancy pre-12/31/13		1	2	77	*80*
Occupancy post-12/31/13	79	22	189	2,104	*2,394*
Vacant Residential Sites	**46**		**193**	**127**	**366**
RL				82	*82*
RM			173	23	*196*
RMH			12	3	*15*
RH	4		4	12	*20*
M (SP-5 Downtown Specific Plan)	42		4	7	*53*
Underutilized Residential Sites					
RMH			**18**		**18**
Beach/Edinger Specific Plan Rezoning	**628**				**628**
Vacant	373				*373*
Underutilized	255				*255*
Pending Projects on Developed Sites	**0**	**8**	**44**	**479**	**531**
Total Site Capacity	**830**		**509**	**3,630**	**4,969**
RHNA surplus/shortfall	**+7**		**+95**	**+2,775**	**+2,877**

1. Units Built or with Project Entitlements

As presented in Table IV-1, a total of 952 net new housing units were issued building permits since the beginning of the prior planning period (January 2006 - December 2012). Of these units, 35 units were deed restricted to very low income households, 5 were restricted to low income households, and 63 restricted for moderate income households. In addition, 6 new secondary dwelling units were permitted, and based on review of rental listings for second units in Huntington Beach and comparable Orange County locations, average rent levels of $800-$1,000 for second units are well within levels affordable to low income households.

In addition to units built or under construction, the City has granted planning entitlements for development of 2,474 units under current zoning designations, including 80 units with

expected occupancy during the current planning period and 2,394 with occupancies in the future planning period. Over 80 percent of these units are rental apartments, including a 384 unit transit-oriented development, with densities ranging from 30 to 100 units per acre. The City's inclusionary housing program has resulted in 293 deed-restricted affordable units being provided within these projects, as well as the collection of affordable housing in-lieu fees and the provision of off-site affordable units.

A complete address listing of built and entitled projects by affordability level is included in Appendix A of the Element.

2. Site Capacity within Existing Zoning

In preparation for the 2013-2021 Housing Element, the City has updated the vacant sites inventory contained in the existing Housing Element. The updated sites analysis documents a realistic development capacity for 366 additional units on vacant, residentially zoned sites (excluding sites in the *Beach and Edinger Corridors Specific Plan*, or projects with entitlements, which are separately accounted for). Assumed affordability is based on a default density of a minimum 12 units/acre for moderate income units and 30 units/acre for lower income units, with parcels that can accommodate only a single unit assumed to be above moderate income. The City has also identified an approximate one acre underutilized RMH site suitable for development within the planning period, providing development capacity for 18 additional units.

Appendix A includes the detailed vacant and underutilized sites inventory, including maps and a table providing the following for each parcel: parcel number, lot size, General Plan and zoning designation, developable density, and realistic dwelling unit potential.

3. Rezoned Sites – Beach/Edinger Specific Plan

In March 2010, the Huntington Beach City Council adopted the *Beach and Edinger Corridors Specific Plan* (BECSP), significantly expanding the development capacity for high density residential and mixed use development. The Plan allows for the development of residential uses by right on every parcel in the Edinger and Beach Boulevard corridors and does not include prescriptive density or floor area limitations, regulating development based on building form and scale.

The City has experienced tremendous development interest within the BECSP area, as evidenced by approval of five large scale apartment and mixed use developments totaling 1,900 units (refer to summary Table IV-2 on following page, with a more detailed projects table included in Appendix A).

Boardwalk Mixed Use Project

Table IV-2: BECSP – Constructed Projects

Project	Units	Density	Prior/Existing Land Use
Beach & Ocean Apartments	173	54 du/acre	Two office buildings - occupied
Huntington Beach Lofts Mixed Use	378	100 du/acre	Commercial center
Boardwalk Mixed Use	487	39 du/acre	Levitz furniture store - unoccupied
Elan Huntington Beach Mixed Use	274	100 du/acre	Gas station, commercial strip center
Oceana Apartments	78	39 du/acre	Rental car business
Luce	510	60 du/acre	Industrial
Total Entitled Units	**1,900 apartments**		

The City has conducted a parcel-specific site analysis within the BECSP, and has identified a total of seven vacant sites appropriate for residential development (sites #64 - #70 in the Vacant Sites Inventory included in Appendix A). Staff has assessed the realistic development potential on each of these sites based on each site's unique characteristics and in consideration of recent development trends. As indicated in Table IV-1, a total of 373 high density units can be accommodated on these vacant sites at densities well in excess of the minimum default density threshold of 30 units/acre for lower income site suitability.

In addition to vacant sites, five sites within the Specific Plan have been identified that are significantly underutilized (developed with either a surface parking lot, single-family home, or vacant/for-sale office building) and suitable for redevelopment with higher density housing. Analysis of the realistic development potential on each of these sites identifies capacity for development of 255 higher density units at densities suitable to support development of housing affordable to lower income households. With all five of the entitled apartment projects within the BECSP involving redevelopment of existing commercial uses, such trends are evidence both of the strong local housing market and the success of the Plan's development incentives in capturing this housing demand.

4. Pending Projects on Developed Sites

The City continues to experience a high level of interest among developers and property owners about pursuing residential and mixed use development opportunities within both the *Beach and Edinger Corridors Specific Plan* and the *Downtown Specific Plan,* with six projects currently going through the entitlement process (April 2013). Two of these projects are on vacant sites, and are thus reflected in the vacant sites inventory. The remaining four projects are on sites with an existing commercial or residential structure, though not significantly underutilized. Similar to the five entitled Beach/Edinger apartment projects, these project sites had not previously been identified by the City as vulnerable for redevelopment, further demonstrating the strength of the residential market in Huntington Beach.

Given that the zoning is in place for these pending residential projects, the sites on which they are located are included within the Housing Element sites inventory. However, instead of basing the presumed affordability mix on the default density, unit capacity and affordability is based on each project's development application. As indicated in Table IV-1, these four pending projects on developed sites provide for a total of 531 units, including 44 moderate income and 8 low income deed restricted units.

B. SITES TO ACCOMMODATE THE 2014-2021 RHNA

This section documents the availability of sites for future development and the adequacy of these sites to address Huntington Beach's regional housing needs for the 2014-2021 planning period. 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:

- Residential building permits with occupancy post 12/31/2013
- Residential projects with development entitlements with occupancy post 12/31/2013
- Vacant and underutilized residential and mixed use sites
- Rezoning residential sites

Table IV-3 summarizes the residential unit potential from the above methods and provides a comparison with Huntington Beach's 2014-2021 RHNA.

Table IV-3: Potential Housing Units during 2014-2021 Planning Period

Income Levels	Very Low	Low	Moderate	Above Mod	Total
2014-2021 RHNA Targets	**313**	**220**	**248**	**572**	**1,353**
Building Permits (post 12/31/13 occupancy)	**50**	**47**	**274**	**2,574**	**2,945**
Entitled Projects (post 12/31/13 occupancy)		**1**	**9**	**266**	**276**
Vacant Residential & Mixed Use Sites	**22**		**197**	**147**	**366**
RL				82	*82*
RM			173	23	*196*
RMH			12	3	*15*
RH			8	12	*20*
M (SP-5 Downtown Specific Plan)[1]	22		4	27	*53*
Underutilized Residential Sites			**18**		**18**
RMH			18		*18*
Total Site Capacity[2]	**120**		**498**	**2,987**	**3,605**
RHNA surplus/shortfall	**-413**		**+250**	**+2,415**	**+2,252**

[1] Affordability for 424 Main St based on approved project (20 above mod units) rather than default density.
[2] Site capacity excludes development potential within the Beach and Edinger Corridors Specific Plan.

In total, the City's sites inventory provides for 3,605 units. In terms of evaluating the adequacy of these sites to address the affordability targets established by the RHNA, affordability for vacant and underutilized sites is based on "default densities" of 30 units/acre for providing sites affordable to very low and low income households, and 12 units/acre for moderate income households. Allocating Huntington Beach's residential sites inventory based on these density thresholds, combined with the actual affordability in projects with building permits or with planning entitlements, results in the allocation of sites by targeted income group as presented in Table IV-3. A comparison of this income distribution with the City's RHNA identifies sufficient sites to address Huntington Beach's **total** regional housing need of 1,353 units, but a shortfall in sites at appropriate densities to address the need for 413 lower income units. The City will address this shortfall through establishment of an "Affordable Housing

Overlay" within the Beach and Edinger Corridors Specific Plan (BECSP), as described later in this section.

1. Units Issued Building Permits with Post December 31, 2013 Occupancy

A total of 2,945 net new housing units have been issued building permits with occupancies after December 31, 2013, and thus fall within the January 1, 2014 - October 31, 2021 RHNA Projection Period for the 5th Housing Element cycle. As detailed in the building permit table in Appendix A, 50 of these units are affordable to very low income households (Oceana Apartments, Boardwalk Mixed Use); 47 units are affordable to low income households (Oceana Apartments, Pacific Shores, Luce Apartments and a caretaker unit); and 268 are affordable to moderate income households (inclusionary units in Boardwalk Mixed Use, Beach & Ocean Apartments, Elan Huntington Beach, Huntington Beach Lofts, Pacific Shores, Monarch Walk and Coastal Walk; a market-rate rental in Oak View neighborhood; and various accessory dwelling units). The high level of residential development activity, particularly within the Beach and Edinger Corridors Specific Plan, has resulted in the City exceeding its total RHNA of 1,353 units by over 1,500 units within the first five years of the eight year Housing Element planning period. The City's challenge, however, is how to address the RHNA's affordability targets for very low and low income households.

2. Projects with Entitlements

In addition to projects issued building permits, 276 additional units have received planning entitlements and are approved for development (refer to Entitled Projects table in Appendix A) including three density bonus projects. A total of 10 deed restricted affordable units are provided within these entitled projects (9 moderate income and 1 low income), with several projects paying an inclusionary housing in-lieu fee, or fulfilling their affordable housing obligations at an off-site location.

3. Vacant and Underutilized Sites

As vacant, developable land becomes more scarce in Huntington Beach, it is increasingly important for the City to track and manage this diminishing resource. To this end, the Huntington Beach Community Development Department conducted a comprehensive, parcel-specific survey of all vacant land within the City, updating the sites survey conducted in 2007 for the last Housing Element. Staff reviewed the parcels included on the 2007 vacant sites list by verifying vacancy through updated 2010 and 2012 aerial photography and building permit data. Staff also conducted an aerial survey of the entire City followed by a field survey of certain areas, including the Beach Boulevard and Edinger Avenue corridors, to capture additional vacant sites that were not included on the previous list or that had become vacant since the 2007 survey. Only those residential sites with reasonable potential to develop within the planning period have been included in the inventory.

Table IV-4 provides a summary of the realistic development potential on identified vacant and underutilized sites by General Plan category, with the parcel-specific inventory and corresponding maps included in Appendix A to the Element. As indicated, 64 vacant and

underutilized residential and mixed use sites totaling approximately 30 acres have been identified as suitable for development, yielding 384 dwelling units. The discussion which follows describes the methodology used to assess the realistic development capacity for each of these sites by General Plan designation.

Table IV-4: Developable Vacant and Underutilized Residential Sites

General Plan Category	Permitted Density	# Sites	Acreage	Realistic Unit Potential
Vacant Sites				
Residential Low (RL)	7 du/acre	14	9.25	82 units
Residential Medium (RM)	15 du/acre	18	15.73	196 units
Residential Medium-High (RMH)	25 du/acre	8	1.09	15 units
Residential High (RH)	30 du/acre	14	0.98	20 units
Mixed Use (M) Downtown Specific Plan (SP5)	30–50 du/acre	9	1.9	53 units
SubTotal - Vacant Sites		**63**	**28.95**	**366 units**
Underutilized Sites				
Residential Medium-High (RMH)	25 du/acre	1	.94	18 units
SubTotal - Underutilized Sites		**1**	**.94**	**18 units**
Total Vacant & Underutilized		**64**	**29.89**	**384 units**

Source: City of Huntington Beach Vacant Land Survey, April 2013.

Realistic Development Capacity

The majority of remaining vacant residential sites in Huntington Beach are less than an acre in size, and because of their small size, are unable to be developed to the maximum densities provided for under zoning. In order to determine the realistic development capacity of each site, City staff evaluated the zoning designation and accompanying development standards, lot size and historic development densities within the zone district, as well as any other land use constraints applicable to the specific site.

Within the **Residential Low (RL)** category, most of the vacant sites are 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. Eight 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 the City routinely processes coastal development permit applications.

One large, 4.75 acre site remains in the Residential Low category, and is located within the Ellis/Golden West Specific Plan (Site #1 in 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 (excluding vacant mixed use sites). Several of the sites in this category, as well as the majority of 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 #15 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. Site #21 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 within the Holly Seacliff 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 104 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 #32 consists of thirteen adjacent parcels under common ownership totaling 0.59 acres. This site was part of a former project to construct 14 condominium units that also included three additional parcels (0.36 acres) currently developed with four units and owned by the same property owner. Due to economic conditions, the project was withdrawn, but with the improving housing market could be resurrected.

Within the **Residential High (RH)** category, ten of the 14 vacant sites are within the Sunset Beach Specific Plan, and based on their small size, can yield just one unit. Even the largest RH sites are only 0.1 - 0.15 acres in size, accommodating a maximum of four units.

Several vacant **Mixed Use (M)** sites fall within the *Downtown Specific Plan* (SP5 - DSP); while residential is permitted throughout this specific plan, only those parcels which staff considers suitable and realistic for residential development are included in the inventory. Nine vacant Mixed Use parcels have been identified within the DSP, yielding 53 units at densities of 30–50 unit/acre. Site #55a and #55b is under common ownership and was identified as a development opportunity site in the market analysis that was prepared for the DSP update. The City has had several inquiries regarding the site since the DSP was updated in 2011 with more flexible development standards, increased maximum density requirements and a streamlined development process. The site is located on the fourth block of Main Street where existing properties are primarily developed with residential and mixed use (commercial/office/residential) rather than an emphasis on beach- and tourist-oriented

commercial uses, which occur on Main Street closer to the pier and beach. The City has approved a development application for 20 units on this site, but the developer has put construction of the project on hold. Therefore, rather than using default density to assume development affordability, affordability has been based on the previously approved project (refer to Table IV-3).

DSP Site #57a and #57b is located along Pacific Coast Highway and is also held under common ownership. The City had previously processed entitlements for development of the site with a mixed use project with six residential units. However, due to the recession and the collapse of the housing market, the project was never constructed. With the increased density allowance of 50 units/acre under the updated DSP, a new mixed use project combining the site with an adjacent non-vacant site was approved for 29 dwelling units, but the applicant has indicated that there are currently no plans to build the project.

In addition to vacant sites, the City has identified a significantly underdeveloped site within the **Residential Medium-High (RMH)** zoning category suitable for development with higher density housing within the planning period. This approximately one-acre parcel is developed with a modest single-family home (1955) with no curb, gutter, sidewalk or driveway improvements. The existing lot coverage is 4.7%, whereas a lot coverage of up to 50% is allowed. An aerial photograph of the underutilized site, along with a description of site characteristics and factors supporting redevelopment, is included in Appendix A.

4. Potential Sites for Re-designation to Accommodate RHNA Shortfall

As summarized in Table IV-3, since the City's very low and low income RHNA need (at the required "default density" of 30 units per acre) cannot be accommodated within the City's currently designated residential sites, as part of the Housing Element update, Huntington Beach has identified additional properties suitable to accommodate the remaining RHNA.

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

- Sites must be able to accommodate 100% of the RHNA shortfall for very low and low income units;
- Sites re-designated for lower income households must accommodate residential uses "by right";
- Sites must be able to accommodate a minimum of 16 units; and
- At least 50 percent of sites identified to address the lower income housing shortfall need to be accommodated on sites designated for exclusively residential use.

The following describes Huntington Beach's "adequate sites" program structured to fulfill the parameters of AB 2348 and address the City's shortfall of 413 lower income units.

In March 2010, the Huntington Beach City Council adopted *the Beach and Edinger Corridors Specific Plan* (BECSP), providing for up to 4,500 new housing units along two of the City's major commercial corridors. In addition to the 1,900 apartment units already constructed within the BECSP, the City's adopted 2014-2021 Housing Element identified seven vacant

sites and five underutilized sites in the sites inventory as suitable for development within the planning period. As described in further detail under the Governmental Constraints chapter of this amendment to the Housing Element, in May 2015, the Huntington Beach City Council adopted amendments to the BECSP to reduce the Maximum Amount of New Development (MAND) permitted from 4,500 to 2,100 units, along with a conditional use permit requirement and other changes to development standards. With 1,900 units within six projects already developed, just 200 additional units can be accommodated within the new 2,100 unit MAND, a level insufficient to address the City's RHNA shortfall of 413 very low and low income units.

To address this shortfall, the City has identified several existing vacant and underutilized BECSP Housing Element sites plus two additional underutilized sites within the BECSP for designation within an "Affordable Housing Overlay". While the BECSP identifies many parcels throughout the specific plan area with potential to redevelop in the near term as well as over a longer period with capacity to accommodate several thousand units, these sites were selected because they have the greatest potential for moving forward with a development proposal within the current planning period. Although some of the sites are developed or have existing uses on them, it should be noted that every BECSP property that has been developed had existing buildings on it, and almost every BECSP property had existing occupied uses, and in some cases, multiple existing uses at the time development was proposed and approved. As indicated in Table IV-5, in aggregate, these six sites encompass a total 10.85 acres, providing potential development of 502 multi-family units at densities in excess of the minimum default density threshold of 30 units/acre for lower income site suitability. Additionally, as development within the Overlay occurs, if the remaining capacity of the sites cannot accommodate the remaining lower income RHNA, there is sufficient capacity within the BECSP, as noted above, to add sites to the Overlay and ensure the remaining lower income RHNA can be accommodated throughout the planning period. The following narrative describes the realistic development potential on each of these six sites.

Table IV-5: Potential Sites for Re-designation to Accommodate RHNA Shortfall

Map #	Location	Current Zoning	Proposed Zoning	Existing H.E. Site	Assumed Density	Site Acreage	Realistic Unit Potential
1	17631 Cameron/17642 Beach	SP14	SP14 – Affordable Housing Overlay	Underutilized Site D / Vacant Site 70	50 du/ac	1.58 (two 0.79-acre parcels held in common ownership)	79
2	18431 Beach	SP 14	SP14 – Affordable Housing Overlay	Vacant Site 66	55 du/ac	0.78	43
3 / 4	18700 Delaware/18811 Florida	SP14	SP14 – Affordable Housing Overlay	Underutilized Sites A & B/Vacant Sites 67 a/b	67 du/ac	4.0 (four parcels in common ownership)	271
5	19432 Beach	SP14	SP14- Affordable Housing Overlay	Vacant Site 65	40 du/ac	1.0	40

6	19471 Beach/19431 Beach	SP14	SP14-Affordable Housing Overlay	Underutilized Site E (combined with non HE site)	50 du/ac	1.39 (two parcels)	69
Total Site Capacity						**8.75**	**502**

Site 1: This site includes two properties already identified (and previously certified by HCD for the current planning period) in the Housing Element as Vacant Site 70 and Underutilized Site D. The site is located on Beach Boulevard within the BECSP – Neighborhood Boulevard segment, which envisions neighborhood-serving commercial, office and infill residential uses. This rectangular site has access from Beach Boulevard and Cameron Lane, and because it is a through lot, less land is taken up by fire lanes, enabling a developer to maximize densities. The site is under common ownership with underutilized site D, and the combined approximately 1.6 acre site is identified as an opportunity site in the BECSP. Existing office uses are developed north and south of the parcels and the existing underutilized RMH zoned site is located directly across Beach Boulevard. The existing single-family residence on Underutilized site D has no existing curb, gutter or sidewalk, no on-site parking for the unit, has had prior code enforcement issues, and is a nonconforming use. The realistic capacity is based on 4-story development and a comparison of the density yield for similar projects built within the BECSP.

Site 2: This site includes Vacant Site 66 identified (and previously certified by HCD for the current planning period) in the Housing Element. The Housing Element previously identified a realistic capacity on this site of 20 units. However, the City recently approved an acquisition loan agreement with an affordable housing developer who is in the process of purchasing the site for the development of a 43-unit 100 percent affordable (extremely low and low) senior project. The acquisition loan agreement provides approximately $3 million for the project primarily from City inclusionary housing funds. Therefore, the realistic capacity reflects the current project proposal.

Sites 3 and 4: These sites are identified (and previously certified by HCD for the current planning period) as Underutilized Sites A & B and Vacant Sites 67 a & b in the Housing Element. Realistic capacity for both sites is based on recent discussions with the property owner and various preliminary site plan configurations with 4-story buildings. The collective area of the sites is four acres. There are no structures currently developed on the site. A portion of the site is currently used as a parking lot for adjacent properties, while a portion of the site is vacant and unencumbered. The property owner is actively engaging with adjacent property owners to find alternative parking solutions for their uses. In fact, one of adjacent properties received approvals in 2018 to expand their current parking lot to accommodate their entire parking demand on site. In addition, the City is currently reviewing plans for development of a parking structure to accommodate parking for the remaining uses that currently utilize the site for parking. The property owner has indicated that he has begun preliminary site investigations such as geotechnical work and soil sampling in anticipation of developing the site. The City expects that a potential development project would be submitted in the first half of 2020.

Site 5: This site is identified (and previously certified by HCD in the current planning period) as Vacant Site 65 in the Housing Element. It is located on Beach Boulevard within the BECSP – Neighborhood Parkway segment. This BECSP subarea envisions primarily residential and

neighborhood serving commercial uses. The City has had several inquiries for development of the site either by itself or in conjunction with adjacent properties and most recently reviewed a proposal for a 50-unit project on the site. The realistic capacity has been adjusted to reflect conversations within the last year with potential applicants as well as accounting for fire access constraints identified on the previous 50-unit proposal. In addition, the City has had discussions with affordable housing providers for a 100 percent lower income project on this site, although no project has been submitted.

Site 6: A portion of this site is identified (and previously certified by HCD in the current planning period) in the Housing Element as Underutilized Site E. The parcel is developed with a vacant office building and is currently for sale. The property has a 20-year history of code enforcement cases, has not been legally occupied since 1997, and is nonconforming. The adjacent parcel to the north is currently developed with a mattress store. The northern parcel has been added based on discussions within the last year with potential applicants, including one that previously controlled the site. The realistic capacity is based on development of the site with a 4-story building and previous discussions with potential developers of the site.

In order to address the 413 unit RHNA shortfall, the City will undertake an adequate sites program within the parameters of AB 2348 consisting of the following:

- Amend the BECSP to establish an "Affordable Housing Overlay" within the BECSP to be applied to the sites identified in Table IV-5 to accommodate the RHNA shortfall.
- Allow for residential development capacity within the Affordable Housing Overlay to accommodate the entire 413 unit lower income RHNA shortfall throughout the planning period.
- Replace the Conditional Use Permit (CUP) requirement with a “by-right” administrative Site Plan Review process (i.e. – no discretionary Planning Commission or City Council review) on sites designated with the Overlay that propose at least 20% lower income units (encompassing extremely low, very low, and low income units) on site (no in lieu fees allowed).
- Replace the amended BECSP parking requirement with requirements in line with the Citywide multi-family parking standard for sites within the Overlay.
- Provide for exclusively residential uses on sites in the Overlay.

Housing Element Program #8 - *Adequate Sites,* details the program and time frame for implementation. A map depicting the general location of potential sites for the Affordable Housing Overlay is provided in Appendix A, with aerial photographs of each site.

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 5,500 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 2013-2021 Housing Element cycle, which anticipates only 1,350 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 2013-2021 planning horizon are constrained by infrastructure availability.

C. FINANCIAL RESOURCES

The extent to which Huntington Beach can achieve its Housing Element goals and objectives is in large part dependent upon the availability of financial resources for implementation.

The primary local source of funds for affordable housing in Huntington Beach has traditionally been its Redevelopment Agency's Low- and Moderate-Income Housing Fund, which generated approximately $3 million per year for housing activities. However, due to passage of Assembly Bill (AB)1X 26, redevelopment agencies across California have been eliminated as of February 1, 2012, removing the primary local tool for creating affordable housing. However, with the passage of AB 1484 in June 2012, the Supplemental Educational Revenue Augmentation Funds (SERAF) borrowed by the State from Redevelopment Agencies Low and Moderate Income Housing Funds are to be repaid, and will be deposited into each Successor Agency's Housing Asset Fund (pursuant to Health and Safety Code Section 34191.4(b)(2)(B) and (C)).

The Huntington Beach Successor Agency is projected to receive a total of $4,083,944 in SERAF repayments, to be received in three installments between January 2014 and June 2015. In addition, once the SERAF repayments have been made and the Successor Agency receives a finding of completion, AB 1484 mandates that the loans of the former Redevelopment Agency and City be paid back, with 20 percent earmarked for housing. The former Huntington Beach Redevelopment Agency has approximately $35 million in outstanding Housing Loans, thereby generating $7 million over the next 15 to 20 years to be deposited into the Housing Asset Fund.

The City will continue to explore new funding sources and programs, and opportunities to partner with the private sector and local non-profit organizations. Examples of new funding opportunities include:

- The City is partnering with American Family Housing (AFH) to provide rental assistance to low income households through AFH's Supportive Housing Program (SHP) funds awarded by HUD. City HOME funds are being used as a matching grant for operating costs for AFH in administering the SHP rental assistance program.

- The $93 million Golden State Acquisition Fund (GSAF) was launched in early 2013 by State HCD in partnership with seven Community Development Financial Institutions (CDFIs), providing developers and public agencies with access to favorably priced funds for developing and preserving affordable rental and ownership housing.

- SB2, Building Homes and Jobs Act is the first permanent source of state funding dedicated to helping local governments increase housing production. The program is funded by fees levied on certain real estate transactions and is expected to generate between $250 and $300 million annually. The City is specifically interested pursuing this funding source for the purpose of establishing a navigation center to address homelessness.

Table IV-6 on the following pages identifies a variety of Federal, state, local and private resources that may be available to carry out housing activities in Huntington Beach.

Table IV-6: Financial Resources Available for Housing Activities

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 receives approximately $950,000 annually in CDBG funds (as of FY 2012/13), and allocates $80,000 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 $400,000 annually (as of FY 2012/13), which it allocates to new construction and acquisition/rehabilitation of affordable housing.	▪ 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) *www.treasurer.ca.gov/ctcac/*	State and Federal tax credits to enable sponsors/ developers of low income rental housing to raise project equity through the sale of tax benefits to investors. 4% and 9% credits available, with 4% credits often coupled with tax-exempt bonds.	▪ New Construction ▪ Acquisition/Rehabilitation
Multi-Family Housing Program (MHP) *www.hcd.ca.gov/fa/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. Includes separate Supportive Housing and Homeless Youth MHP components.	▪ New Construction ▪ Rehabilitation ▪ Preservation ▪ Conversion of nonresidential to rental ▪ Social services within project

Table IV-6: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
Building Equity and Growth in Neighborhoods (BEGIN) *www.hcd.ca.gov/fa/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.	▪ Homebuyer Assistance
CalHome *www.hcd.ca.gov/fa/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.	▪ Predevelopment, site development, site acquisition ▪ Rehabilitation ▪ Acquisition/rehab ▪ Downpayment assistance ▪ Mortgage financing ▪ Homebuyer counseling
Transit-Oriented Development Program *www.hcd.ca.gov/fa/tod/*	Funding for housing and related infrastructure within one-quarter mile of transit stations.	▪ Capital improvements for qualified housing developments, including enhancing pedestrian or bike access between project and transit ▪ Land acquisition
Affordable Housing Innovation Fund *www.hcd.ca.gov/fa*	Funding for pilot programs to demonstrate innovative, cost-saving ways to create or preserve affordable housing. Under AB 1951 (2012), funding has been appropriated to the following activities: ✓ Local Housing Trust Fund Grant ✓ Golden State Acquisition Fund ✓ Innovative Homeownership Program	Varies depending on activity
Infill Infrastructure Grant Program *www.hcd.ca.gov/fa/iig/*	Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc) that supports higher-density affordable and mixed-income housing in locations designated as infill.	▪ Development of parks and open space ▪ Water, sewer or other utility service improvements ▪ Streets, roads, parking structures, transit linkages, transit shelters ▪ Traffic mitigation features ▪ Sidewalks and streetscape improvements

Table IV-6: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
Housing Related Parks Program *www.hcd.ca.gov/hpd/hrpp/*	Financial incentives to jurisdictions who construct new units affordable to very low and low income households.	▪ Grants for creation of new parks, or rehabilitation or improvements to existing parks.
CalHFA Residential Development Loan Program *www.calhfa.ca.gov/ multifamily/special/rdlp.pdf*	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
3. Local Programs		
Huntington Beach Successor Housing Agency - Housing Asset Fund	SERAF repayments projected to generate $4 million in FY 2014/15 for deposit into Housing Asset Fund. 20% of outstanding City/Agency loans also to flow into Housing Fund, generating approximately $7 million over next 15-20 years. Residual receipts of the former Redevelopment Agency will also be deposited into the Housing Asset Fund.	▪ Acquisition ▪ Rehabilitation ▪ New Construction
Inclusionary Housing Trust Fund	Inclusionary housing in-lieu fees as permitted for projects with 3-30 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
Orange County Housing Trust *http://ochousingtrust.org/*	Non-profit that capitalizes and manages a loan fund to expand supply of affordable workforce housing in Orange County. Provides pre-development loans, and capital to fund downpayment assistance programs.	▪ New Construction ▪ Acquisition ▪ Preservation ▪ Rehabilitation ▪ Downpayment assistance
4. Private Resources/Financing Programs		
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

Table IV-6: Financial Resources Available for Housing Activities

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, April 2013.

D. ADMINISTRATIVE RESOURCES

Described below are several non-profit housing providers 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, and development of affordable housing.

Orange Housing Development Corporation (OHDC): OHDC is a non-profit housing developer whose primary focus is in Orange County. In 2002, the Huntington Beach Redevelopment Agency funded OHDC to develop the 20 unit Bowen Court senior housing project. Since that time, OHDC has completed numerous acquisition/rehabilitation projects in Huntington Beach's Oakview neighborhood, including most recently Pacific Court Apartments, providing 47 very low and low income units.

Jamboree Housing Corporation (JHC): JHC is an experienced non-profit developer with projects throughout Southern California and the state. Jamboree has also established a social services division to assist residents in maintaining self-sufficiency which now operates at most Jamboree-owned properties. JHC has completed five multi-family acquisition/ rehabilitation projects to date in the Oakview neighborhood, and in 2011 assumed ownership Emerald Cove, a 164 unit affordable senior housing project on behalf of the City.

Shelter for the Homeless (SFH): Shelter for the Homeless provides emergency, transitional and permanent supportive housing for homeless and lower income families. The City has partnered with SFH to rehabilitate 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 several projects, totaling six new homes.

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 18 units of transitional housing in the Oakview and Sun View neighborhoods in Huntington Beach. Most recently, the City providing funding assistance to CCH for the development of Pacific Sun Apartments, providing six new rental units for very low income large families.

In addition to the above, the City works with a number of nonprofit organizations to provide housing related supportive services, including:

- American Family Housing
- Community Care Health Centers
- Community Services Programs (CSP)
- Huntington Beach Council on Aging
- Huntington Beach Senior Services
- Interval Housing
- Project Self Sufficiency

E. OPPORTUNITIES FOR ENERGY CONSERVATION

Housing Element statutes require an analysis of opportunities for energy conservation with respect to residential development. The energy conservation section of the element must inventory and analyze the opportunities to encourage the incorporation of energy saving features, energy saving materials, and energy efficient systems and design for residential development. Planning to maximize energy efficiency and the incorporation of energy conservation and green building features can contribute to reduced housing costs for homeowners and renters, in addition to promoting sustainable community design and reduced dependence on vehicles. Such planning and development standards can also significantly contribute to reducing greenhouse gases.

1. Green Building Practices

Conventional building construction, use and demolition along with the manufacturing of building materials have multiple impacts on our environment. Nationwide, 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

Green buildings are structures that are designed, renovated, re-used or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency, generate less waste, and lessen a building's overall environmental impact. The 2010 California Building Standards Code establishes mandatory Statewide green building standards; Huntington Beach has adopted the California Green Building Standards Code (CALGREEN) in its entirety. In addition, the City requires green building practices for all development within the recently adopted Downtown Specific Plan and Beach/Edinger Corridors Specific Plan.

To assist the development community in addressing the City's green building requirements, the Planning and Building Department has a certified LEED Green Associate planner on staff, and provides a variety of educational handouts at the public counter and on the City's website. The City also offers an Energy Efficient Permit Fee Waiver for energy efficient heating, cooling, water and solar systems meeting specified criteria, encompassing Plumbing, Mechanical, Electrical, and Solar permit fees.

In 2008, the City hired a full-time Energy Project Manager to incorporate energy use reductions and other innovative sustainable practices into the City's infrastructure, and in 2011, adopted an Energy Action Plan, which outlines the City's history and commitment to eliminating energy waste, preparing for peak oil production and reducing greenhouse gas emissions. The City has made great strides to implement energy efficiency and conservation strategies in its own facilities through HVAC and lighting system retrofit projects in municipal buildings, conversion of streetlights to LED, installation of automated "smart" irrigation controllers at City parks, installation of solar-powered beach restrooms and parking meters, elimination of unnecessary computer servers and printers in City facilities, and completion of

the largest municipal solar installation project in Orange County. The energy and cost savings associated with these projects is detailed in the City's Energy Action Plan.

Through the "HB Goes Green" Program, Huntington Beach has adopted a comprehensive approach to sustainability which not only addresses energy conservation, but also recycling, water conservation, open space and transportation. The HB Goes Green/Green City initiative includes programs, incentives and rebates, extensive outreach efforts through the City's website, printed brochures and newsletter inserts in water bills, and implementation of new policies for residents and businesses in the City. Examples of the multi-faceted approach to sustainability through the HB Goes Green/Green City initiative that pertain to residents include:

- Online step-by-step resident guide to going solar including information on the solar permit fee waiver
- Provision of bicycle parking spaces in all new multi-family residential and mixed use projects
- Installation of plug-in electric vehicle charging stations throughout City
- Implementation of the HB Rain Water Barrel Program, which provides discounted barrels for Huntington Beach residents
- Implementation of the Control Your Junk Mail, a waste reduction program partnership with Catalog Choice
- Partnership with Southern California Edison to provide funding and land for the HB Community Garden where residents have individual garden plots to grow fruit, vegetables, flowers and herbs for their own use or for local food banks
- Participation, promotion and sponsorship of community events such as the Huntington Beach Green Expo, electronics recycling days, and educational seminars related to sustainability, green building, water efficient landscaping, water conservation, composting and recycling
- Participation in the Turf Removal Rebate Program, a partnership with the MWDOC to achieve City water conservation goals

2. Energy Conservation Programs Offered through Local Utilities

In addition to green building, Huntington Beach can promote energy conservation by advertising 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.

Southern California Edison (SCE) provides a variety of energy conservation services under its 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. 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.

Income-qualified Edison and So Cal Gas customers may be eligible for the State's Energy Savings Assistance program, and/or a 20% bill discount under the California Alternate Rates for Energy (CARE) program.

Energy Upgrade California (EUC)

This new statewide program offers up to $4,000 in incentives to homeowners who complete select energy-saving home improvements on a single-family residence and two-to-four-unit buildings. The incentive packages encourage customers to take the "whole house" approach by combining several improvements at one time to achieve greater energy efficiencies and savings. Homeowners are required to hire a contractor and perform an initial assessment. EUC has a list of participating contractors and raters. Southern California Edison (SCE) and Southern California Gas are among the five utilities that participate in the EUC program across the State.

V. HOUSING PLAN

Sections II, III and IV of the Housing Element establish the housing needs, opportunities and constraints in Huntington Beach. This final Housing Plan section begins by evaluating accomplishments under the City's adopted 2008 Housing Element and then presents Huntington Beach's Housing Plan for the 2013-2021 period. This Plan sets forth the City's goals, policies and programs to address identified housing needs.

A. EVALUATION OF ACCOMPLISHMENTS UNDER ADOPTED HOUSING ELEMENT

Under State Housing Element law, communities are required to assess the achievements under their adopted housing programs as part of the update to their housing elements. These results should be quantified where possible (e.g. the number of units rehabilitated), but may be qualitative where necessary (e.g. mitigation of governmental constraints). The results should then be compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed.

The City of Huntington Beach 2008-2014 Housing Element sets forth a series of housing programs with related objectives for the following areas:

- ✓ New Construction for all income groups
- ✓ Residential Rehabilitation
- ✓ Conservation of Existing Housing

This section reviews the City's progress to date in implementing these housing programs and their continued appropriateness for the 2013-2021 Housing Element. Table V-1 summarizes the City's housing program accomplishments, followed by a review of its quantified objectives. The results of this analysis will provide the basis for developing the comprehensive housing program strategy presented in Part C of this section.

Pacific Shores Development

Table V-1: Review of 2008-2014 Housing Element Programs

Policy/Program	Accomplishments
1. Single-Family Rehabilitation Action: Adopt new Single-Family Rehabilitation Program Guidelines, and assist 15 lower income households on an annual basis, with a projected income mix of half very low and half low income households.	Progress: Between 2007/08 through 2011/12, the City has provided for 46 loans and 42 grants, surpassing its goal to provide assistance for 15 households annually, or 75 households during this 5 year period. The income mix of assisted households was: 32 extremely low, 32 very low, and 24 low income. On April 5, 2010, the City Council adopted new Rehabilitation Program Guidelines, increasing the loan amount from $35,000 per loan to $75,000 and the grant amount from $5,000 to $10,000. Effectiveness: The City exceeded its overall rehabilitation goal. Appropriateness for 2013-2021 Housing Element: With the ongoing need to maintain the City's aging housing stock, this program remains appropriate for the Housing Element time period.
2. Multiple-Family Acquisition and Rehabilitation through Non-Profit Developers Action: Assist non-profits in acquisition and rehabilitation of existing multiple-family housing within Enhancement and Redevelopment areas. Achieve 120 units between 2007/08 to 2013/14, including 15 ELI, 10 VL, 45 Low, 50 Mod income.	Progress: Between 2008 and 2012, the City worked with three different non-profit developers to complete five multi-family acquisition/rehabilitation projects for a total of 230 lower income units, exceeding the City's goal to achieve 120 units. Nonprofit partners included Jamboree (Jamboree III & IV in Oakview, and Emerald Cove – total 173 very-low income units), Orange Housing (Pacific Court Apts – 23 very low and 24 low income units) and Colette's Children's Homes (Keelson - 10 very-low income units). Effectiveness: The program focus has been within the Oakview neighborhood, maximizing the effectiveness of neighborhood revitalization. The program has proven very successful in working with experienced non-profit entities and in leveraging outside funding sources. The nonprofits are able to oversee the acquisition and rehabilitation process and stay in place as long-term owners and operators. Appropriateness for 2013-2021 Housing Element: This program remains an integral component to the City's overall affordable housing strategy. However, future funding sources will be limited to HOME funds, Inclusionary Housing in-lieu fees, Tax Credits and other Grant opportunities.
3. Neighborhood Improvement Program Action: Implement neighborhood improvement program within 4 CDBG target areas. Code enforcement division will facilitate forums for residents of these communities to discuss specific neighborhood issues and provide information on various resources for rehabilitation assistance. Conduct monthly meetings of the Public Nuisance Task Force, with the goal to expedite the abatement of properties that are considered public nuisances.	Progress: From 2008-2012, the City has held 16 Oak View Task Force meetings (w/h participation by 13 agencies/groups); 3 joint inspection meetings with the County Health Department and 2 Green Building informational sessions. The Public Nuisance Task Force meets on a monthly basis, and the equivalent of two code enforcement officers are assigned to the CDBG target areas. Effectiveness: The result of these efforts has been an overall reduction in graffiti and trash and debris cases. All of the reactive cases are referred to the Housing Rehabilitation Program. In year 2011/2012, 536 households were served and 1,004 cases abated. Appropriateness for 2013-2021 Housing Element: This program remains an important component of the City's efforts to maintain and improve neighborhood and livability conditions.

Table V-1: Review of 2008-2014 Housing Element Programs (cont'd)

Policy/Program	Accomplishments
4. Preservation of Assisted Rental Housing Action: Contact the owners of Huntington Villa Yorba to initiate discussions regarding the City's desire to preserve as long term affordable housing. Based on the outcome of these discussions, the City will: 1) explore outside funding and preservation options; 2) offer preservation incentives to owners; and 3) provide technical assistance and education to affected tenants.	Progress: City contacted the Huntington Villa Yorba property owners and discussed the importance of keeping the affordability covenants in place. City has made this the number one project for any non-profit developer who asked for the City's priority project and where they could acquire units. Effectiveness: The property owner is considering the City's request while the City is determining the amount of HOME funds to dedicate to furthering the affordability term. In addition, the City has asked HUD to assist. Appropriateness for 2013-2021 Housing Element: Given the at-risk status of this property, the City plans to enter into an agreement and dedicate HOME and other HUD available funds to meet the assistance requirements.
4a. Preservation of Huntington Gardens (formerly Wycliffe) – Committed Assistance **Action:** By April 2008, enter into a legally enforceable agreement with LOMCO for a $2.16 million bridge loan for preservation of 185 very low income units in Huntington Gardens. Once LOMCO has secured permanent financing, enter into an Owner Participation agreement for up to $8 million in additional gap financing. Report to HCD on the status of preservation no later than July 1, 2010, and to the extent an agreement is not in place, amend the Housing Element as necessary to identify additional sites.	Progress: In 2009, Huntington Gardens was sold to Living Opportunities Management Company (LOMCO) and affordable rent levels have been maintained. The City worked with LOMCO to secure financing through Century Housing for purchase, extending the project's mortgage from 2016 to 2044. The City also coordinated with HUD to assist in securing a five-year Section 8 contract extension on the project. No City funds were utilized in the project's preservation. Effectiveness: This program was effective in preserving Huntington Gardens as affordable housing. However, as the Section 8 Housing Assistance Payments associated with the project are subject to continual renewal from HUD, the project technically remains at-risk of conversion. Appropriateness for 2013-2021 Housing Element: Preservation remains an important program in the updated Housing Element. However, given the elimination of redevelopment agency funding, a separate program for committed assistance will not be included.
5. Section 8 Rental Assistance Program and other Assistance Action: Maintain current levels of assistance (815 vouchers). Encourage landlords to register units with the Housing Authority and undergo education on the Section 8 program. Continue to participate in quarterly meetings of the Cities Advisory to OCHA to maintain ongoing communication about the Section 8 program and other affordable housing activities.	Progress: The City assisted with the recently opened enrollment period for Section 8 and is involved in Cities Advisory to OCHA and OC Partnership to increase future affordable housing opportunities. The City has 880 Section 8 vouchers – 363 elderly, 206 disabled/non-elderly, and 311 disabled/elderly. In addition, through Homelessness assistance, Shelter Plus Care and Section 8 vouchers from other cities/counties, there are 1,091 assisted units – 426 elderly; 309 disabled/non-elderly; and 356 families. Effectiveness: The City was effective in increasing the number of vouchers in use from 815 to 880, and in increasing the number of residents getting on the County Section 8 waiting list. Appropriateness for 2013-2021 Housing Element: The City plans to maintain current levels of assistance and continue working with

	OC Partnership to identify additional apartment projects for Section 8 tenants.

Table V-1: Review of 2008-2014 Housing Element Programs (cont'd)

Policy/Program	Accomplishments
6. Mobile Home Park Preservation Action: Implement the Mobile Home Park Conversion Ordinance as a means of preserving mobile home parks as long term housing in the community. Should tenants of a park indicate interest in purchasing the park as a means of maintaining control over space rent increases, provide information on State MPROP funding. Assist in resolving issues between mobile home park tenants and park owners through monthly meetings of the Mobile Home Park Advisory Board.	Progress: The City's Mobile Home Advisory Board (MHAB) has met quarterly and provides various speakers regarding Mobile Home conversion; how tenants can purchase their parks and other topics of interest. Effectiveness: The City has received fewer complaints from Mobile Home Park Residents and continues to provide focused information. Appropriateness for 2013-2021 Housing Element: The City will continue the MHAB meetings to respond to residents' concerns and provide informative topics, including MPROP funding availability. Since 2010, 3 mobile home parks have been approved for conversion; 2 conversions were owner initiated and 1 was resident/tenant initiated. The City assists resident/tenant conversions through the subdivision map waiver process
7. Condominium Conversion Ordinance Action: Implement the City's Condominium Conversion Ordinance. Evaluate strengthening the current Ordinance to establish minimum rental vacancy thresholds and/or extending the City's inclusionary housing requirements to encompass condominium conversions.	Progress: The City used the current ordinance once since 2008 in evaluating a possible future conversion and has fielded several inquiries regarding possible other conversions. City staff did some preliminary evaluation of modifying the ordinance. Effectiveness: The existing ordinance is robust and appears to have been a deterrent in the conversion of a couple of projects. Staff was able to use the requirements of the existing ordinance in the one conversion that was evaluated. Appropriateness for 2013-2021 Housing Element: The condominium conversion ordinance remains in effect, and as no changes are deemed necessary at this time, this program is no longer necessary for the Updated Element.
8. Residential and Mixed Use-Use Sites Inventory Action: Maintain a current inventory of vacant residential sites and potential mixed-use infill sites and provide to interested developers in conjunction with information on available development incentives. Adopt a Citywide mixed use ordinance to expand the potential for mixed use developments in the City. Conduct annual monitoring of residential sites capacity to ensure the continued provision of adequate sites to address the City's regional housing needs by income category throughout the planning period. Should a shortfall be identified, redesignate additional sites as necessary.	Progress: The City actively monitors vacant sites that have residential development potential and provides information to the development community. Mixed Use Transit Center District zoning standards were adopted in late 2008, resulting in approval of a 385 unit multi-family rental project with a minimum of 39 affordable units. The City also amended the Bella Terra Specific Plan in late 2008 to allow for mixed use development at this regional mall location; completed an update to the City's Downtown Specific Plan in 2011 that increased residential densities from 25-30 du/ac to 50 du/ac to promote and incentivize mixed use development; and adopted the Beach and Edinger Corridors Specific Plan in 2010 (see Program 9 below). Effectiveness: This program has been very successful and has facilitated the approval of a number of residential infill and mixed use projects. Appropriateness for 2013-2021 Housing Element: The City plans to continue to maintain an inventory of sites and monitor sites capacity; however, no additional mixed use ordinance is necessary for the planning period.

Table V-1: Review of 2008-2014 Housing Element Programs (cont'd)

Policy/Program	Accomplishments
9. Beach/Edinger Corridor Specific Plan Action: Adopt the Beach/Edinger Corridor Specific Plan, providing expanded capacity for high density residential and mixed use development by right. Establish form-based standards to facilitate development. Require inclusionary units to be provided on-site or within the boundaries of the Specific Plan, and provide additional incentives for increased percentages of affordable units. Monitor development to ensure affordable housing opportunities are being provided within the Plan area.	Progress: The Beach and Edinger Corridors Specific Plan was adopted in March 2010 as a form-based code after an extensive outreach program that included 21 workshops and public hearings. The Specific Plan allows residential and mixed use development by right (administrative site plan review), requires affordable housing to be located within the Specific Plan area and provides for development incentives. Effectiveness: The Specific Plan was adopted and to-date 1,409 high density multi-family units within five apartment projects have been approved for construction. A total of 230 deed-restricted affordable units are provided within these projects (130 moderate, 21 low, 70 very low, and 9 extremely low income). Appropriateness for 2013-2021 Housing Element: This program represents the City's primary mechanism for providing residential sites and will continue in the updated Housing Element.
9a. Residential Rezoning Program Action: Redesignate sites to accommodate at least 704 units at 30+ units/acre, and 311 units at 12+ units/acre. Complete rezoning by June 2009.	Progress: As part of the Beach/Edinger Corridors Specific Plan, over 400 acres were re-designated to mixed use development with an allowance for 4,500 units and no maximum density limit. In conjunction with adoption of the Plan in 2010, the City designated 2 of the 5 sites identified in Housing Element Table IV-7 for exclusively residential uses (352 du pot'l). However, the City approved an amendment to the Housing Element in 2012, after approval by HCD, to eliminate one of the re-zoned sites as it is currently in process to allow a recreational facility (Skate Park). Effectiveness: While the City did accomplish the rezoning, this program did not result in the production of housing units. Worth noting, of the 1,409 units approved for construction within the Specific Plan, none are proposed for the potential rezoning sites. Appropriateness for 2013-2021 Housing Element: Residential rezoning no longer remains necessary as the City has demonstrated that it can satisfy its regional housing needs under existing zoning, and through entitled and pending projects.
10. Residential Development Opportunities on School Sites Action: Continue to attend quarterly meetings with the school districts in Huntington Beach to coordinate activities and provide additional sites for residential development. Complete entitlements on the two Fountain Valley School sites by 2009.	Progress: In 2010, the school districts and City determined the quarterly meetings were no longer necessary. Entitlements on two Fountain Valley closed school sites were approved by the Planning Commission and City Council, providing for a total of 130 single-family units, and provision of affordable housing funds in support of development of off-site affordable rental units. Effectiveness: The City has been able to assist the school districts and development community with evaluating the reuse of surplus school sites. Appropriateness for 2013-2021 Housing Element: The City will continue to coordinate with the school districts on potential site

	opportunities, but a separate program is no longer necessary for the Housing Element.

Table V-1: Review of 2008-2014 Housing Element Programs (cont'd)

Policy/Program	Accomplishments
11. Second Units Action: Through implementation of the City's second unit ordinance, provide additional sites for the provision of rental housing. Educate residents on the availability of second units through development of informational materials for distribution at the public Planning Department counter, and through advertisement on the City's website.	Progress: A How-To Guide for 2nd/Accessory Dwelling Units has been available at the planning and zoning counter and on the City's website since late-2008. The City has approved six 2nd dwelling units in the planning period and four of these have been constructed/permitted. Effectiveness: The City continues to process requests for second units, however the level of activity has been limited. The City will pursue expanded educational outreach, such as through the Huntington Beach Council on Aging. Appropriateness for 2013-2021 Housing Element: The program remains appropriate for the Element.
12. Affordable Housing Development Assistance Action: Continue to provide regulatory and financial assistance for the development of affordable housing, with a goal to provide 175 units on Agency-owned parcel, and 40 additional affordable rental units. Pursue issuance of a local housing bond.	Progress: Between 2008 and 2012, the City worked with two nonprofit developers to complete two affordable new construction projects, totaling 8 affordable units. Colette's Children's Homes teamed with Chelsea Investment Corporation to develop Pacific Sun, providing 6 very-low income rental units, including five units for large families (3 bedrooms). The City also provided funding support to Habitat for Humanity to develop two new homeownership units (1 very low and 1 low income). Effectiveness: The program focus has been within the Oakview neighborhood, maximizing the effects of neighborhood revitalization. The program has proven very successful in working with experienced nonprofit entities and in leveraging outside funding sources. With financial assistance from the City/Agency, the nonprofits are able to oversee the development process and stay in place as long-term owners and operators. Appropriateness for 2013-2021 Housing Element: This program remains an integral component to the City's overall affordable housing strategy. With the elimination of redevelopment agency funding, funding sources will be limited to HOME/HUD funds, tax credits funding and other grants.
13. Workforce Housing Program Action: Adopt Workforce Housing Program Guidelines in 2008, and assist five households on an annual basis.	Progress: The City partnered with Habitat for Humanity to build two units that provided affordable workforce housing. In addition, the City adopted a first-time homebuyer program which assisted 25 moderate income households. Effectiveness: This project was effective in providing ownership opportunities to 27 households. Appropriateness for 2013-2021 Housing Element: As projects and partnerships are developed, workforce housing will continue to be a worthy goal. However, due to high subsidy costs and limited funds, an ongoing homebuyer assistance is no longer feasible.

Table V-1: Review of 2008-2014 Housing Element Programs (cont'd)

Policy/Program	Accomplishments
14. Inclusionary Housing Ordinance Action: Continue to utilize the Inclusionary Housing Ordinance as a tool to integrate affordable housing within market rate developments, or alternatively, to generate fees in support of affordable housing in off-site locations. Implement the Affordable Housing Ad Hoc Committee's recommendation regarding use of in-lieu fees.	Progress: In August 2011, the City's Inclusionary Guidelines were modified and improved for new development and current Inclusionary Housing residents. The City has also modified the program to increase the size threshold of projects eligible to pay an in-lieu fee from 9 to 30 units. The in-lieu fee amount, however, has not yet been established for projects above 9 units. Effectiveness: The inclusionary ordinance resulted in 92 affordable rental and ownership units being incorporated within market rate projects. With the improvement in the real estate market, several hundred new inclusionary units are in the pipeline for the future planning period. Appropriateness for 2013-2021 Housing Element: This program remains an integral component to the City's overall affordable housing strategy.
15. Green Building Action: Based on the direction of the Planning Commission and City Council subcommittees, establish a comprehensive green building program, and provide dedicated staff for implementation. Implement requirements for green building design in Agency-assisted new construction.	Progress: The City has implemented a multi-faceted approach to sustainability through the HB Goes Green Program covering recycling, water conservation, energy efficiency, open space and transportation programs. All Agency-assisted projects included green building practices during this period, and several approved residential and mixed use projects have required LEED or GreenPoint-Rated certification. The City is implementing the Cal Green Building Code and two recently adopted specific plans require green building practices in all new developments. Green building material is also provided at the Planning/Building Counter and on the website. The City has adopted an Energy Efficient Permit Fee Waiver for energy efficient heating, cooling, water and solar systems. The City hired a full-time Energy Project Manager in 2008, and the Planning and Building Department has a certified LEED Green Associate planner on staff. Effectiveness: This has been an effective program based on the accomplishments summarized above. Appropriateness for 2013-2021 Housing Element: This program remains an integral component of the City's overall goal of providing more sustainable development and housing options.
16. Child Care Facilities Action: Continue to implement the large family day care ordinance and evaluate other areas of the Zoning Code where incentives for the provision of child care can be established, possibly including the use of expedited entitlements. Continue to offer childcare density bonus incentives in conjunction with affordable housing projects as provided for under State law.	Progress: City-assisted and private developer projects are evaluated on an individual basis and encouraged to provide children/family amenities such as community rooms, tot lots in open space, and convenient parking adjacent to amenities. Effectiveness: The City has approved several multi-family residential projects with amenities that would benefit children and families including clubhouses and tot lots. However, no child care facilities have been included in projects as a zoning incentive or density bonus.

	Appropriateness for 2013-2021 Housing Element: This program can provide meaningful benefit and remains appropriate for the Housing Element.

Table V-1: Review of 2008-2014 Housing Element Programs (cont'd)

Policy/Program	Accomplishments
17. Affordable Housing Density Bonus Action: Continue to implement the Affordable Housing Density Bonus as a means of enhancing the economic feasibility of affordable housing development.	Progress: While the City has received inquiries regarding density bonuses on several sites, no density bonuses have been received during the planning period. Effectiveness: The density bonus ordinance is an effective tool for many areas of the City. Because the City amended the Downtown Specific Plan to increase allowable densities in 2011 and adopted the Beach and Edinger Corridors Specific Plan to allow for residential and mixed use projects without a maximum density, the need for density bonuses has been decreased in these areas. Appropriateness for 2013-2021 Housing Element: This program remains important to the City's overall affordable housing strategy.
18. Development Fee Assistance Action: Conduct a fee study and adopt an Affordable Fee Reduction Ordinance by the end of 2009 as an incentive for projects to provide increased percentages of affordable units. Incorporate provisions for development fee deferrals consistent with AB 641.	Progress: In 2009 and 2010, the City adopted one-year fee deferrals for all residential projects, allowing fees to be paid at final inspection. In June 2012, the City adopted updates to its development impact fees. The City adopted exemptions for lower income affordable housing projects, exempting them from police, fire, parks and library impact fees. Effectiveness: Several pending lower income housing projects are expected to benefit from the new fee exemptions. Appropriateness for 2013-2021 Housing Element: This program remains relevant as an affordable housing incentive.
19. Residential Processing Procedures Action: Review the typical project size of multi-family development projects already zoned for residential use to determine an appropriate size threshold to permit multi-family uses by right, and undertake amendments to the Zoning Code to eliminate the CUP requirement for projects below this threshold.	Progress: The City is currently working on a streamlining update of the zoning ordinance. This streamlining effort includes an increase in the number of dwelling units permitted by right for multi-family projects. The City anticipates adoption of this update in 2015. Effectiveness: This program has not yet been implemented, but is expected to benefit future multi-family residential projects. Appropriateness for 2013-2021 Housing Element: This program remains relevant.
20. Zoning Ordinance Revision Action: Amend the zoning ordinance by December 2009 to make explicit provisions for transitional and supportive housing, and emergency shelters. Develop objective standards to regulate emergency shelters as provided for under SB 2.	Progress: These changes were adopted by City Council in December 2009 Effectiveness: The City has not received any requests for these facilities but the program was effective in updating the City's regulations to facilitate such development. Appropriateness for 2013-2021 Housing Element: This program has been completed and is no longer necessary.

Table V-1: Review of 2008-2014 Housing Element Programs (cont'd)

Policy/Program	Accomplishments
21. Fair Housing Action: Contract with the FHCOC to provide a high level of fair housing services to residents, encompassing education, mediation, discrimination investigation and resolution. Continue to promote fair housing practices through invitation of FHCOC participation at community events, inclusion of fair housing criteria in City housing agreements, and assistance in dissemination of fair housing educational information to the public.	Progress: The City contracted with the Fair Housing Council of Orange County (FHOCC) to implement the regional Fair Housing Plan (AI) and to offer fair housing services and tenant/landlord counseling to residents. Effectiveness: FHCOC assisted up to 800 City residents annually with issues regarding tenant/landlord matters, and up to 20 discrimination cases are opened each year. FHCOC provided three public outreach presentations in the City annually. Appropriateness for 2013-2021 Housing Element: The Fair Housing program provides an important service to residents and landlords and remains appropriate for the Housing Element.
22. Reasonable Accommodation Action: Adopt and implement a reasonable accommodation procedure; inform and educate the public on the availability of the reasonable accommodation procedure through the dissemination of information.	Progress: A code amendment for a Reasonable Accommodations Procedure was adopted by City Council in February 2013. Effectiveness: As the City just recently adopted its procedures, it has not yet had any requests under the new procedures. Appropriateness for 2013-2021 Housing Element: Informing the public about opportunities for reasonable accommodation remains important to the Housing Element.
23. Continuum of Care Homeless Assistance Action: Continue participation in the County's Regional Committee for the Continuum of Care and annually allocate CDBG monies to fund agencies serving the homeless and at-risk population. In support of the County's efforts to implement the Client Management Information System "CMIS" online database to provide unduplicated tracking of homeless programs, the City will encourage its service providers to become integrated within the CMIS system.	Progress: The City supports the Continuum of Care through 1) data compilation; 2) letters of support for funding applications; 3) participation in meetings on the Regional Homeless Strategy. The City participated in the 2011 and 2013 Point in Time Homeless Surveys. The City received Homelessness Prevention and Rapid Re-Housing Program ($566,611) funds from HUD and awarded four sub-recipients to carry out programs that benefited 226 persons and 115 households. Effectiveness: Interval House, Huntington Beach Senior Outreach, Colette's Children Home and Project Self- Sufficiency received money and provided Homeless Prevention and Homeless Assistance/Rapid Re-housing. Appropriateness for 2013-2021 Housing Element: The Continuum of Care and Homeless Assistance Program, and Ten-Year Plan to End Homelessness remain appropriate to the Housing Element
24. Project Self-Sufficiency Action: Continue to provide General Fund and CDBG support to PS-S to support extremely low to low income, single-parents in their transition to self-sufficiency. Seek to assist a minimum of 90 households annually, with Huntington Beach residents comprising a minimum of 70% of those assisted.	Progress: Between 2008-2012, Project Self Sufficiency assisted over 525 households, averaging assistance to 102 households per year. PSS also expanded into Homeless Prevention. Effectiveness: Through the Homeless Prevention and Homeless Assistance/Rapid Re-Housing, PSS has grown and provided service to single parents (both male and female). The two year program provided case management services to over 400 families. Appropriateness for 2013-2021 Housing Element: The PSS program remains an important program in assisting single parents

	to achieve economic self-sufficiency and remains appropriate for the Housing Element update

Summary of Housing Element Accomplishments

Since adoption of the Housing Element in 2008, the City of Huntington Beach has made significant progress in achieving its housing goals. Major accomplishments include:

- Adoption of Beach and Edinger Corridors Specific Plan, redesignating over 400 acres to mixed use and accommodating up to 4,500 additional housing units

- Updating the Downtown Specific Plan, expanding the downtown core where residential is permitted, increasing densities up to 50 units/acre, and incentivizing residential and mixed use development

- Providing assistance to non-profits to develop 8 new affordable units:
    - Pacific Sun Apartments (Collette's Children's Homes) – 6 Very Low income rental units
    - Habitat for Humanity – 2 ownership units (1 Very Low, 1 Low)

Pacific Sun Apartments

- Working with non-profits in the acquisition/rehabilitation of 230 units:
    - Emerald Cove (Jamboree Housing) – 164 units
    - Pacific Court Apartments (Orange Housing) – 47 units (23 Very Low, 24 Low)
    - Keelson Lane (Collette Children's Home III) – 10 Very Low income units
    - Jacquelyn Lane (Jamboree III) and Koledo Lane (Jamboree IV) – 9 Very Low income units

- Implementation of inclusionary housing requirements, achieving 92 on-site affordable units (BellaTerra - 43 moderate/28 very low, Pacific Shores - 10 moderate/2 low, Tuscany - 5 moderate, The Villas - 4 moderate).

- Transfer ownership of Huntington Gardens, and refinancing to extend affordability controls to 2044.

- Funding 25 first-time homebuyer loans for moderate income households

- Providing housing rehabilitation assistance to 88 lower income homeowners

- Implementing a Neighborhood Preservation Program to pro-actively address the problem of deteriorating neighborhoods and improve housing conditions

- Assisting 525 single-parent households through Project Self-Sufficiency

- Adoption of zoning provisions for emergency shelters, transitional housing and supportive housing.

- Adoption of Reasonable Accommodation Procedures for persons with disabilities.

- Adoption of fee exemptions for affordable housing units.

Table V-2 summarizes the quantified objectives for new construction, rehabilitation and conservation contained in the City's 2008 Housing Element, and compares the City's progress in fulfilling these objectives.

Table V-2: Progress Towards 2008-2014 Quantified Objectives

Income Level	New Construction		Rehabilitation		Conservation	
	Goal	Progress	Goal	Progress	Goal	Progress
Extremely Low	227	0	15	32	1,000	1,065
Very Low	227	35	63	238		
Low	369	12	97	48	-	-
Moderate	414	65	50	0	-	-
Above Moderate	855	920	-	-	-	-
Totals	**2,092**	**1,032**	**225**	**318**	**1,000**	**1,065**

New construction goal reflects RHNA; progress includes 952 units built, and 80 units in progress with occupancy projected to occur during 2013 within this planning period.
Rehabilitation progress includes 88 rehabilitation loans and grants between 2007/08-2011/12, and 230 multi-family acquisition/rehabilitation units in partnership with non-profits.
Conservation progress reflects preservation of Wycliffe Gardens (185 units) and increase in Section 8 vouchers from 815 to 880.

As illustrated in Table V-2, based on review of residential building permits issued between January 2006 - December 2012, the City fulfilled approximately half of its total regional housing construction needs, or "RHNA" for 2,092 new units (refer to Appendix A for summary of building permits issued and projects with expected occupancy during the current planning period). The collapse of the real estate market in 2007 and prolonged economic recession significantly impacted the level of development activity in Huntington Beach and throughout most of the state. Through the inclusionary ordinance, the City was able to achieve 71 affordable rental units (Bella Terra–43 mod, 28 very low) and 21 affordable ownership units (The Villas-4 mod; Tuscany-5 mod; Pacific Shores-10 mod, 2 low). The former Redevelopment Agency and its non-profit housing partners developed six affordable large family rental units (Pacific Sun/Collette's Children's Home–6 very low) and two affordable ownership units (Habitat for Humanity-1 low, 1very low). Finally, six second units were permitted, and based on average market rents of $800-$1,000, fall within the level of affordability to low income households.

In terms of housing rehabilitation, the City provided rehabilitation assistance to 88 lower income households in the form of loans and grants, and provided financial assistance to non-profit purchasers for the acquisition and rehabilitation of 230 units and the provision as long term affordable housing. Through both these mechanisms combined, the City assisted in the rehabilitation of 318 housing units, well exceeding its Housing Element goal to for rehabilitation of 225 units.

Finally, the City was successful in its goal to conserve the 185 unit Huntington Gardens (formerly Wycliffe) through refinancing and transfer of ownership. The City assisted with the open enrollment period for Section 8, and saw an increase in Section 8 vouchers from 815 to

880. These two activities combined resulted in the City conserving 1,065 units of affordable housing, exceeding its 1,000 unit conservation goal.

Compliance with Coastal Zone Housing Requirements

The Coastal Zone boundary in Huntington Beach runs from the northern city limit at Seal Beach, south nine miles to the Santa Ana River at the Huntington Beach/Newport Beach boundary. It extends inland from the mean high tide line from 1,000 yards to over one mile in some areas. It encompasses approximately five square miles of land and water, or about 17 percent of the total area of the city.

The Huntington Beach Coastal Zone includes a wide variety of land uses including open shoreline, parks and recreational facilities, habitat areas, residential, commercial and industrial uses, as well as energy and oil extraction facilities. At the north end of the Coastal Zone is Huntington Harbour, a man-made residential and marina development with residences oriented toward the waterways. The next largest segment of residential development within the Coastal Zone is the downtown area, with narrow but deep lots for single-family homes as well as larger apartment and condominium developments.

California Government Code (Section 65588) requires the Housing Element to take into account any low or moderate income housing provided or required in the coastal zone pursuant to the Mello Act (Section 65590).[1] Within the Review and Revise section of the Housing Element, coastal zone localities are required to include the following information:

1. *Number of new housing units approved for construction within the coastal zone since January 1982*
2. *Number of housing units for low or moderate income households required to be provided in new housing within the coastal zone, or within three miles*
3. *Number of existing residential units occupied by low or moderate income households within the coastal zone or within three miles that have been authorized to be demolished or converted since January 1982*
4. *Number of housing units for low and moderate income households that have been required for replacement (of those being demolished or converted) in the coastal zone or within 3 miles of the coastal zone.*

The 1989 and 2000 Huntington Beach Housing Elements provide the following information on housing in the Coastal Zone for the period between 1982 - 1997:

1982-1989:	73 affordable units demolished in Coastal Zone 1,086 replacement units affordable to low to moderate income households built
June 1989-1997:	112 affordable units demolished in Coastal Zone 141 replacement units affordable to low to moderate income households built

According to these two earlier Housing Elements, the City has met the replacement requirement of 185 affordable units through provision of 1,227 new affordable units. Table V-3 documents residential development activity in the Huntington Beach coastal zone during the

[1] The Mello Act in part requires replacement of affordable units demolished or converted within the coastal zone.

two most recent Housing Element periods (between January 1998 – November 2012), including the number of affordable housing units built in the City within three miles of the coastal zone.

Table V-3: Residential Activity in Huntington Beach Coastal Zone 1998-2012

Location	Total Units Demolished	Units Required to be Replaced*	Total New Units Built	Affordable Units Built
Within Coastal Zone	91	4	790	--
Within 3 miles of Coastal Zone	--	---	---	804

* The Coastal Act requires replacement of low and moderate income units demolished in Coastal Zone projects with 3 or more units. Of the 95 units removed in Huntington Beach during this period, 89 were single-family homes and 2 were within a duplex. Only 4 units were within a fourplex, meeting the size threshold criteria for potential replacement.

As illustrated by this Table, between 1998-2012, 91 market rate units were removed from the Huntington Beach coastal zone: 53 units in Huntington Harbour, 37 units in Downtown, and 1 in Southeast Huntington Beach. Four of these units were within a fourplex, thus meeting the size threshold for potential replacement under the Mello Act. While the fourplex units were not deed restricted as affordable and were located within a high cost area two blocks from the beach, they were in an older property (1973) and could potentially have been rented at rates affordable to moderate income households.

During this same 1998-2012 time period, 804 new deed-restricted affordable units were built (or under construction) within a three mile radius of the City's coastal zone, more than offsetting the 67 market-rate units removed from the coastal zone. Affordable housing projects completed during this time frame include the following (refer to Appendix C for a complete listing of projects):

- Cape Ann - 146 moderate income units
- Promenade - 80 moderate income units
- Pacific Landing - 5 moderate income units
- Greystone Keys - 12 moderate income units (11 add'l mod units built in 1997)
- 17201 Ash - 6 moderate income units
- The Tides - 12 moderate income units
- The Fountains - 55 very low, 25 low, 191 moderate income units
- Siena Apartments (Main Place) - 26 low income units
- Ellis SRO – 27 very low, 59 low income units
- Bowen Court - 20 very low income units
- Habitat Units - 5 very low and 1 low income unit
- Tuscany – 5 moderate income units
- The Villas – 4 moderate income units
- Pacific Shores – 10 moderate income and 2 low income units
- Pacific Sun – 6 very low income units
- Bella Terra Apartments – 43 moderate and 28 very low income units
- Numerous smaller projects containing 3 or fewer affordable units.

Huntington Beach has complied with the requirements of the Mello Act. To ensure continued compliance, the City will continue to monitor residential development activities within its coastal zone, including the Sunset Beach community annexed to the City in 2011..

B. GOALS AND POLICIES

This section of the Housing Element sets forth the goals and policies the City intends to implement to address Huntington Beach's housing needs.

EXISTING HOUSING QUALITY AND AFFORDABILITY

GOAL 1
Maintain and enhance the quality and affordability of existing housing in Huntington Beach.

Policy 1.1 Neighborhood Character
Preserve the character, scale and quality of established residential neighborhoods.

Policy 1.2 Property and Housing Conditions
Support the long-term maintenance and improvement of existing housing through code enforcement and housing rehabilitation programs.

Policy 1.3 Multi-family Housing Acquisition and Improvement
Coordinate with non-profit housing providers in the acquisition and rehabilitation of older apartment complexes, and maintenance as long-term affordable housing.

Policy 1.4 Neighborhood Involvement
Encourage resident involvement in identifying and addressing maintenance of housing in their neighborhoods.

Policy 1.5 Protection of Existing Affordable Housing
Work with property owners, tenants, and non-profit purchasers to facilitate preservation of assisted rental housing at-risk of conversion to market rents.

Policy 1.6 Rental Assistance
Support and publicize available rental assistance programs for lower income and special need households.

Policy 1.7 Conservation of Mobile Home Parks
Encourage retention of adequate numbers of mobile homes and continue to enforce the City's mobile home conversion ordinance.

Policy 1.8 Neighborhood Vitality
Maintain the quality of life within neighborhoods by maintaining an adequate level of community facilities, such as child care centers, and municipal services.

ADEQUATE HOUSING SITES

GOAL 2
Provide adequate housing sites through appropriate land use, zoning and specific plan designations to accommodate Huntington Beach's share of regional housing needs.

Policy 2.1 Variety of Housing Choices
Provide site opportunities for development of housing that responds to diverse community needs in terms of housing types, cost and location, emphasizing locations near services and transit that promote walkability.

Policy 2.2 Residential Mixed Use
Facilitate the efficient use of land by allowing and encouraging commercial and residential uses on the same property in both horizontal and vertical mixed-use configurations.

Policy 2.3 Beach and Edinger Corridors Specific Plan
Encourage and facilitate the provision of housing affordable to lower income households within the Beach and Edinger Corridors Specific Plan.

Policy 2.4 Surplus Public Land
Utilize surplus publicly owned land for residential use where appropriate and consistent with the City's General Plan.

Policy 2.5 Secondary Dwelling Units
Continue to support the provision of second units in all residential districts as a means of dispersing small, affordable units throughout the community.

PROVISION OF AFFORDABLE HOUSING

GOAL 3
Enhance housing affordability so that modest income households can remain an integral part of the Huntington Beach community.

Policy 3.1 Housing Diversity
Encourage the production of housing that meets all economic segments of the community, including lower, moderate, and upper income households, to maintain a balanced community.

Policy 3.2 Mixed Income Housing
Utilize the City's Inclusionary Housing Ordinance as a tool to integrate affordable units within market rate developments. Continue to prioritize the construction of affordable units on-site, with provision of units off-site or payment of an in-lieu housing fee as a less preferred alternative.

Policy 3.3 Affordable Housing Incentives
Facilitate the development of affordable housing through regulatory incentives and concessions, and/or financial assistance, with funding priority to projects that include extremely low income units. Proactively seek out new models and approaches in the provision of affordable housing.

Habitat for Humanity Project

Policy 3.4 Public/Private Partnerships
Explore collaborative partnerships with non-profit organizations, developers, the business community and governmental agencies in the provision of affordable housing.

Policy 3.5 Financial Resources
Pursue expanded financial resources to support in the production of housing affordable to Huntington Beach's modest income workforce and special needs populations.

Policy 3.6 Child Care Facilities
Encourage the inclusion of space for child care in new housing developments, including affordable housing developments.

REMOVE GOVERNMENTAL CONSTRAINTS

GOAL 4
Reduce potential governmental constraints to housing production and affordability.

Policy 4.1 Regulatory Incentives for Affordable Housing
Support the use of density bonuses and other incentives, such as fee deferrals/waivers and parking reductions, to offset or reduce the costs of developing affordable housing while ensuring that potential impacts are addressed.

Policy 4.2 Flexible Development Standards
Provide flexibility in development standards to accommodate new models and approaches to providing housing, such as transit-oriented development, mixed use and live/work housing.

Policy 4.3 Efficient Development Processing
Explore continued improvements to the entitlement process to streamline and coordinate the processing of permits, design review and environmental clearance.

EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS

GOAL 5
Promote equal housing opportunities for all residents, including Huntington Beach's special needs populations, so that residents can reside in the housing of their choice.

Policy 5.1 Fair Housing
Continue to enforce fair housing laws prohibiting arbitrary discrimination in the building, financing, sales or rental of housing on the basis of race, religion, family status, national origin, physically disability or other factors.

Policy 5.2 Housing Options for Seniors
Support development and maintenance of affordable senior rental and ownership housing and supportive services to facilitate maximum independence and the ability of seniors to remain in their homes and/or in the community.

Policy 5.3 Housing for Persons with Disabilities
Support the provision of permanent, affordable and accessible housing that allows persons with disabilities to live independent lives. Provide assistance to residents in making accessibility improvements to their homes.

Policy 5.4 Self-Sufficiency for Single Parents
Assist low income, single-parents in attaining the life skills necessary to achieve economic independence and improved access to housing.

Policy 5.5 Homeless Housing and Services
Support continued efforts to implement the Orange County Continuum of Care program for the homeless. Coordinate with local social service providers and notify them of available City funding to address the needs of the homeless population.

ENERGY EFFICIENCY AND SUSTAINABILITY

GOAL 6
Promote a healthy and sustainable Huntington Beach through support of housing which minimizes reliance on natural resources and automobile use.

Policy 6.1 Green Building
Implement the City's Green Building Program to ensure new development is energy and water efficient.

Policy 6.2 Energy Efficiency and Alternative Energy Sources
Promote modifications to increase energy efficiency and the use of alternative energy sources such as solar energy, cogeneration, and non-fossil fuels.

Policy 6.3 Healthy Community

Promote healthy living and physical activity through decisions in the location, site planning and design of housing and mixed use development.

Policy 6.4 Transportation Alternatives and Walkability

Incorporate transit and other transportation alternatives including walking and bicycling into the design of new development, particularly in areas within a half mile of designated transit stops.

Policy 6.5 Jobs/Housing Balance

Encourage a link between housing and jobs in the community, including housing opportunities affordable to Huntington Beach's modest income workforce.

C. HOUSING PROGRAMS

The goals and policies contained in the Housing Element address Huntington Beach's identified housing needs, and are implemented through a series of housing programs offered through the Planning and Building Department and Office of Business Development. The City's Housing Element programs encompass existing programs; programs revised in response to review accomplishments; and several new programs added to address unmet housing needs. The Housing Program Summary Table V-4 located at the end of this section specifies the following for each program: 2013-2021 objectives; funding sources; responsible agency; and implementation time frame. Overall quantified objectives for new construction, rehabilitation and conservation are provided in Table V-5.

GOAL: EXISTING HOUSING QUALITY AND AFFORDABILITY

1. Housing Rehabilitation Loan Program: The City offers two different types of home improvement loans: the Single-Family Home Improvement Loan and the Multi-Family Rental Housing Rehab Loan. For Single-Family Home Improvement Loans, the City will lend up to $75,000 to pay for rehabilitation costs for a single-family home, townhouse, condominium or mobile home. Grants are also available to low income households whose estimated repair costs do not exceed $10,000. For the Multi-Family Rental Housing Rehab Loan, the City provides up to $75,000 for repairs to duplex, triplex, or four-plex properties. Loan repayment is deferred until the home is resold or refinanced. Lead based paint abatement, energy efficiency and accessibility improvements are eligible expenses.

> ***2013-2021 Objective:*** Assist 20 lower income households on an annual basis, with a goal to assist a total of 160 households over the eight year planning period.

2. Multi-Family Acquisition and Rehabilitation through Non-Profit Developers: A key program in Huntington Beach's overall strategy to provide affordable housing to lower income households has historically been through the acquisition and rehabilitation of aging and/or deteriorating apartment complexes. Since 1994, the City and its former Redevelopment Agency have funded non-profit housing developers to acquire, rehabilitate and operate rental properties within the Oakview neighborhood, providing over 500 units of housing affordable to extremely low, very low and low income households. Properties are selectively acquired in relation to one another as part of an overall effort to upgrade living conditions and to increase the supply of affordable rental housing. Covenants are placed on properties acquired by the non-profit to ensure long-term affordability and strong property management. In May 2015, the City issued a Notice of Funding Availability (NOFA) identifying nearly $2.5 million in available affordable housing funds. The City's goal was to obtain proposals for affordable housing projects as well as a proposed Tenant-Based Rental Assistance (TBRA) program. The City identified homeless, those at risk of homelessness, veterans, seniors, and victims of domestic violence as the population for which the housing

Pacific Court Apartments

programs should be targeted. The NOFA was available on the City's website and was disseminated to local CHDO's in the area. The City received five (5) proposals: three (3) proposals for affordable housing projects, and two (2) proposals for TBRA programs. Because the May 2015 NOFA proved unsuccessful in negotiating the development of an affordable housing project, the City issued a new NOFA, after which it opted to work with the local CHDO, Orange County Community Housing Corporation (OCCHC) to develop a rental four-plex located at 7792 Barton Drive in Huntington Beach. The project was awarded $781,220 in HOME funding in October 2016 via substantial amendment to the FY 2016/17 Annual Action Plan. The project is complete.

2013-2021 Objective: While the acquisition/rehabilitation program will continue to be a part of the City's affordable housing program, the City intends to direct the majority of its housing funds towards new construction of affordable housing (refer to Program #11). The City's goal will be to assist in the acquisition/rehabilitation of 20-40 units over the planning period.

3. Neighborhood Preservation Program: For several years now, Huntington Beach has implemented a neighborhood preservation program, shifting the focus of code enforcement activities away from being primarily reactionary and punitive, to being more proactive and educational in nature. Neighborhood preservation looks towards education, empowerment, and the establishment of community partnerships to help address neighborhood conditions and improve the quality of life. The City tracks code enforcement activities through an automated software and database, generating reports on a monthly basis to evaluate the types and location of violations and the actions taken, using this information to make appropriate program adjustments.

The Neighborhood Preservation Program is focused within the following four low and moderate income areas, identified by the housing conditions survey as deteriorated, deteriorating, or on the cusp of deteriorating (refer to Figure 5):

- Bolsa Chica - Heil
- East - Central
- South – Central
- Southeast

The City supports the establishment of residential community groups within these neighborhood areas, such as the Oak View Task Force, and facilitates resident forums to discuss specific neighborhood issues and provide information on various resources for rehabilitation assistance.

2013-2021 Objective: Conduct neighborhood improvement activities within the four CDBG designated target areas to improve the quality of life and condition of housing within these neighborhoods. Through collaborations with the Oakview Task Force, the Oakview School Collaborative and various City and County agencies, facilitate forums for residents of these communities to discuss specific neighborhood issues and provide information on various resources for rehabilitation assistance. Convene monthly meetings of the Public Nuisance Task Force, comprised of representatives from various City departments, with the goal to expedite the abatement of properties that are considered public nuisances.

4. Preservation of Assisted Rental Housing: Huntington Beach contains two affordable rental projects at risk of conversion to market rate during the 2013-2023 planning period - Huntington Villa Yorba (192 units) and Huntington Gardens (185 units). Both of these projects maintain Section 8 project-based Housing Assistance Payment (HAP) contracts with HUD subject to periodic renewals. While Huntington Gardens has undergone a transfer in ownership and extension of the underlying mortgage to 2044, the mortgage on Huntington Villa Yorba expires in 2013, placing it at more imminent risk of conversion. The following are strategies the City will undertake to preserve Huntington Villa Yorba's 192 units of at-risk rental housing:

- **Monitor At-Risk Units:** Contact property owners within one year of the affordability expiration date to discuss City's desire to preserve as affordable housing.
- **Work with Potential Priority Purchasers:** Solicit participation of agencies interested in purchasing and/or managing units at-risk. Provide funding assistance, which can be leveraged with outside sources by the non-profit to either transfer ownership, or provide rent subsidies to maintain affordability.
- **Tenant Education:** Based on California law, property owners are required to give a nine month notice of their intent to opt out of low income use restrictions. The City will work with tenants, and as necessary contract with specialists like the California Housing Partnership and other non-profits, to provide education regarding tenant rights and conversion procedures.

In December 2013, the Huntington Beach City Council conducted a public hearing under the Tax and Equity Fiscal Responsibility Act (TEFRA) in support of a tax-exempt bond issuance by the California Statewide Communities Development Authority (CSCDA) for the acquisition of Huntington Villa Yorba by Preservation Partners Management Group. A second TEFRA hearing was held by the City in August 2015 to approve the issuance of $13 million in bonds to allow the new property owner to refinance the property at a lower interest rate and maintain its affordability. Preservation Partners has agreed to the preservation of all 192 units - 10% at 50% area median income (AMI), and 90% at 60% AMI.

> ***2013-2021 Objective*:** Continue to monitor Section 8 contract renewals in Huntington Villa Yorba and Huntington Gardens. Should either project lose its Section 8 contracts, the City will: 1) explore outside funding and preservation options; 2) offer preservation incentives to owners; and 3) provide technical assistance and education to affected tenants.

5. Rental Assistance

5a. Section 8 Rental Assistance: The Orange County Housing Authority (OCHA) administers the Section 8 Housing Choice Voucher program on behalf of the City, providing rent subsidies to extremely low and very low income households, including families, seniors, veterans and the disabled. The program offers a voucher that pays the difference between the current fair market rent (FMR) as established by HUD and what a tenant can afford to pay (i.e. 30% of household income). As of February 2015, a total of 1,008 Huntington Beach households were receiving tenant-based Housing Choice Vouchers: 58 of these were for Veterans Affairs Supportive Housing Vouchers, 33 were Family Unification Vouchers, and 45 were Shelter Plus Care Vouchers for formerly homeless disabled households. Based on HUD regulations, 75 percent of households admitted to the program must have incomes less than

30 percent of the area median, making Section 8 a key way in which the City addresses the needs of extremely low income households.

5b. Tenant-Based Rental Assistance: Beginning in fiscal year 2015/16, the City initiated a Tenant-Based Rental Assistance (TBRA) Program utilizing HOME funds. Program assistance is dedicated to extremely low income (<30% AMI) homeless and at-risk homeless households, with preference to veterans, seniors, and victims of domestic violence. In addition to financial assistance consisting of security deposit and rental assistance paid directly to the landlord, the TBRA contractor will provide housing relocation and stabilization services to participants, including case management, outreach, housing search and placement, legal services, financial management/credit repair, and employment assistance.

Since the inception of the TBRA program, the City has partnered with three TBRA contractors including Interval House, Mercy House and Families Forward. The program will continue to target homeless, persons at risk of homelessness, veterans, seniors, and victims of domestic violence in Huntington Beach. To date, the program has assisted 107 households.

> ***2013-2021 Objective:*** Seek to maintain current levels of assistance, and coordinate with OCHA to identify additional apartment projects for participation in the Section 8 program. Continue to participate in meetings of the Cities Advisory to OCHA to maintain ongoing communication about the Section 8 program and other affordable housing activities. Continue the TBRA program with the three providers and seek to assist 61 additional households during the remaining planning period.

6. Mobile Home Park Preservation: In recognition that the approximately 3,000 mobile homes in Huntington Beach provide affordable housing for many seniors and lower-income families, in 2004 the City adopted a Mobile Home Park Conversion Ordinance. The Ordinance seeks to facilitate preservation of existing mobile home parks by establishing the findings required to be made by the City Council to: remove the General Plan Mobile Home Park (MHP) overlay, rezone from Residential Mobile Home Park (RMP), or allow a change in use. Among the findings required include:

- That the mobile home park conversion does not have an adverse effect upon the goals and policies for provision of adequate housing for all economic segments, as set forth in the Housing Element
- That the property would be more appropriately developed in accordance with uses permitted by the underlying zoning, or proposed zoning
- That the proposed zoning is consistent with the General Plan, and for projects in the Coastal Zone, with the Local Coastal Program
- That a notice of intent to change the use and relocate mobile home park tenants was delivered at least 18 months prior to the park closure

The City has also established a Mobile Home Advisory Board (MHAB) to ensure the quality of life in mobile home parks. The MHAB provides a forum for communication among mobile home residents, park owners, and the City Council, and meets on a quarterly basis, with additional special meetings as needed.

> ***2013-2021 Objective:*** Assist in resolving issues between mobile home park tenants and owners through the Mobile Home Park Advisory Board. Implement the Mobile

Home Park Conversion Ordinance as a means of preserving mobile home parks as long term housing in the community. For residents/tenants interested in purchasing their park, provide information on available State MPROP funding and assist with the subdivision map waiver process consistent with the Subdivision Map Act.

GOAL: PROVISION OF ADEQUATE SITES

7. Residential and Mixed-Use Sites Inventory: As part of this Housing Element update, a detailed analysis of all vacant and underutilized residential and mixed use parcels in Huntington Beach was conducted. Only limited vacant residential sites remain, with the most significant development opportunities located along transportation corridors and within the Downtown. The City has experienced increasing development interest in conversion of non-residential land to mixed use, as permitted under zoning. As a means of facilitating the development of affordable housing on identified residential and mixed use sites, the City offers a variety of financial and regulatory incentives, described in Program 11 (Affordable Housing Development Assistance), Program 13 (Affordable Housing Density Bonus), and Program 14 (Development Fee Assistance). In addition, the City's inclusionary ordinance requires the provision of ten percent affordable units in projects with three or more units.

2013-2021 Objective: Maintain a current inventory of vacant and underutilized residential and mixed use sites and provide to interested developers in conjunction with information on available development incentives. To the extent that there are high density residential sites identified as accommodating the City's RHNA that ultimately develop with a use other than high density residential development, the City will ensure that it maintains adequate inventory to accommodate the RHNA, including by rezoning as necessary.

8. Adequate Sites Program

The City Council originally adopted the *Beach and Edinger Corridors Specific Plan* (BECSP) in March 2010, providing for up to 4,500 new housing units, a streamlined review process, and generous standards for development. While the Specific Plan proved successful in facilitating development, with six large scale apartment projects totaling 1,900 units constructed, the rapid pace and scale of this development resulted in widespread community opposition to the BECSP. In response, in May 2015, the Huntington Beach City Council adopted amendments to the BECSP to reduce the residential Maximum Amount of New Development (MAND) permitted from 4,500 to 2,100 units, along with a new conditional use permit requirement and other changes to development standards. These amendments resulted in a shortfall in Huntington Beach's ability to address its remaining regional housing need allocation (RHNA), specifically, a shortfall in sites to address the City's remaining RHNA of 413 very low and low income units.

Pursuant to State Housing Element statutes, sites identified to address a lower income RHNA shortfall shall meet the following requirements:

- Accommodate 100% of the RHNA shortfall for very low and low income units
- Permit owner-occupied and rental multi-family uses "by right"
- Allow a minimum of 16 units per site
- Accommodate at least 50 percent of the lower income need on sites designated exclusively for residential uses

To address these requirements, the City will undertake the following adequate sites program:

- Amend the BECSP to establish an "Affordable Housing Overlay" within the BECSP to be applied to residential projects proposing a minimum of 20 percent lower income units on the sites identified in Table IV-5 to accommodate the RHNA shortfall.
- Residential development proposed pursuant to the Affordable Housing Overlay shall allow for the construction of 413 lower income units (i.e. – the current 2,100 unit MAND shall not apply).
- Replace the Conditional Use Permit (CUP) requirement with a “by-right” administrative Site Plan Review process (i.e. – no discretionary Planning Commission or City Council review) on sites designated with the Overlay that propose at least 20% lower income units (encompassing extremely low, very low, and low income units) on site (no in lieu fees allowed).
- Replace the amended BECSP parking requirement with requirements in line with the Citywide multi-family parking standard for sites within the Overlay.
- Provide for exclusively residential uses on sites in the Overlay.

Development within the Overlay at 20% lower income will also qualify for density bonus and other development incentives, concessions and waivers (e.g. – parking, setbacks, etc.) consistent with State density bonus law (refer to Housing Element Program #13); the City will also support affordable projects within the Overlay using available Housing Trust fund monies. As an example, in November 2019, the City committed three million dollars in funding, primarily from the Housing Trust Fund (inclusionary housing money) toward the acquisition of one of the sites within the proposed Affordable Housing Overlay for the development of a 43-unit very low and low income senior housing development.

Over a slightly longer-term period, the City will conduct a comprehensive review of BECSP and evaluating the impact of the six new projects on the City’s resources, infrastructure, and traffic. It is anticipated that the review will include an analysis of the development standards and regulations and the potential for adding capacity into the specific plan. The review will result in a comprehensive amendment to the BECSP to ensure that the next phase of growth within the specific plan is more balanced and aligns with the City’s economic objectives infrastructure capacity for the corridors.

2013-2021 Objective: The City will undertake the following actions to implement the adequate sites program concurrently with the adoption of the Housing Element Amendment: 1) Draft text amendments to the BECSP to: a) establish a new Affordable Housing Overlay and revise parking standards and Site Plan review process and b) allow capacity for development of the entire 413-unit lower income RHNA shortfall within the Overlay; 2) Conduct any necessary environmental review on the BECSP amendments including the sites selected for the Affordable Housing Overlay; 3) Conduct public hearings on the BECSP amendment and adopt the amended BECSP with the selected sites within the Affordable Housing Overlay to offset the RHNA shortfall. 4) Begin a comprehensive review of the BECSP and revise the BECSP to provide for growth aligned with economic objectives and infrastructure capacities.5) Monitor sites within the Overlay to ensure that site capacity can accommodate the remaining lower income RHNA throughout the planning period.

Additionally, as development within the Overlay occurs, if the remaining capacity of the sites cannot accommodate the remaining lower income RHNA, there is sufficient capacity within the BECSP to add sites to the Overlay and ensure the remaining lower income RHNA can be accommodated throughout the planning period.

9. Accessory Dwelling Units: An accessory dwelling unit is a self-contained living unit with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. Second dwelling units offer several benefits. First, they typically rent for less than apartments of comparable size, and can offer affordable rental options for seniors, college students and single persons. Second, the primary homeowner receives supplementary income by renting out their second unit, which can help many modest income and elderly homeowners remain in or afford their homes.

Pursuant to current State law, Huntington Beach provides for ~~second~~ accessory dwelling units through a ministerial, non-discretionary process. The City currently follows State law as it relates to accessory dwelling units and has experienced a substantial increase in ADU permits since 2017 when state law mandated a simplified approval process and heightened overall awareness of accessory dwelling units for property and homeowners.

A "How to Permit an Accessory Dwelling Unit" brochure is available at the City's Planning and Zoning counter, and is also displayed on the City's website. Considering the benefits accessory dwelling units can offer for an aging population in particular, the City will pursue expanded educational outreach to provide information on the City's accessory dwelling unit standards and streamlined processing consistent with state law to promote their development.

> ***2013-2021 Objective:*** Facilitate the provision of accessory dwelling units for seniors, caregivers, and other lower income households through dissemination of the City's educational brochure on accessory dwelling units, and conduct focused education to the senior citizen community through the Huntington Beach Council on Aging, Rodgers Seniors' Center, and the Seniors Outreach Center.

GOAL: PROVISION OF AFFORDABLE HOUSING

10. Inclusionary Housing Program and Housing Trust Fund: Zoning Ordinance Section 230.26 sets forth Huntington Beach's Inclusionary Housing requirements for providing affordable units within market rate developments. The program requires new residential projects with three or more units to provide at least 10 percent of the total units for low and moderate income households at an affordable housing cost. Rental units are required to be made available to low income households, with on-site rental inclusionary units eligible to be provided to moderate income households; for-sale units cannot exceed levels affordable to moderate income households. Affordable units are permitted to be provided at an off-site location (unless otherwise outlined as part of a specific plan project), and may be new construction, substantial rehabilitation, or preservation of assisted rental housing at-risk of conversion or mobile homes. The inclusionary ordinance provides incentives for compliance by offering density bonuses and other regulatory incentives for provision of affordable units. Projects that exceed inclusionary requirements on-site are eligible for reduced City fees.

The Inclusionary Housing Program allows for payment of an in-lieu housing fee for projects with 30 or fewer units, except where prohibited by a specific plan. Fees are updated periodically, and are placed into the City's Affordable Housing Trust Fund. Trust Fund revenues shall be used for projects with a minimum 50 percent of units affordable to very low and low income households, with at least 20 percent affordable to very low income households. The funds may, at the discretion of the City Council, be used for pre-development costs, land or air rights acquisition, rehabilitation, land write downs, administrative costs, gap financing, or to lower the interest rate of construction loans or permanent financing. The City has recently commenced an update to the Inclusionary Housing Ordinance and is currently preparing technical documents to evaluate the current in-lieu fee, project thresholds, affordability requirements, covenant periods and options for fulfilling inclusionary obligations.

2013-2021 Objective: Continue to utilize the Inclusionary Housing Ordinance as a tool to integrate affordable housing within market rate developments, or alternatively, to generate fees in support of affordable housing in off-site locations. Establish an in-lieu fee amount for projects with between 10–30 units. Re-evaluate the Ordinance consistent with case law and to reflect market conditions and adopt an amendment to the Ordinance in the first half of 2020. Since the City has already addressed its moderate income RHNA allocation, the City will implement a City-wide policy to require at least half of on-site inclusionary units to be provided at levels affordable to lower income households.

11. Affordable Housing Development Assistance: The City can play an important role in facilitating the development of quality, affordable and mixed-income housing through the provision of regulatory incentives and direct financial assistance. The following are among the types of incentives the City can offer:

- Reduction in development fees
- Flexible development standards
- Density bonuses
- City support in funding applications
- Financial assistance, with priority given to projects which incorporate units affordable to extremely low income households.

The City also provides technical assistance to developers in support of affordable housing development, including: evaluation of projects for appropriate use of funding sources; assistance in completion of funding applications; and assistance in moving projects forward through the public review process.

> ***2013-2021 Objective:*** Continue to provide regulatory and financial assistance for the development of affordable and mixed income housing. Provide information on incentives during individual dealings with development applicants.

12. Child Care Facilities: The City of Huntington Beach recognizes that finding adequate and convenient child care is critical to maintaining quality of life for many households. The City allows large family day care uses (up to 12 children[2]) administratively in residential and commercial zoning districts. Day care centers are also permitted in residential and commercial zones, subject to a conditional use permit. The City's Zoning Code (Section 230.14.G) provides additional density bonuses and incentives for the inclusion of childcare facilities in affordable housing projects. Additionally, other General Plan elements incorporate policies to facilitate the provision of child care facilities in the City.

To further the commitment to providing adequate child care opportunities, the City will work with project applicants to evaluate the demand for child care in new housing developments and establish incentives for the inclusion of child care in housing developments.

> ***2013-2021 Objective:*** Continue to provide for family day care and childcare centers through zoning, and evaluate other areas of the Zoning Code where incentives for the provision of child care can be established, possibly including the use of expedited entitlements. Continue to offer childcare density bonus incentives in conjunction with affordable housing projects as provided for under State law.

GOAL: REMOVAL OF GOVERNMENTAL CONSTRAINTS

13. Affordable Housing Density Bonus: Zoning Code Section 230.14 sets forth the City's density bonus incentives consistent with State law. In summary, applicants of residential projects of five or more units may apply for a density bonus and additional incentive(s) if the project provides for one of the following:

- 10% of the total units for lower income households; or
- 5% of the total units for very low income households; or
- A senior citizen housing development or mobilehome park that limits residency based on age requirements for housing for older persons; or
- 10% of the total dwelling units in a condominium for moderate income households.

The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but generally ranges from 20-35% above the specified General Plan density. In addition to the density bonus, eligible projects may receive 1-3 additional development incentives, depending on the

[2] Up to 14 children are permitted where at least two are six years of age or older.

proportion of affordable units and level of income targeting. The City offers the following development incentives in conjunction with the density bonus:

- A reduction in site development standards or architectural design requirements.
- At the request of the developer, the City will permit a reduced parking ratio (inclusive of handicapped and guest parking) of 1 space for 0-1 bedroom units, 2 spaces for 2-3 bedroom units, and 2½ spaces for four or more bedrooms.
- Approval of mixed-use zoning in conjunction with the housing project if nonresidential land uses would reduce the cost of individual units in the housing project, and the nonresidential land uses would be compatible with the project and adjoining development.
- Other regulatory incentives or concessions proposed by the applicant or the City that would result in identifiable cost reductions.

2013-2021 Objective: Continue to implement the Affordable Housing Density Bonus as a means of enhancing the economic feasibility of affordable housing development.

14. Development Fee Assistance: The City collects various fees from development to cover the costs of processing permits and providing services and facilities. While almost all these fees are assessed on a pro rate share system, they often contribute to the cost of housing and constrain the development of lower priced units. The reduction of fees can lower residential construction costs, and, ultimately, sales and rental prices.

In conjunction with updating its development impact fees in 2012, the City Council adopted exemptions for deed-restricted, lower income affordable housing from parks, police, fire and library impact fees. Residential projects providing a greater percentage of affordable units than required under the City's inclusionary ordinance are also eligible for reduced City fees. And development fee reductions are an eligible incentive under the City's affordable housing density bonus program. In order to specifically encourage the provision of housing affordable for extremely low income (ELI - <30% AMI) households, the City will waive 100% of application processing fees for projects with a minimum of ten percent ELI units, or not less than one unit. A total of $1.3 million in fee reductions were recently provided to the Oceana Apartments affordable housing project for the inclusion of eight ELI and thirty-two VLI units.

2013-2021 Objective: Continue to offer fee reductions for affordable housing. As part of the update to the Inclusionary Housing Ordinance the City is currently working on, update the Code to specify the waiver of 100% of application fees for projects with a minimum 10% Extremely Low Income units.

15. Residential Processing Procedures: The evaluation and review process required by City procedures contributes to the cost of housing. One way to reduce housing costs is to reduce the time for processing permits. While administrative approvals in Huntington Beach compare favorably with other Orange County jurisdictions, processing times for discretionary approvals fall in the upper end of the range of the cities surveyed.

The *Beach and Edinger Corridors Specific Plan* establishes a streamlined process for development review, with residential and mixed use projects permitted by-right and subject only to administrative site plan approval. The Planning and Building Department is currently

working on an amendment to streamline various processing procedures Citywide required by the Zoning Code. The streamlining effort will reduce, and in some cases, eliminate the entitlement process for certain land uses. For multi-family projects, the streamlining process will increase the threshold for the number of units in a project to be permitted by right, as well as increase the threshold for projects requiring review by the Planning Commission.

> ***2013-2021 Objective*:** By 2021, adopt streamlined review procedures for multi-family development on a Citywide basis.

16. Zoning for Transitional and Supportive Housing: Pursuant to SB 2, the City treats transitional and supportive housing as a residential use of property subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in the same zone. The City adopted Ordinance No. 3856 in February 2010 to explicitly permit transitional and supportive housing within all residential zone districts. More recent clarification of SB 2 requirements by the State Department of Housing and Community Development (HCD) indicates in addition to residential zones, jurisdictions must provide for transitional and supportive housing in any other non-residential zone districts where housing is permitted. The Huntington Beach Zoning Code conditionally allows residential within the Commercial Visitor (CV) zone district, as well as within certain commercial and mixed use districts within the specific plans for Beach and Edinger Corridors, Downtown and Bella Terra.

> ***2013-2021 Objective*:** Amend the Zoning Code to explicitly provide for transitional and supportive housing within the Commercial Visitor zone. Prepare a Policy Memo to clarify such uses are also to be accommodated in both residential and non-residential zone districts similar to other residential uses within the Beach and Edinger Corridors, Downtown and Bella Terra specific plans.

GOAL: EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS

17. Fair Housing: The City uses the services of the Fair Housing Foundation to implement the regional Fair Housing Plan (AI), and to offer the following services:

- Fair Housing Community Education
- Fair Housing Enforcement
- Tenant Legal Assistance
- Housing Dispute Evaluation and Resolution
- Mediation Program

The Fair Housing Foundation (FHF) assists approximately 500 Huntington Beach residents annually with issues regarding tenant/landlord matters, and handles over a dozen fair housing cases each year on behalf of residents. FHF provides fair housing education and outreach within Huntington Beach, including presentations to groups such as the Oakview neighborhood, realtor groups, apartment managers, City staff, and others on request. In addition to the availability of counselors by toll-free telephone number and walk-in assistance at one of their two offices Monday-Friday, FHF also provides on-site walk-in counseling at Huntington Beach City Hall one time per month. FHF also regularly schedules certification and training programs locally for apartment owners and managers. In the Oakview neighborhood which contains a high recent immigrant population, FHF provides bi-lingual

outreach once or twice a year at scheduled events, and distributes fair housing information to owners of rental property in the area.

2013-2021 Objective: Continue to contract for fair housing services, including education, mediation, discrimination investigation and resolution. Promote fair housing practices through participation of City's fair housing provider at community events, inclusion of fair housing criteria in City housing agreements, and assistance in dissemination of fair housing educational information to the public through distribution of brochures at City community centers and libraries.

18. Housing Opportunities for Persons Living with Developmental Disabilities: The City of Huntington Beach understands the significant and wide ranging housing needs faced by person with disabilities and their families. The Orange County Regional Center (OCRC) reports that nearly 60 percent of their adult clients with developmental disabilities live with their parents, and as these parents age and become more frail, their adult disabled children will require alternative housing options. The OCRC has identified several community-based housing types appropriate for persons living with a developmental disability, including: licensed community care facilities and group homes; supervised apartment settings with support services; and for persons able to live more independently, rent subsidized, affordable housing. The City will work with the OCRC to implement an outreach program informing Huntington Beach families of housing and services available for persons with developmental disabilities, including making information available on the City's website..

Huntington Beach supports the provision of housing for its disabled population, including persons with developmental disabilities, through several means, including:

- By-right zoning for licensed residential care facilities (6 or fewer residents) in all residential zones, and provisions for larger care facilities (7 or more residents) in residential and commercial zones subject to a conditional use permit
- Adoption of Ordinance 3856 in February 2010 to specifically define supportive housing as a residential use of property, and to permit in all residential zone districts subject only to those restrictions and processing requirements that apply to other residential dwellings of the same type in the same zone.
- Adoption of Municipal Code Chapter 17.77 in February 2013, establishing a procedure for an individual with a disability to request a reasonable accommodation from zoning and building standards. No special permit or fee is required.
- Provision of residential rehabilitation loans and grants for lower income households which may be used for accessibility improvements.
- Programs to facilitate affordable housing, including Inclusionary Zoning, Multi-family Acquisition/Rehabilitation through Non-Profit Developers, Density Bonuses, and Affordable Housing Development Assistance.

2013-2021 Objective: Continue to support a variety of housing types to help address the diverse needs of persons living with developmental disabilities, and work in cooperation with the OCRC to publicize information on available resources for housing and services. Pursue State and Federal funds available for supportive housing and services in future affordable housing projects, and apply for funds at least twice during the planning period. Within one year of Housing Element adoption, discuss with all affordable housing providers in the City their ability to provide for persons living with

disabilities in current housing projects, and contact supportive housing providers regarding the City's desire to expand the supply of housing to serve the developmentally disabled population.

19. Homeless Assistance: The City's Office of Business Development, Police and Community Services Departments work together to maximize resources and share information to serve the local homeless population, and are active in the Orange County Continuum of Care and its regional approach to assist homeless persons transition towards self-sufficiency. The City's strategy is to continue to support a continuum of programs, including homeless support services, emergency shelter, transitional housing, permanent affordable housing, and homeless prevention services. Specific City support into the County's annual Continuum of Care funding application to HUD includes: 1) data compilation on homeless services and facilities; 2) providing official letters of support for the funding application; and 3) participation in meetings of the Orange County Cities Advisory Committee, responsible for the regional Continuum of Care Homeless Strategy.

The City provides funds to local non-profit groups that provide housing and services to the area's homeless and at-risk population, both for services and capital improvements to facilities; public notification of funding availability is provided through newspaper advertisements and direct notification to local service providers. The City has and will continue to address the emergency shelter and transitional housing needs of homeless and homeless families through support of homeless programs such as the Huntington Beach Youth Emergency Shelter; Interval House and Collette's Children's Home transitional housing for battered/homeless mothers with children; American Family Housing transitional housing and supportive housing rental assistance; Project Self-Sufficiency transitional housing for single parent families; and tenant-based rental assistance (TBRA) for homeless and persons at imminent risk of homelessness. Beginning in 2015, the City assigned a full-time officer dedicated to homeless issues and has continued to allocate resources as the number of homeless continues to grow. The City's efforts have grown to include a Homeless Task Force (with two full-time officers, 1 program coordinator and up to 4 case managers) and a plan to create a Navigation Center to provide shelter for eligible homeless individuals with ties to Huntington Beach. This multi-pronged approach is accomplished in a variety of ways such as weekly outreach to engage homeless individuals and determine their needs, reuniting individuals with family members, working within the County's Coordinated Entry System to match individuals and families with housing opportunities, assisting in eviction prevention, maintaining walk-in office hours at the South Police Substation, as well working cooperatively with local schools to assist children who are homeless or housing insecure. Since 2015, officers and case managers have helped more than 262 individuals transition off the streets (with 70 being reunified with family).

2013-2021 Objective: Continue participation in the County's Regional Committee for the Continuum of Care and annually allocate CDBG monies to fund agencies serving the homeless and at-risk population. Maintain a City Homeless Coordinator to serve as the City's point person on homeless issues, and provide enhanced coordination of services.

20. Project Self-Sufficiency: The Huntington Beach Community Services Department initiated Project Self-Sufficiency (PS-S) over 20 years ago, with the City's program growing to receive national attention as one of the best in the country. PS-S assists extremely low to low income single-parents to achieve economic independence from governmental assistance through a vast network of human services, including job training and placement, education scholarships, childcare scholarships, rental assistance, transportation, and emergency services. The program is a public/private partnership between the Project Self-Sufficiency Task Force/Single Parent Network of Orange County, and the Project Self-Sufficiency Foundation.

PS-S parents are required to attend school or occupational skills training, maintain employment, and work towards achieving a career to support their family. Participants work with PS-S staff to define their goals and develop strategies through education and skills training to achieve these goals. Parents are encouraged to become involved in the Huntington Beach community and various PS-S committees, and support each other by attending monthly meetings.

> ***2013-2021 Objective:*** Continue to provide General Fund, and as available, CDBG funding to PS-S to support extremely low to low income, single-parents in their transition to self-sufficiency. Seek to assist a minimum of 90 households annually, with Huntington Beach residents comprising a minimum of 70% of those assisted.

GOAL: ENERGY EFFICIENCY AND SUSTAINABILITY

21. Green Building and Sustainability: Green buildings are structures that are designed, renovated, re-used or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency, generate less waste, and lessen a building's overall environmental impact. The 2010 California Building Standards Code establishes mandatory Statewide green building standards; Huntington Beach has adopted the California Green Building Standards Code (CALGREEN) in its entirety. In addition, the City requires green building practices for all development within the recently adopted Downtown Specific Plan and Beach/Edinger Corridors Specific Plan.

Solar Panels Civic Center Parking Lot

To assist the development community in addressing the City's green building requirements, the Planning and Building Department has a certified LEED Green Associate planner on staff, and provides a variety of educational handouts at the public counter and on the City's website. The City also offers an Energy Efficient Permit Fee Waiver for energy efficient heating, cooling, water and solar systems meeting specified criteria. In 2008, the City hired a full-time Energy Project Manager and, in 2011, adopted an Energy Action Plan which outlines the City's commitment to eliminating energy waste, preparing for peak oil production and reducing greenhouse gas emissions.

Through the "HB Goes Green" Program, Huntington Beach has adopted a comprehensive approach to sustainability which not only addresses energy conservation, but also recycling, water conservation, open space and transportation. The HB Goes Green/Green City initiative includes programs, incentives and rebates, extensive outreach efforts through the City's website, printed brochures and newsletter inserts in water bills, and implementation of new policies for residents and businesses in the City. Examples of the multi-faceted approach to sustainability through the HB Goes Green/Green City initiative that pertain to residents include:

- Online step-by-step resident guide to going solar including information on the solar permit fee waiver
- Provision of bicycle parking spaces in all new multi-family residential and mixed use projects
- Installation of plug-in electric vehicle charging stations throughout City
- Participation in the Turf Removal Rebate Program, a partnership with the MWDOC to achieve City water conservation goals
- Implementation of the HB Rain Water Barrel Program, which provides discounted barrels for Huntington Beach residents
- Implementation of the Control Your Junk Mail, a waste reduction program partnership with Catalog Choice

- Partnership with Southern California Edison to provide funding and land for the HB Community Garden where residents have individual garden plots to grow fruit, vegetables, flowers and herbs for their own use or for local food banks
- Participation, promotion and sponsorship of community events such as the Huntington Beach Green Expo, electronics recycling days, and educational seminars related to sustainability, green building, water efficient landscaping, water conservation, composting and recycling

2013-2021 Program Objectives: Provide outreach and education to developers, architects and residents to provide information on the new CALGREEN code, and ways to incorporate sustainability in project design and in existing structures. Implement HB Goes Green to promote sustainable energy and water conservation, recycling, open space and transportation practices in existing and new residential and mixed use projects.

Table V-4: Housing Program Summary 2013-2021

Housing Program	Program Goal	2013-2021 Objective	Funding Source	Responsible Agency	Time Frame
EXISTING HOUSING QUALITY AND AFFORDABILITY					
1. Housing Rehabilitation Loan Program	Provide financial assistance for home repairs.	Assist 20 lower income households annually, or 160 over the 2013-21 period.	CDBG	Office of Business Development	2013-2021
2. Multi-Family Acquisition/Rehab through Non-Profit Developers	Improve dilapidated housing; improve neighborhoods, preserve affordability.	Acquire, rehabilitate, and establish affordability covenants on 20 to 40 rental units.	HOME; Tax Credits; Housing Trust Fund; other outside sources	Office of Business Development	2013-2021
3. Neighborhood Preservation	Administer comprehensive improvement program in deteriorating neighborhoods.	Conduct improvement activities in CDBG target areas. Conduct public forums for residents to discuss specific neighborhood issues and provide information on resources, including rehabilitation assistance.	CDBG	Community Development Department; Oakview Task Force	Conduct neighborhood forums on a monthly basis. Analyze code enforcement complaint data on a monthly basis.
4. Preservation of Assisted Housing	Preserve the existing affordable housing stock at-risk of conversion to market rents.	Continue to monitor Section 8 contract renewals in Huntington Villa Yorba and Huntington Gardens. As necessary, explore outside funding and preservation options; offer preservation incentives to owners; provide technical assistance and education to affected tenants.	HOME; Section 8; Housing Trust Fund; other outside sources	Office of Business Development	Contact property owners at least six months prior to Section 8 contract renewals.
5. Rental Assistance **5a. Section 8** **5b. Tenant-Based Rental Assistance (TBRA)**	Provide rental assistance to extremely low (ELI) and very low income (VLI) households,	Continue current levels of Section 8; coordinate with OCHA; encourage landlords to register units. Initiate local TBRA program, with goal to assist 168 households, with preference given to veterans, seniors and victims of domestic violence.	HUD Section 8; HOME; former RDA housing set-aside funds.	OCHA; Office of Business Development	Initiate local TBRA program in 2015/16
6. Mobile Home Park Preservation	Preserve mobile home parks and facilitate communication between park owners and tenants.	Implement MHP Conversion Ordinance. Utilize Advisory Board to assist in resolving issues. Provide tenants info on MPROP funding. Assist tenants with	Department Budget; State MPROP funding.	Office of Business Development; Community Development Department;	2013-2021

		subdivision map waiver. process..		Mobile Home Park Advisory Board	

Table V-4: Housing Program Summary 2013-2021 (cont'd)

Housing Program	Program Goal	2013-2021 Objective	Funding Source	Responsible Agency	Time Frame
PROVISION OF ADEQUATE SITES					
7. Residential and Mixed-Use Sites Inventory	Provide sufficient sites through zoning to address regional housing needs.	Maintain current inventory of vacant and underutilized development sites, and provide to developers along with information on incentives. Monitor sites to ensure an adequate inventory is maintained to accommodate the RHNA, including rezoning as necessary.	Department Budget	Community Development Department	2013-2021 Review sites annually throughout the planning period.
8. Adequate Sites Program **Beach and Edinger Corridors Specific Plan Review and Amendment**	Provide adequate sites to address a RHNA shortfall of 413 very low and low income units. Review and revise the BECSP to provide for growth aligned with economic objectives and infrastructure capacities.	1) Draft zoning text amendment to define Affordable Housing Overlay in BECSP; 2) Conduct public hearings on BECSP Amendment 3) Commence comprehensive review and revision of the BECSP	Department Budget	Community Development Department Office of Business Development	Amend BECSP concurrently with the Housing Element Amendment by March 2020
9. Accessory Dwelling Units	Provide additional sites for rental housing within existing neighborhoods.	Implement State law to accommodate ~~second~~ accessory dwelling units, and educate public on availability, including focused outreach to the senior community.	Department Budget	Community Development Department	Initiate focused outreach to seniors beginning in 2014. Dissemination of educational materials ongoing.
PROVISION OF AFFORDABLE HOUSING					
10. Inclusionary Housing Program and Housing Trust Fund	Integrate affordable units within market rate developments, and generate in-lieu fees in support of affordable housing.	Continue implementation and re-evaluate Ordinance to provide consistency with case law and market conditions. Establish in-lieu fee amount for projects between 10-30 units. Once moderate income RHNA is met, require at least half of on-site inclusionary units for lower income households.	Department Budget; Housing Trust Fund	Community Development Department; Office of Business Developmnt	Develop In-Lieu Fee for smaller projects, re-evaluate Ordinance, recommend amendments by February 2020.
11. Affordable Housing Development Assistance	Facilitate development of affordable and mixed income housing through incentives and financial assistance to private developers.	Provide financial and regulatory assistance in support of affordable housing. Provide information on incentives to development community.	HOME; Housing Trust Fund; former RDA housing set-aside funds; Tax Credits; other outside sources	Office of Business Developmen t; Community Development Department	2013-2021

Table V-4: Housing Program Summary 2013-2021 (cont'd)

Housing Program	Program Goal	2013-2021 Objective	Funding Source	Responsible Agency	Time Frame
12. Child Care Facilities	Increase the number of childcare facilities to address the community's needs.	Continue to provide zoning for family day care, child care centers and density bonuses, and evaluate other potential childcare incentives.	Department Budgets	Community Development Department	2013-2021 Evaluate Zoning Incentives by 2015.
REMOVAL OF GOVERNMENTAL CONSTRAINTS					
13. Affordable Housing Density Bonus	Provide density and other incentives to facilitate affordable housing development.	Continue to offer density bonus incentives consistent with State law.	Department Budgets	Community Development Department	2013-2021
14. Development Fee Assistance	Reduce the cost of providing affordable housing through exemption from identified impact fees.	Continue to offer fee reductions to incentivize affordable housing. Specify the waiver of 100% of application processing fees in the Code for projects with 10% ELI units.	Department Budgets	Community Development Department; Office of Business Development	2013-2021 Modify the Code in 2020 for ELI units.
15. Residential Processing Procedures	Provide efficient development processing procedures to reduce the cost of development.	Provide non-discretionary development review for sites in the Affordable Housing_Overlay within the *Beach and Edinger Corridors Specific Plan*. Adopt streamlined review procedures for multi-family development on a Citywide basis.	Department Budgets	Community Development Department	Initiate study of streamlined procedures in 2015 and adopt by 2021.
16. Zoning for Transitional and Supportive Housing	Provide expanded site locations for special needs housing.	Provide for transitional and supportive housing within the CV zone. Prepare a Policy Memo to clarify such uses are to be accommodated within zone districts similar to other residential uses within the Beach and Edinger Corridors, Downtown and Bella Terra specific plans.	Department Budgets	Community Development Department	Prepare Policy Memo in 2014 and modify the Code by 2020. Incorporate language into specific plans in conjunction with future plan amendments.
EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS					
17. Fair Housing	Promote fair housing practices through education, mediation, discrimination investigation and resolution.	Contract with Fair Housing provider; invite to speak at public events; assist in distributing brochures in community locations. Provide walk-in fair housing counseling at City Hall on a monthly basis.	CDBG	Office of Business Development	At least annually, invite fair housing contractor to City events and distribute brochures in community locations. Offer

					monthly walk-in clinic.

Table V-4: Housing Program Summary 2013-2021 (cont'd)

Housing Program	Program Goal	2013-2021 Objective	Funding Source	Responsible Agency	Time Frame
18. Housing Opportunities for Persons Living with Developmental Disabilities	Support a range of housing options for persons with disabilities through zoning, partnerships with supportive housing providers, and pursuit of funding opportunities.	Work with OCRC to publicize information on resources. Pursue State and Federal funding; meet with current affordable housing providers regarding options to serve disabled population in existing housing; contact supportive housing providers re: expanding the supply of housing for the developmentally disabled.	Department Budgets; CDBG; HOME; Housing Trust Fund, Tax Credits, and other outside sources	Community Development Department; Office of Business Development	Pursue funds for supportive housing and services at least twice during planning period. Continue to meet with supportive housing providers as part of Huntington Beach Homeless Collaborative monthly meetings.
19. Homeless Assistance	Participate in Regional Strategy to assist the homeless	Continue participation in Regional Committee for the Continuum of Care. Annually allocate funds to agencies serving the homeless and at-risk population. Maintain a City Homeless Coordinator to serve as the City's point person on homelessness.	CDBG	Office of Business Development	Attend periodic meetings of County Regional Committee. Annually allocate CDBG funds.
20. Project Self-Sufficiency	Provide assistance to low income, single-parents to support transition to self-sufficiency.	Assist 90 households annually.	CDBG; General Fund; private donations; competitive HUD grants.	Community Services Department	2013-2021
ENERGY EFFICIENCY AND SUSTAINABILITY					
21. Green Building and Sustainability	Promote energy conservation and sustainable design in new and existing development	Provide education/outreach to residents and development community on new Green Building Program. Implement comprehensive "HB Goes Green Program" to promote sustainable energy and water conservation, recycling, open space and transportation practices.	Department Budgets	Community Development Department; Public Works Department; Office of Business Development; City Manager's Office (Energy Project Manager)	2013-2021

Summary of Quantified Objectives

The following table summarizes the City of Huntington Beach's quantified objectives for the 2013-2021 Housing Element planning period. The objectives include the City's new construction objectives to meet its regional housing needs (RHNA); rehabilitation objectives which reflect the Housing Rehabilitation Loan Program, and Multi-family Acquisition/Rehabilitation through Non-Profits; and conservation objectives to reflect preservation of rent-restricted housing at risk of conversion, Section 8 vouchers, and City's new Tenant Based Rental Assistance (TBRA) program.

Table V-5: 2013-2021 Quantified Objectives

Income Level	New Construction Objectives	Rehabilitation Objectives	Conservation Objectives
Extremely Low (0% - 30% AMI)	156	130 - 150	1,360
Very Low (31% - 50% AMI)	157		
Low (51% - 80% AMI)	220	50	
Moderate (81% - 120% AMI)	248		
Above Moderate (>120% AMI)	572		
Totals	**1,353**	**180 - 200**	**1,360**

Notes:
AMI – Area Median Income
New Construction Objectives: Reflects City's 2013-2021 RHNA. Of allocation for 313 very low income units, half is allocated to extremely low income households, and half to very low income households.
Rehabilitation Objectives: Reflects 160 loans/grants through Housing Rehabilitation Loan Program, and 20-40 units through the Multi-Family Acquisition and Rehabilitation Program.
Conservation Objectives: Reflects preservation of 192 at-risk units in Huntington Villa Yorba, and conservation of 1,000 Section 8 vouchers and 168 TBRA vouchers.

APPENDIX A

VACANT RESIDENTIAL SITES INVENTORY

BUILDING PERMITS ISSUED DURING 2014-2021 PLANNING PERIOD

ENTITLED PROJECTS

BECSP SITES TO ACCOMMODATE THE RHNA SHORTFALL

Developable Vacant Residential Sites Inventory
City of Huntington Beach

Sites Map #	APN #	General Plan	Zoning	Allowable Density (Units per acre)	Lot size (acres)	Realistic Unit Potential	Realistic Density (Units per acre)	Constraints/ Considerations
Sites with General Plan and Zoning in Place								
1	110-221-(02-26); 110-222-(01-11,13-24,26-28,29-30)	RL	SP7	3/acre	4.75 (18.8 incl. 110-220-02-05)	56 units	3/acre	Min. 10 acres to develop; contingent on reuse of site occupied by landscape business
2	111-120-01, 31	RL	SP9	7/acre	1.76	12 units	7/acre	Adjacent Industrial
3	146-233-74	RL	RL	7/acre	0.15	1 unit	6.5/acre	
4	146-233-75	RL	RL	7/acre	0.16	1 unit	6/acre	
5	163-302-33	RL	RL	7/acre	0.17	1 unit	6/acre	Coastal Zone
6	163-302-34	RL	RL	7/acre	0.26	1 unit	4/acre	Coastal Zone
7	163-311-17, 20, 22	RL	RL	7/acre	0.78	3 units	4/acre	Coastal Zone Project pending
8	163-311-41	RL	RL	7/acre	0.24	1 unit	4/acre	Coastal Zone
9	178-411-17	RL	RL	7/acre	0.22	1 unit	4.5/acre	Coastal Zone; Flood Zone
10	178-411-19	RL	RL	7/acre	0.18	1 unit	5.5/acre	Coastal Zone; Flood Zone
11	178-431-07	RL	RL	7/acre	0.15	1 unit	6.5/acre	Coastal Zone, Flood Zone
12	178-432-03	RL	RL	7/acre	0.15	1 unit	6.5/acre	Coastal Zone; Flood Zone
13	PM81-586-1	RL	RL	7/acre	0.14	1 unit	7/acre	Flood Zone
14	PM81-586-1	RL	RL	7/acre	0.14	1 unit	7/acre	Flood Zone
Subtotal - RL					**9.25**	**82 units**		
15	025-024-09 - 15	RM	RM	15/acre	1.15	3 units	2/acre	Earthquake fault zone Project pending
16	023-124-28-31	RM	RMH-A	15/acre	0.21	3 units	14/acre	
17	023-127-27	RM	RMH-A	15/acre	0.07	1 unit	14/acre	
18	023-141-17	RM	RMH-A	15/acre	0.07	1 unit	14/acre	
19	023-142-16	RM	RMH-A	15/acre	0.14	2 units	14/acre	
20	024-107-09	RM	RMH-A	15/acre	0.14	2 units	14/acre	
20a	025-182-08	RM	RM	15/acre	0.23	2 units	8/acre	
21	111-074-02	RM	SP9	15/acre	8.74	104 units	12/acre	Contamination issues – portion of site not developable
21a	111-150-47	RM	SP9	15/acre	0.5	6 units	12/acre	
22	142-103-05	RM	RM	15/acre	0.13	1 unit	8/acre	
23	142-103-20	RM	RM	15/acre	0.13	1 unit	8/acre	
24	146-601-24	RM	RM	15/acre	0.89	13 units	14/acre	
25	159-121-20	RM	RM	15/acre	0.24	3 units	13/acre	
26	159-121-22	RM	RM	15/acre	1.03	15 units	15/acre	
27	159-151-15	RM	RM	15/acre	0.17	2 units	12/acre	
28	159-151-16	RM	RM	15/acre	0.27	4 units	15/acre	

Developable Vacant Residential Sites Inventory (cont'd)
City of Huntington Beach

Sites Map #	APN #	General Plan	Zoning	Allowable Density (Units per acre)	Lot size (acres)	Realistic Unit Potential	Realistic Density (Units per acre)	Constraints/ Considerations
29	159-541-51	RM	SP9	15/acre	1.22	12 units	10/acre	Contamination issues - entire site not developable
30	165-281-04	RM	RM	15/acre	0.18	2 units	11/acre	
31	178-161-35	RM	RM	15/acre	0.36	5 units	13/acre	
32a[1]	178-201-28	RM	RM	15/acre	0.03	14 units	15/acre	Prop. part of former project to construct 14 units that included parcels: 178-201-36 (.11 ac) 178-201-14 (.14 ac) 178-201-40 (.11 ac) with existing residential development (would demo 4 units). Total property is 0.95 ac. Parcels held in common ownership
32b[1]	178-201-29				0.03			
32c[1]	178-201-30				0.06			
32d[1]	178-201-31				0.03			
32e[1]	178-201-32				0.03			
32f[1]	178-201-33				0.06			
32g[1]	178-201-37				0.03			
32h[1]	178-201-46				0.09			
32i[1]	178-201-47				0.03			
32j[1]	178-201-48				0.03			
32k[1]	178-201-70				0.11			
32l[1]	178-201-50				0.03			
32m[1]	178-201-51				0.03			
Subtotal - RM					**15.73**	**196 units**		
33	023-114-14	RMH	RMH-A	17/acre	0.14	2 units	14/acre	
34	023-124-04	RMH	RMH-A	17/acre	0.14	2 units	14/acre	
35	023-147-24	RMH	RMH-A	17/acre	0.14	2 units	14/acre	
36	023-147-25	RMH	RMH-A	17/acre	0.07	1 unit	14/acre	
37	024-012-02	RMH	RMH-A	17/acre	0.14	2 units	14/acre	
38	025-103-01	RMH	RMH-A	17/acre	0.15	2 units	13/acre	
39	110-021-23	RMH	RMH	25/acre	0.12	2 units	16/acre	Irregular Shape
40	110-023-07	RMH	RM	15/acre	0.19	2 units	10/acre	
Subtotal - RMH					**1.09**	**15 units**		
41	023-134-12	RH	RMH-A	17/acre	0.07	1 unit	14/acre	
42	023-137-02	RH	SP5-Dist. 4	4 units	0.1	4 units	39/acre	Coastal Zone
43	023-167-16	RH	SP5-Dist. 4	1 unit (17/acre)	0.09	1 unit	11/acre	Coastal Zone
44	024-123-07	RH	SP5-Dist. 4	30/acre	0.15	4 units	26/acre	Coastal Zone
45[2]	178-511-17	RH	SP17-SBR	2 units (33/acre)	0.06	1 unit	16/acre	Coastal Zone
46[2]	178-514-20	RH	SP17-SBR	2 units (33/acre)	0.06	1 unit	16/acre	Coastal Zone
47[2]	178-514-21	RH	SP17-SBR	2 units (33/acre)	0.06	1 unit	16/acre	Coastal Zone
48[2]	178-521-07	RH	SP17-SBR	2 units (40/acre)	0.05	1 unit	20/acre	Coastal Zone, Flood Zone
49[2]	178-521-08	RH	SP17-SBR	2 units (40/acre)	0.05	1 unit	20/acre	Coastal Zone, Flood Zone

Developable Vacant Residential Sites Inventory (cont'd)
City of Huntington Beach

Sites Map #	APN #	General Plan	Zoning	Allowable Density (Units per acre)	Lot size (acres)	Realistic Unit Potential	Realistic Density (Units per acre)	Constraints/ Considerations
50[2]	178-521-09	RH	SP17-SBR	2 units (40/acre)	0.05	1 unit	20/acre	Coastal Zone, Flood Zone
51[2]	178-531-38	RH	SP17-SBR	2 units (33/acre)	0.06	1 unit	16/acre	Coastal Zone
52[2]	178-532-45	RH	SP17-SBR	2 units (25/acre)	0.08	1 unit	13/acre	Coastal Zone
53[2]	178-532-71	RH	SP17-SBR	2 units (33/acre)	0.06	1 unit	16/acre	Coastal Zone
54[2]	178-561-35	RH	SP17-SBR	2 units (50/acre)	0.04	1 unit	25/acre	Coastal Zone
Subtotal - RH					**0.98**	**20 units**		
55a[3]	024-134-04	M	SP5-Dist. 1	50/acre	0.20	20 units	44/acre	Coastal Zone; P55b is Irregular Shape. Parcels held in common ownership
55b[3]	024-134-05				0.25			
56	024-134-15	M	SP5-Dist. 1	30/acre	0.12	1 unit	8/acre	Coastal Zone; Irregular Shape
57a[4]	024-151-28	M	SP5-Dist. 1	30/acre	0.06	14 units	47/acre	Coastal Zone. Parcels held in common ownership
57b[4]	024-151-29				0.25			
58	024-162-01	M	SP5-Dist. 1B	30/acre	0.27	8 units	30/acre	Coastal Zone
59	024-162-03	M	SP5-Dist. 1B	30/acre	0.07	1 unit	14/acre	Coastal Zone
60	024-163-01	M	SP5-Dist. 1	30/acre	0.18	2 units	11/acre	Coastal Zone; Irregular Shape
61	024-164-07	M	SP5-Dist. 1B	30/acre	0.14	2 units	14/acre	Coastal Zone
62a[5]	024-164-13	M	SP5-Dist. 1	30/acre	0.08	1 unit	14/acre	Coastal Zone. Parcels held in common ownership
62b[5]	024-164-15	M	SP5-Dist. 1	30/acre	0.07	1 unit	14/acre	
62c[5]	024-164-16	M	SP5-Dist. 1	30/acre	0.07	1 unit	14/acre	
63	024-165-12	M	SP5-Dist. 1	30/acre	0.14	2 units	14/acre	Coastal Zone
Subtotal - M					**1.9**	**53 units**		

Source: City of Huntington Beach Vacant Land Survey, October 2012.

[1]A 14-unit condominium project was contemplated on all but two of these parcels and the existing developed parcels also owned by the same property owner. Due to economic conditions the project was withdrawn. Should this site #32 be re-designated RH, the RM unit potential would be adjusted accordinl:ty.

[2]Parcel located in Sunset Beach, which was annexed to the City effective 8/22/11. City's Land Use Plan is pending at the California Coastal Commission, which currently has coastal development permit authority for the area. Requests to build are being reviewed pursuant to former County Land Use Plan. The City's proposed Land Use Plan is identical to County's with respect to land use, zoning density.

[3]Mixed use project pending at 424 Main Street. Affordability based on pending project (20 above mod units) rather than default density.

[4]City is currently processing entitlements for the two parcels that proposes a 14 unit mixed use project. Thus, both properties would be allowed overall density of 50 units/acre.

[5]If combined, they could be developed at 50 units/per acre, which could yield 11 units. Based on the area's pattern of development, however, we assume that each lot will be developed with one unit.

Deleted: City has already processed an Initial Planning and Zoning Review for the two parcels for a 22 unit project. Based on code requirements, 20 or 21 units is feasible.¶

Developable Underutilized Residential Sites Inventory
City of Huntington Beach

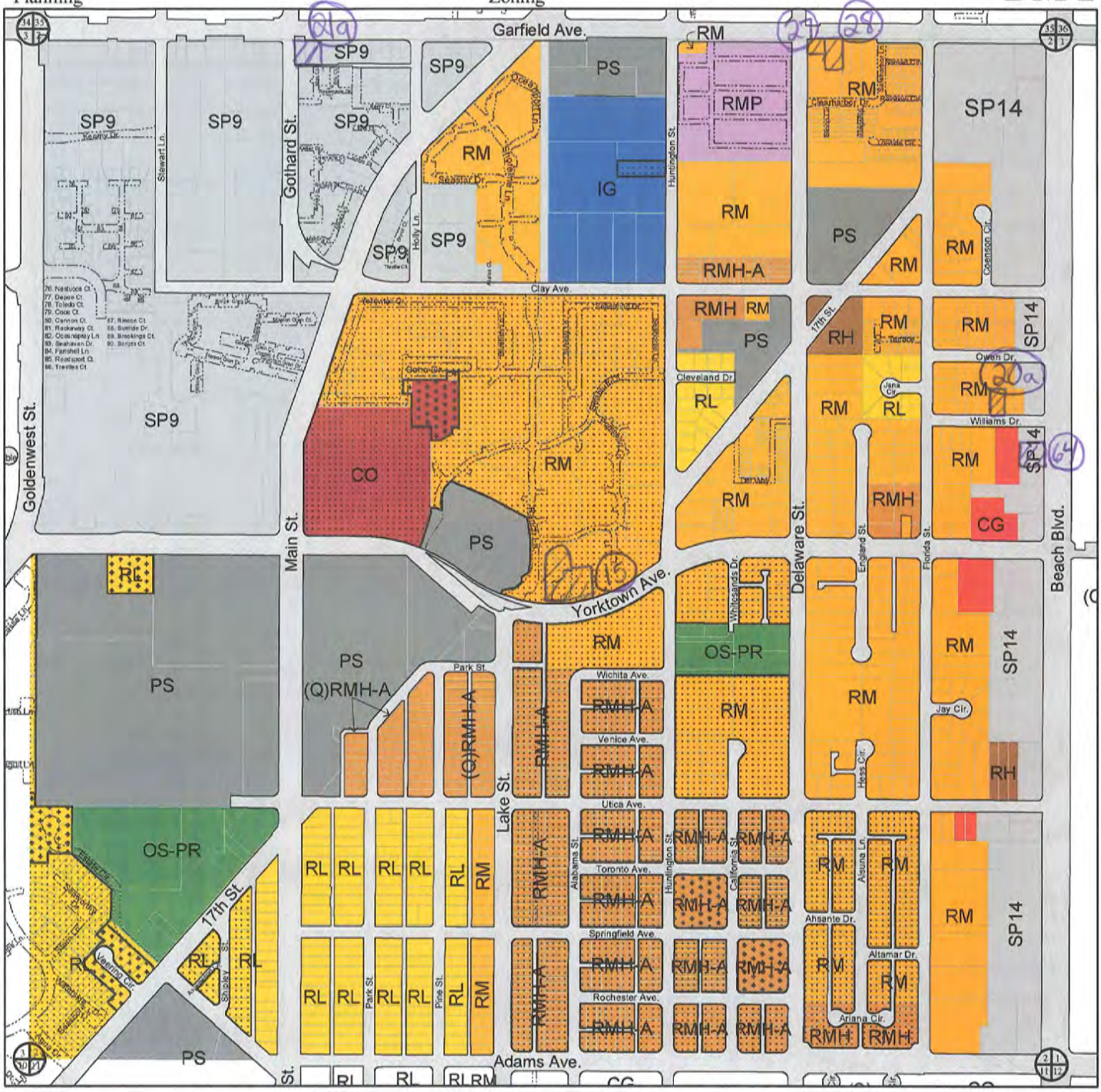
Sites Map #	APN #	General Plan	Zoning	Allowable Density (Units per acre)	Lot size (acres)	Realistic Unit Potential	Realistic Density (Units per acre)	Constraints/ Considerations
64	167-471-02	RMH	RMH	25/acre	0.94	18 units	19/acre	Existing Single-family (rental). Single-family to east of site.
Total Underutilized					.94	18 **units**		

Deleted: 5.56

Deleted: 273

Deleted: [1]Parking lots are subject to reciprocal parking easements for adjacent developments. Assume lower density/acre for these sites, compared to Site 67a/b, as replacement parking (parking garage) would need to be provided.

Planning | Zoning



RL Zoning Designations
Parcels
City Boundary
Public Right of Ways
Private Right of Ways

SECTIONAL DISTRICT MAP
2-6-11

City of Huntington Beach
Orange County, California

ADOPTED March 7, 1960
City Council Ordinance No. 754

N W E S

0 500 1000
Feet

CAUTION WHEN USING THIS MAP

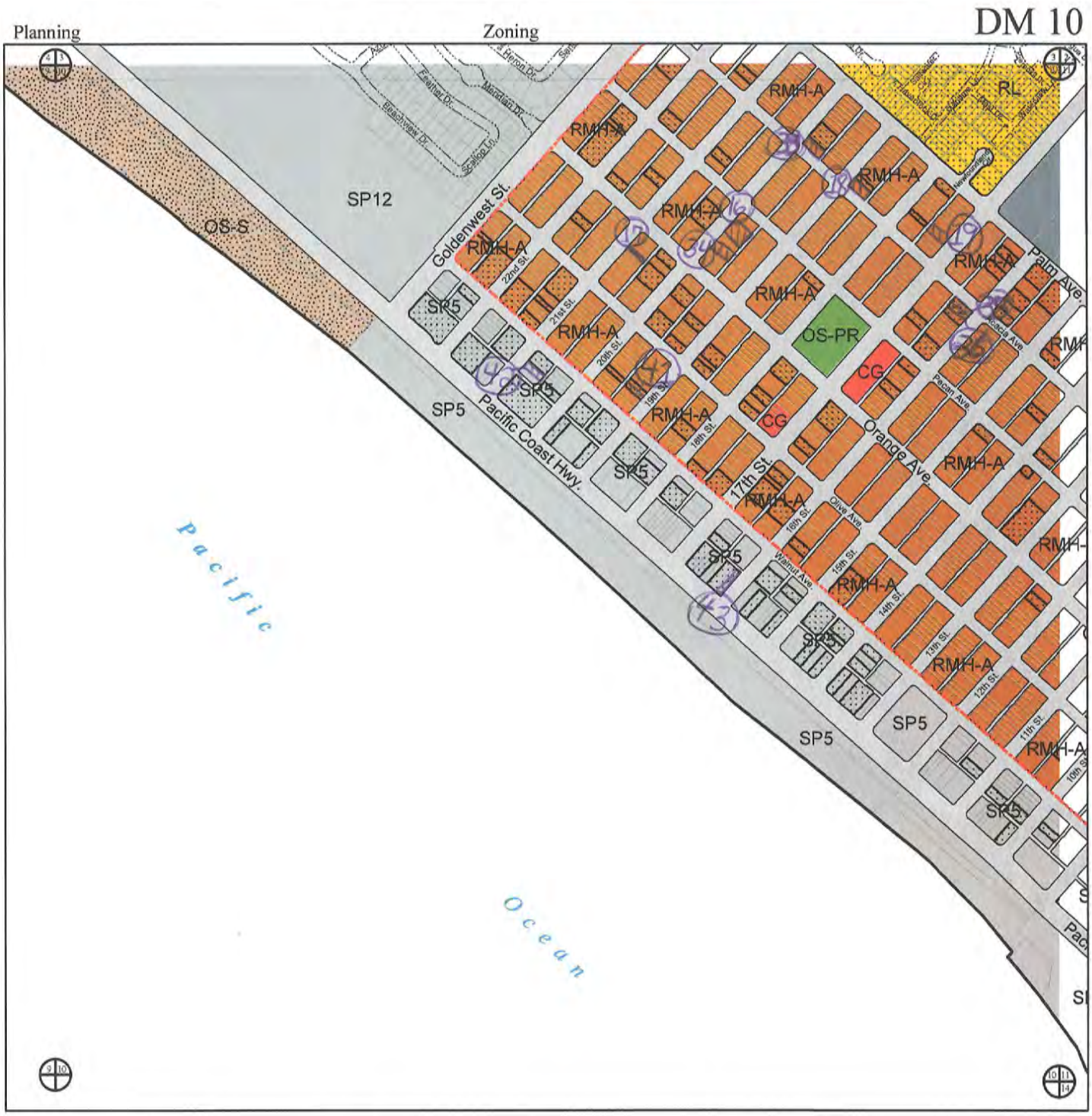
Information shown hereon is a compilation of data from sources of varying accuracy and is provided as a convenience to the user. The City of Huntington Beach does not guarantee its completeness or accuracy.

It is the user's responsibility to verify all information to their own satisfaction.

Notes:

* See legend page for description of zoning designations
* Any zone adjoining any right of way is intended to extend to the center of such right of way.

Projects on Gisapps02\Atlases\Zoning\8.5x11_DM\DM2.mxd April 2010



RL Zoning Designations
Parcels
City Boundary
Public Right of Ways
Private Right of Ways

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SECTIONAL DISTRICT MAP
9-6-11 & 10-6-11

City of Huntington Beach
Orange County, California

ADOPTED March 7, 1960
City Council Ordinance No. 754

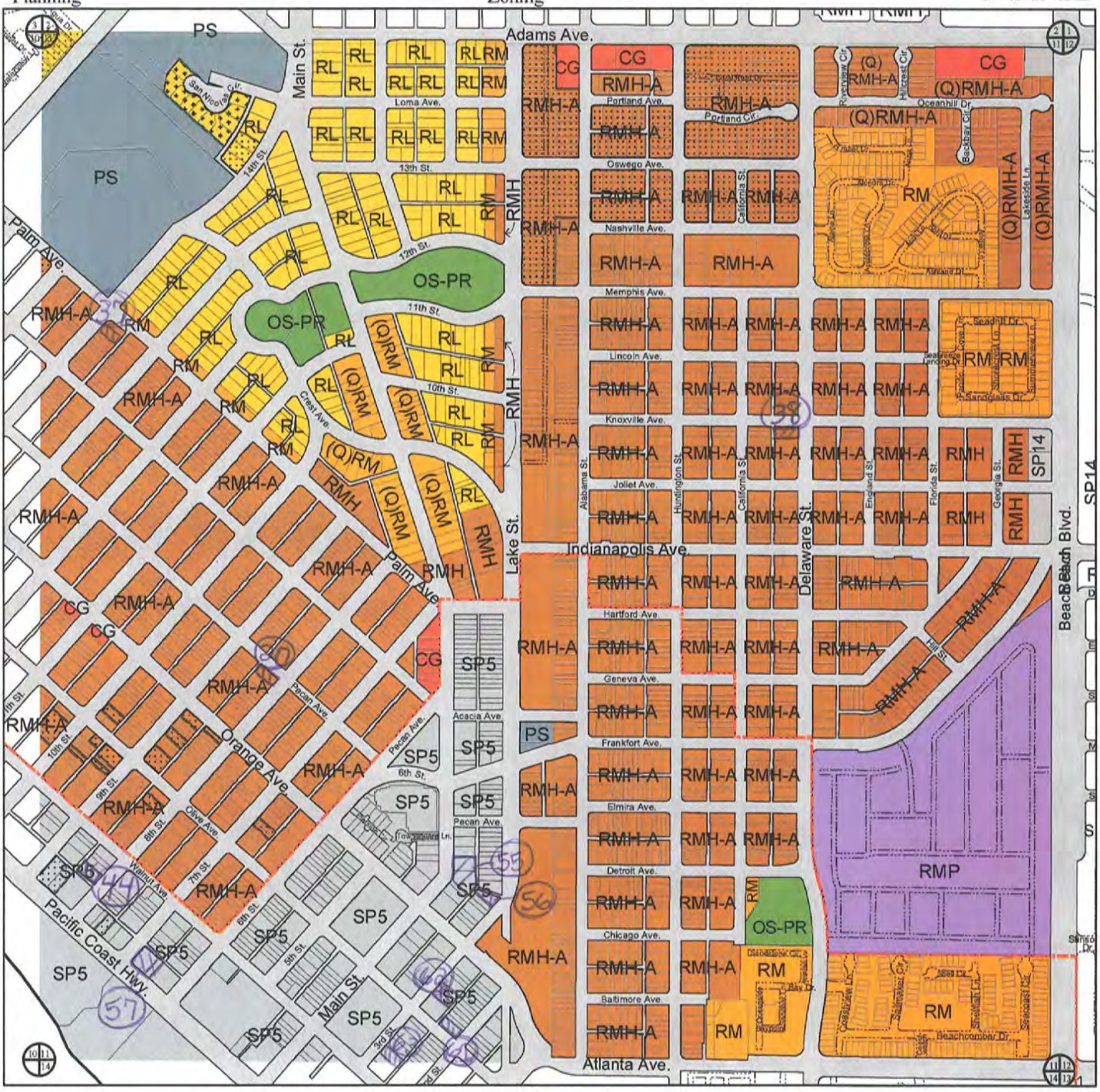
N W E S

0 500 1000
Feet

Projects on Gisapps02\Atlases\Zoning\8.5x11_DM\DM10.mxd April 2010

Planning Zoning

DM 12



RL Zoning Designations
Parcels
City Boundary
Public Right of Ways
Private Right of Ways

SECTIONAL DISTRICT MAP
11-6-11

City of Huntington Beach
Orange County, California

ADOPTED March 7, 1960
City Council Ordinance No. 754

N W E S

0 500 1000
Feet

CAUTION WHEN USING THIS MAP

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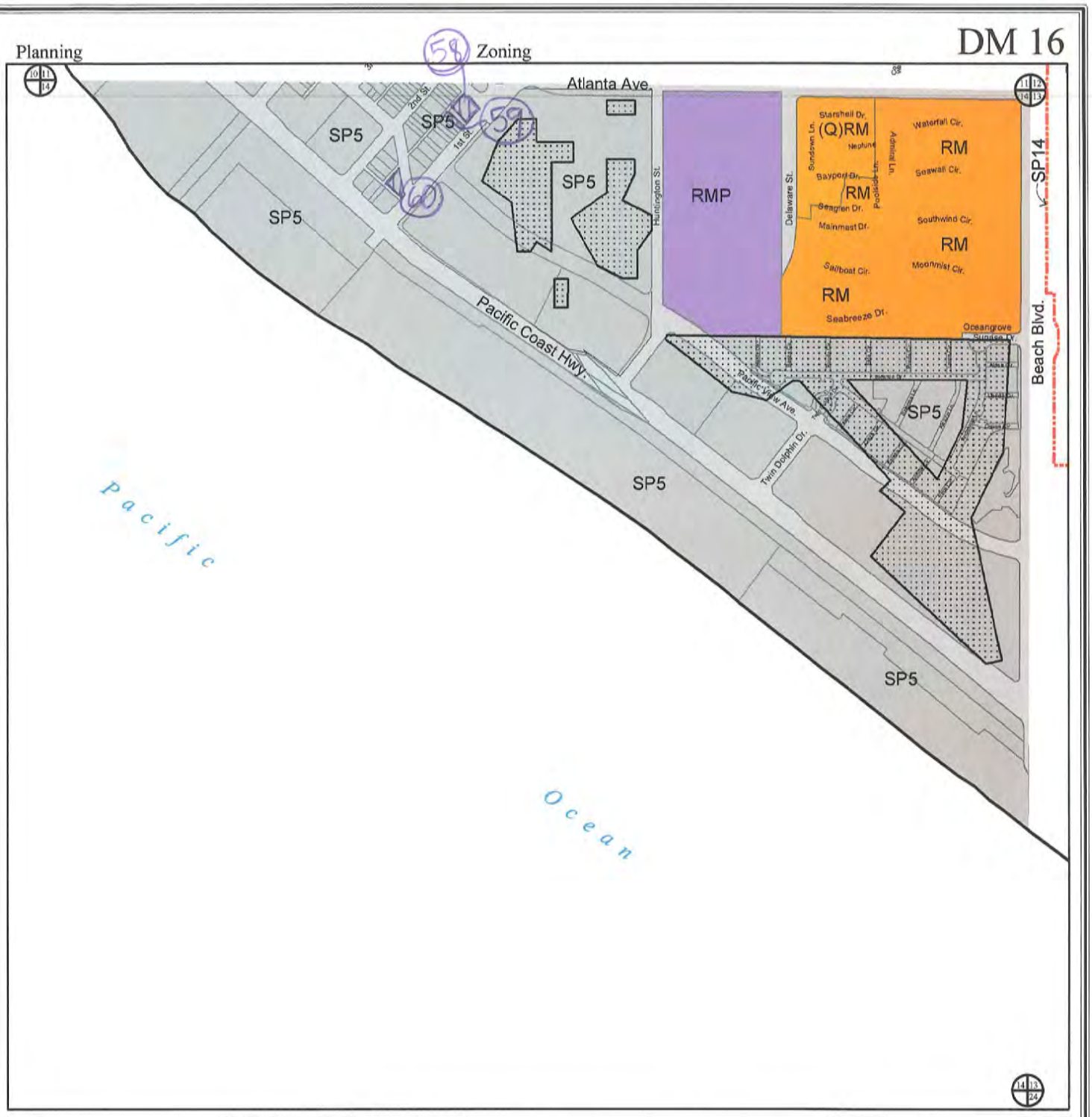
Projects on Gisapps02\Atlases\Zoning\8.5x11_DM\DM12.mxd April 2010



RL Zoning Designations
Parcels
City Boundary
Public Right of Ways
Private Right of Ways

CAUTION WHEN USING THIS MAP

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SECTIONAL DISTRICT MAP
14-6-11

City of Huntington Beach
Orange County, California

ADOPTED March 7, 1960
City Council Ordinance No. 754

N W E S

0 500 1000
Feet

Projects on Gisapps02\Atlases\Zoning\8.5x11_DM\DM16.mxd April 2010

Planning Zoning

DM 21

RL Zoning Designations
Parcels
City Boundary
Public Right of Ways
Private Right of Ways

SECTIONAL DISTRICT MAP
19-5-11

City of Huntington Beach
Orange County, California

ADOPTED March 20, 1961
City Council Ordinance No. 824

N W E S

0 500 1000
Feet

CAUTION WHEN USING THIS MAP

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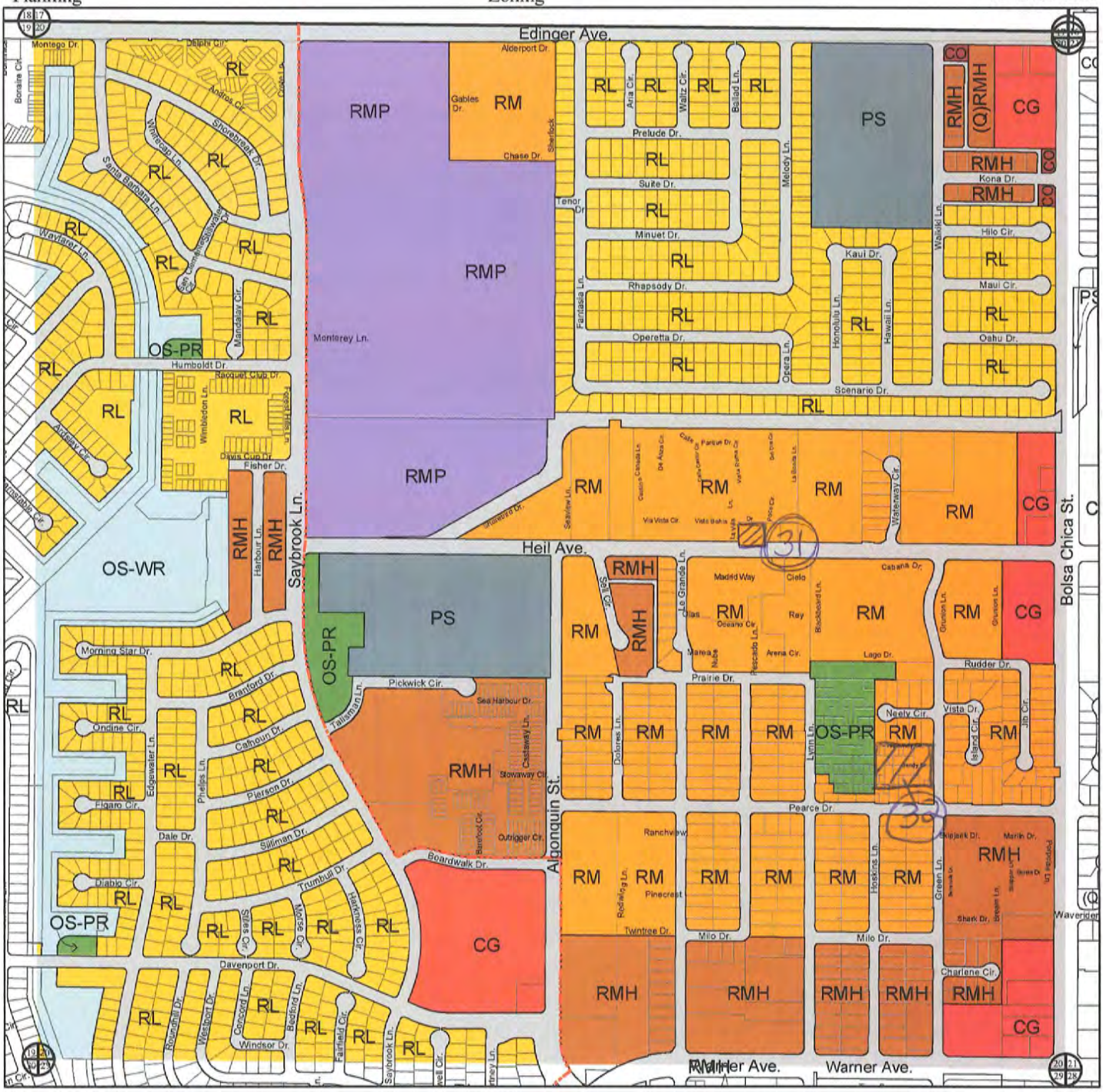
Projects on Gisapps02\Atlases\Zoning\8.5x11_DM\DM21.mxd April 2010

Planning Zoning

DM 23



RL Zoning Designations
Parcels
City Boundary
Public Right of Ways
Private Right of Ways

SECTIONAL DISTRICT MAP
20-5-11

City of Huntington Beach
Orange County, California

ADOPTED December 5, 1960
City Council Ordinance No. 804

N W E S

0 500 1000
Feet

CAUTION WHEN USING THIS MAP

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Projects on Gisapps02\Atlases\Zoning\8.5x11_DM\DM23.mxd April 2010

RL Zoning Designations
Parcels
City Boundary
Public Right of Ways
Private Right of Ways

SECTIONAL DISTRICT MAP
21-5-11

City of Huntington Beach
Orange County, California

ADOPTED April 4, 1960
City Council Ordinance No. 758

N W E S

0 500 1000
Feet

CAUTION WHEN USING THIS MAP

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Notes:

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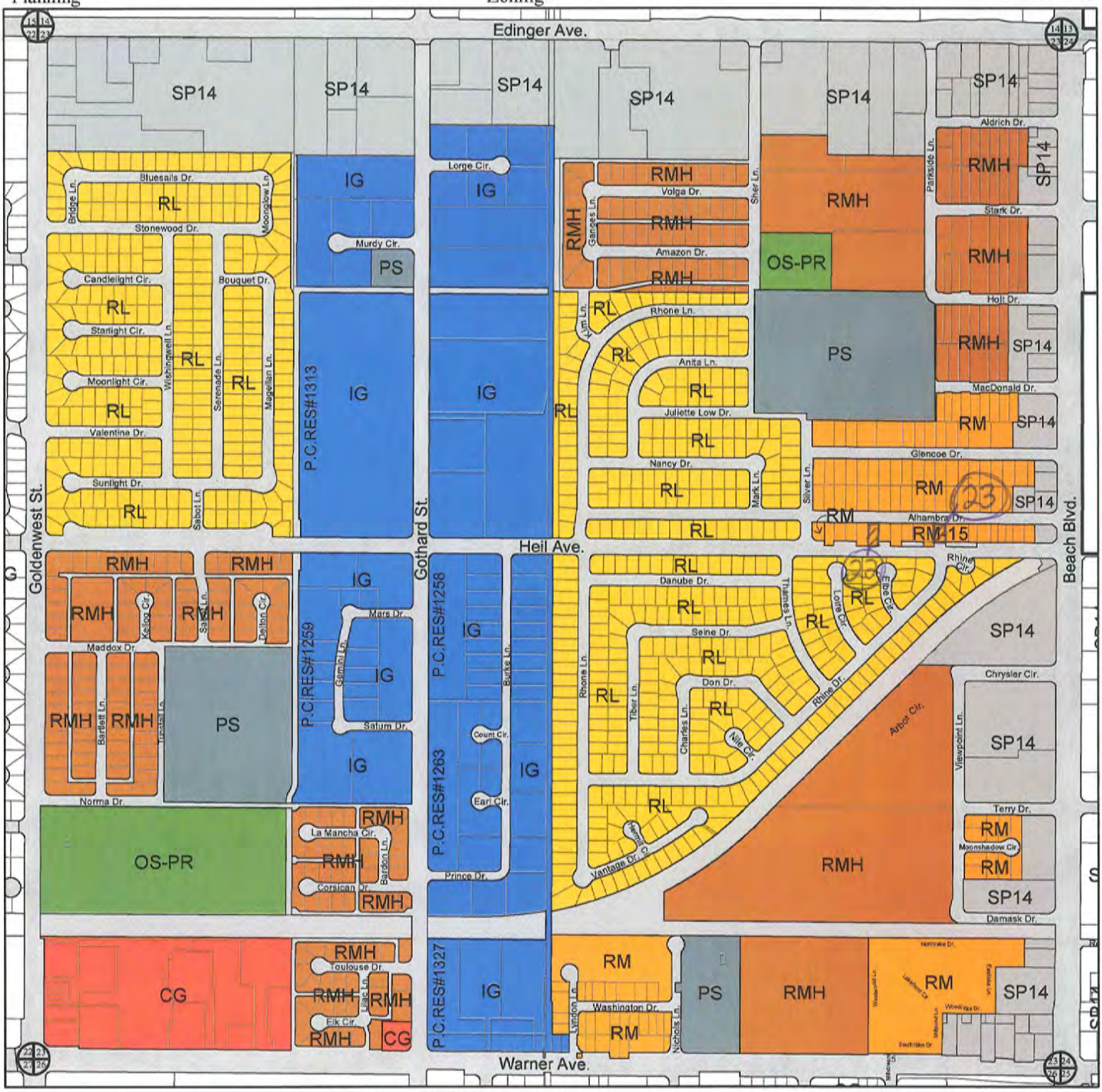
Projects on Gisapps02\Atlases\Zoning\8.5x11_DM\DM24.mxd April 2010

Planning

Zoning

DM 26



RL Zoning Designations

Parcels

City Boundary

Public Right of Ways

Private Right of Ways

SECTIONAL DISTRICT MAP
23-5-11

City of Huntington Beach

Orange County, California

ADOPTED March 7, 1960
City Council Ordinance No. 754

N
W E
S

0 500 1000
Feet

CAUTION WHEN USING THIS MAP

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Notes:

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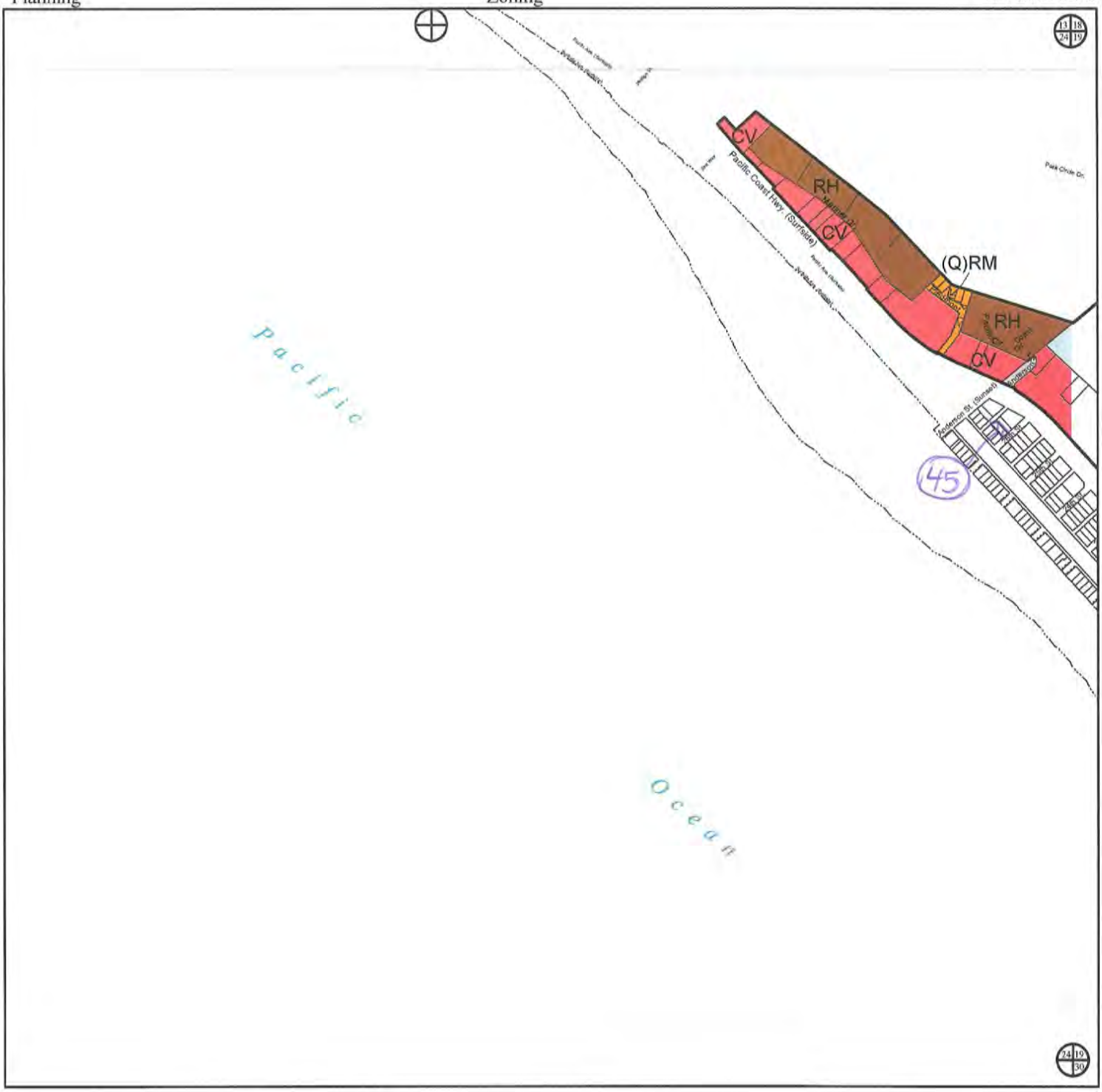
Projects on Gisapps02\Atlases\Zoning\8.5x11_DM\DM26.mxd April 2010



RL Zoning Designations	Public Right of Ways
Parcels	Private Right of Ways
City Boundary	

CAUTION WHEN USING THIS MAP

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Notes:

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SECTIONAL DISTRICT MAP
24-5-12

City of Huntington Beach

Orange County, California

ADOPTED December 16, 1963
City Council Ordinance No. 1024

N W E S

0 500 1000
Feet

Projects on Gisapps02\Atlases\Zoning\8.5x11_DM\DM28.mxd April 2010

Planning | Zoning

RL Zoning Designations
Parcels
City Boundary
Public Right of Ways
Private Right of Ways

CAUTION WHEN USING THIS MAP

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Notes:

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SECTIONAL DISTRICT MAP
26-5-11

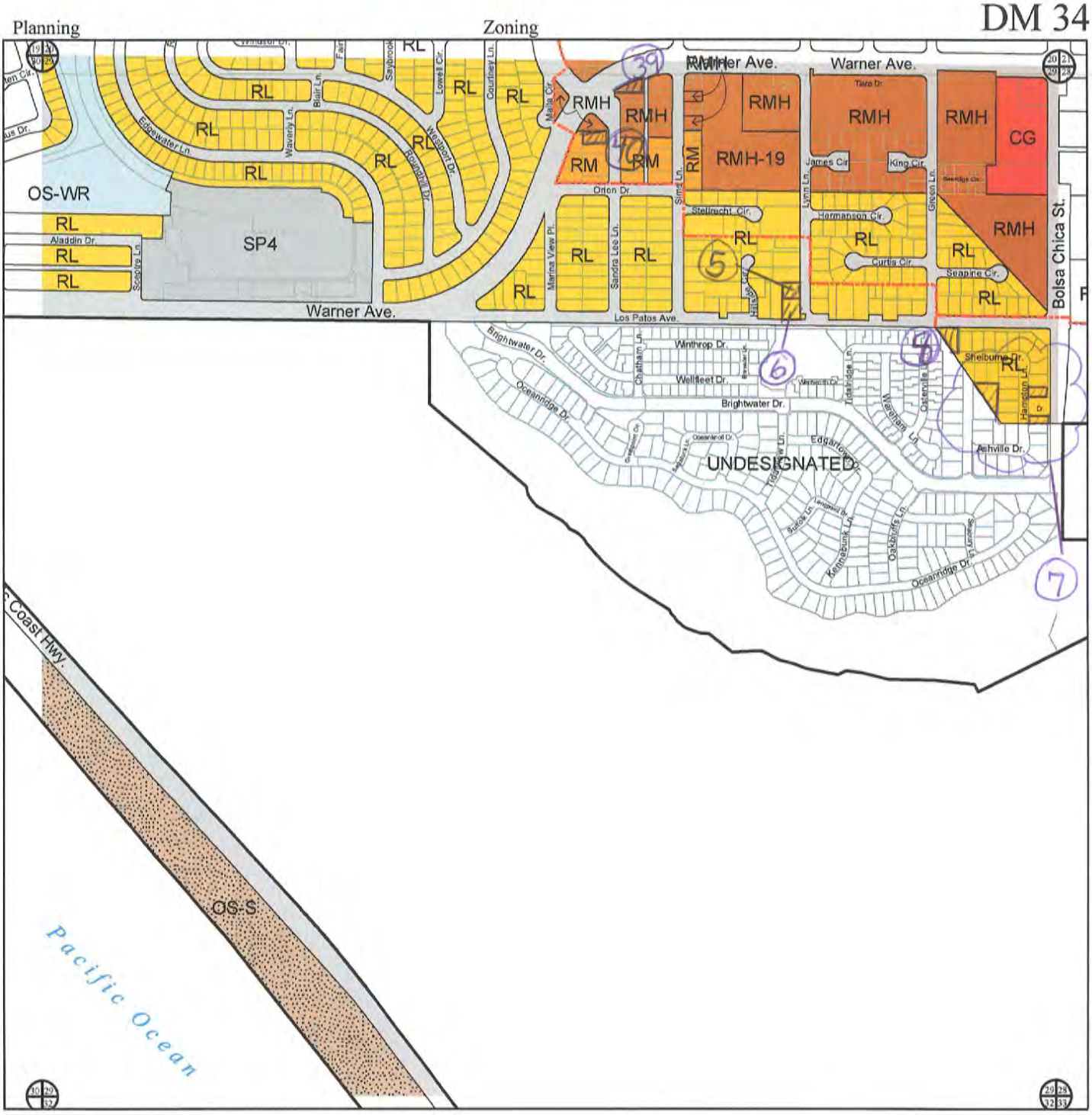
City of Huntington Beach
Orange County, California

ADOPTED April 11, 1960
City Council Ordinance No. 759

N W E S

0 500 1000
Feet

Projects on Gisapps02\Atlases\Zoning\8.5x11_DM\DM31.mxd April 2010



RL Zoning Designations
Parcels
City Boundary
Public Right of Ways
Private Right of Ways

CAUTION WHEN USING THIS MAP

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Notes:

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SECTIONAL DISTRICT MAP
29-5-11

City of Huntington Beach
Orange County, California

ADOPTED March 20, 1960
City Council Ordinance No. 824

N W E S

0 500 1000
Feet

Projects on Gisapps02\Atlases\Zoning\8.5x11_DM\DM34.mxd April 2010

Planning Zoning

DM 38

RL Zoning Designations

Parcels

City Boundary

Public Right of Ways

Private Right of Ways

SECTIONAL DISTRICT MAP
34-5-11

City of Huntington Beach

Orange County, California

ADOPTED August 15, 1960
City Council Ordinance No. 785

N W E S

0 500 1000
Feet

CAUTION WHEN USING THIS MAP

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Projects on Gisapps02\Atlases\Zoning\8.5x11_DM\DM38.mxd April 2010

Planning

Zoning

DM 39

RL Zoning Designations	Public Right of Ways
Parcels	Private Right of Ways
City Boundary	

CAUTION WHEN USING THIS MAP

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SECTIONAL DISTRICT MAP
35-5-11

City of Huntington Beach

Orange County, California

ADOPTED March 7, 1960
City Council Ordinance No. 754

N W E S

0 500 1000
Feet

Projects on Gisapps02\Atlases\Zoning\8.5x11_DM\DM39.mxd April 2010

Units Permitted (based on date of permit issuance)

5th Cycle Housing Production (through December 31, 2018 plus 2019 ADUs)

Year	Very Low	Low	Moderate	Above Moderate	Total
2013 (post 1/1/2014 occupancy)	10	2	79	761	852
2014	40	37	49	469	595
2015			17	264	281
2016		8	80	768	856
2017			25	249	274
2018			12	55	67
2019 (ADU)			12	8	20
Total Units Permitted	**50**	**47**	**274**	**2,574**	**2,945**
RHNA Target	**313**	**220**	**248**	**572**	**1,353**

PROJECT NAME/LOCATION	PERMIT DATE	TOTAL UNITS	Units by Income Level				COMMENTS
			Very Low	Low	Moderate	Above Moderate	
January - December 2015							
16671 Carousel Ln	1/23/2015	1				1	SFR
10242 Thompson Dr	1/23/2015	1				1	Tract 17238 Fairwind
10252 Thompson Dr	1/23/2015	1				1	Tract 17238 Fairwind
10262 Thompson Dr	1/23/2015	1				1	Tract 17238 Fairwind
19482 Hansen Ln	1/23/2015	1				1	Tract 17238 Fairwind
19472 Hansen Ln	1/23/2015	1				1	Tract 17238 Fairwind
19462 Hansen Ln	1/23/2015	1				1	Tract 17238 Fairwind
19452 Hansen Ln	1/23/2015	1				1	Tract 17238 Fairwind
19442 Hansen Ln	1/23/2015	1				1	Tract 17238 Fairwind
10241 Thompson Dr	1/23/2015	1				1	Tract 17238 Fairwind
10251 Thompson Dr	1/23/2015	1				1	Tract 17238 Fairwind
16871 Airport Cir	1/26/2015	4			1	3	Tract 17716 Coastal Walk (45 units total: 4Mod)
9321 Molokai Dr	1/28/2015	1				1	SFR
9141 Sheridan Dr	2/13/2015	1				1	Tract 17239 Tripointe
9151 Sheridan Dr	2/13/2015	1				1	Tract 17239 Tripointe
9161 Sheridan Dr	2/13/2015	1				1	Tract 17239 Tripointe
9171 Sheridan Dr	2/13/2015	1				1	Tract 17239 Tripointe
9181 Sheridan Dr	2/13/2015	1				1	Tract 17239 Tripointe
9191 Sheridan Dr	2/13/2015	1				1	Tract 17239 Tripointe
9201 Sheridan Dr	2/13/2015	1				1	Tract 17239 Tripointe
9211 Sheridan Dr	2/13/2015	1				1	Tract 17239 Tripointe
19722 Slayback Ln	2/13/2015	1				1	Tract 17239 Tripointe
9142 Sheridan Dr	2/13/2015	1				1	Tract 17239 Tripointe
9152 Sheridan Dr	2/13/2015	1				1	Tract 17239 Tripointe
9162 Sheridan Dr	2/13/2015	1				1	Tract 17239 Tripointe
19432 Hansen Ln	2/13/2015	1				1	Tract 17238 Fairwind
19422 Hansen Ln	2/13/2015	1				1	Tract 17238 Fairwind
19412 Hansen Ln	2/13/2015	1				1	Tract 17238 Fairwind
19402 Hansen Ln	2/13/2015	1				1	Tract 17238 Fairwind
19392 Hansen Ln	2/13/2015	1				1	Tract 17238 Fairwind
19441 Hansen Ln	2/13/2015	1				1	Tract 17238 Fairwind
19431 Hansen Ln	2/13/2015	1				1	Tract 17238 Fairwind
19421 Hansen Ln	2/13/2015	1				1	Tract 17238 Fairwind
19411 Hansen Ln	2/13/2015	1				1	Tract 17238 Fairwind
19401 Hansen Ln	2/13/2015	1				1	Tract 17238 Fairwind
19391 Hansen Ln	2/13/2015	1				1	Tract 17238 Fairwind
633 Hartford Ave	2/17/2015	1				1	
18504 Beach Blvd	2/26/2015	61			6	55	Elan
18504 Beach Blvd	2/27/2015	43			4	39	Elan
16541 Channel Ln	3/25/2015	1				1	SFR
19382 Hansen Ln	3/27/2015	1				1	Tract 17238 Fairwind
19372 Hansen Ln	3/27/2015	1				1	Tract 17238 Fairwind
19362 Hansen Ln	3/27/2015	1				1	Tract 17238 Fairwind
10281 Patch Dr	3/27/2015	1				1	Tract 17238 Fairwind
10271 Patch Dr	3/27/2015	1				1	Tract 17238 Fairwind
10251 Patch Dr	3/27/2015	1				1	Tract 17238 Fairwind
19381 Hansen Ln	3/27/2015	1				1	Tract 17238 Fairwind
19371 Hansen Ln	3/27/2015	1				1	Tract 17238 Fairwind
10241 Patch Dr	3/27/2015	1				1	Tract 17238 Fairwind
10231 Patch Dr	3/27/2015	1				1	Tract 17238 Fairwind
10261 Patch Dr	3/27/2015	1				1	Tract 17238 Fairwind
16591 Ensign Cir	4/6/2015	1				1	Tract 17239 Tripointe
19751 Wardlow Ln	4/8/2015	1				1	Tract 17239 Tripointe
19741 Wardlow Ln	4/8/2015	1				1	Tract 17239 Tripointe
19731 Wardlow Ln	4/8/2015	1				1	Tract 17239 Tripointe
19721 Wardlow Ln	4/8/2015	1				1	Tract 17239 Tripointe
9101 Sheridan Dr	4/8/2015	1				1	Tract 17239 Tripointe
9111 Sheridan Dr	4/8/2015	1				1	Tract 17239 Tripointe
9121 Sheridan Dr	4/8/2015	1				1	Tract 17239 Tripointe
9131 Sheridan Dr	4/8/2015	1				1	Tract 17239 Tripointe
19752 Wardlow Ln	4/8/2015	1				1	Tract 17239 Tripointe
19742 Wardlow Ln	4/8/2015	1				1	Tract 17239 Tripointe
16561 Channel Ln	4/14/2015	1				1	SFR
10221 Patch Dr	4/21/2015	1				1	Tract 17238 Fairwind
10211 Patch Dr	4/21/2015	1				1	Tract 17238 Fairwind
10201 Patch Dr	4/21/2015	1				1	Tract 17238 Fairwind
10191 Patch Dr	4/21/2015	1				1	Tract 17238 Fairwind

10181	Patch Dr	4/21/2015	1		1	Tract 17238 Fairwind
19391	Snowdon Ln	4/21/2015	1		1	Tract 17238 Fairwind
19381	Snowdon Ln	4/21/2015	1		1	Tract 17238 Fairwind
19371	Snowdon Ln	4/21/2015	1		1	Tract 17238 Fairwind
19372	Snowdon Ln	4/21/2015	1		1	Tract 17238 Fairwind
19382	Snowdon Ln	4/21/2015	1		1	Tract 17238 Fairwind
19392	Snowdon Ln	4/21/2015	1		1	Tract 17238 Fairwind
17102	Ash Ln	4/24/2015	3	3		Triplex; inclusionary in-lieu (mod rent)
16907	Airport Cir	5/4/2015	4		4	Tract 17716 Coastal Walk (45 units)
16913	Airport Cir	5/4/2015	4		4	Tract 17716 Coastal Walk (45 units)
16901	Airport Cir	5/4/2015	8		8	Tract 17716 Coastal Walk (45 units)
16895	Airport Cir	5/4/2015	8	1	7	Tract 17716 Coastal Walk (45 units)
16883	Airport Cir	5/4/2015	4		4	Tract 17716 Coastal Walk (45 units)
19441	Snowdon Ln	5/7/2015	1		1	Tract 17238 Fairwind
19431	Snowdon Ln	5/7/2015	1		1	Tract 17238 Fairwind
19421	Snowdon Ln	5/7/2015	1		1	Tract 17238 Fairwind
19411	Snowdon Ln	5/7/2015	1		1	Tract 17238 Fairwind
19401	Snowdon Ln	5/7/2015	1		1	Tract 17238 Fairwind
19402	Snowdon Ln	5/7/2015	1		1	Tract 17238 Fairwind
19412	Snowdon Ln	5/7/2015	1		1	Tract 17238 Fairwind
19422	Snowdon Ln	5/7/2015	1		1	Tract 17238 Fairwind
19432	Snowdon Ln	5/7/2015	1		1	Tract 17238 Fairwind
19442	Snowdon Ln	5/7/2015	1		1	Tract 17238 Fairwind
19771	Wardlow Ln	6/2/2015	1		1	Tract 17239 Tripointe
19761	Wardlow Ln	6/2/2015	1		1	Tract 17239 Tripointe
10171	Patch Dr	6/2/2015	1		1	Tract 17238 Fairwind
10161	Patch Dr	6/2/2015	1		1	Tract 17238 Fairwind
10151	Patch Dr	6/2/2015	1		1	Tract 17238 Fairwind
10141	Patch Dr	6/2/2015	1		1	Tract 17238 Fairwind
10131	Patch Dr	6/2/2015	1		1	Tract 17238 Fairwind
10121	Patch Dr	6/2/2015	1		1	Tract 17238 Fairwind
10122	Patch Dr	6/2/2015	1		1	Tract 17238 Fairwind
10132	Patch Dr	6/2/2015	1		1	Tract 17238 Fairwind
10142	Patch Dr	6/2/2015	1		1	Tract 17238 Fairwind
10152	Patch Dr	6/2/2015	1		1	Tract 17238 Fairwind
19372	Lamb Ln	6/2/2015	1		1	Tract 17238 Fairwind
19382	Lamb Ln	6/2/2015	1		1	Tract 17238 Fairwind
19392	Lamb Ln	6/2/2015	1		1	Tract 17238 Fairwind
19402	Lamb Ln	6/2/2015	1		1	Tract 17238 Fairwind
19412	Lamb Ln	6/2/2015	1		1	Tract 17238 Fairwind
19422	Lamb Ln	6/2/2015	1		1	Tract 17238 Fairwind
19432	Lamb Ln	6/2/2015	1		1	Tract 17238 Fairwind
19442	Lamb Ln	6/2/2015	1		1	Tract 17238 Fairwind
716	Pacific Coast Hwy	6/15/2015	1		1	SFR
8911	Shore Cir	7/2/2015	1		1	SFR
6702	Morning Tide Dr	7/15/2015	1		1	SFR
601	8th St	7/23/2015	1		1	SFR
5181	Pearce Dr	8/27/2015	1		1	SFR
707	12th St	9/14/2015	1		1	SFR
220	Geneva Ave	9/21/2015	2		2	Duplex
426	7th St	9/21/2015	1		1	SFR
428	7th St	9/21/2015	1		1	SFR
420	California St	9/23/2015	1		1	SFR
10222	Thompson Dr	9/23/2015	1		1	Tract 17238 Fairwind
10232	Thompson Dr	9/23/2015	1		1	Tract 17238 Fairwind
10181	Thompson Dr	9/23/2015	1		1	Tract 17238 Fairwind
10191	Thompson Dr	9/23/2015	1		1	Tract 17238 Fairwind
10201	Thompson Dr	9/23/2015	1		1	Tract 17238 Fairwind
10231	Thompson Dr	9/23/2015	1		1	Tract 17238 Fairwind
315	Huntington St	9/30/2015	1		1	SFR
16889	Airport Cir	10/7/2015	8	1	7	Tract 17716 Coastal Walk (45 units)
418	10th St	10/19/2015	1		1	SFR
313	12th St	10/26/2015	1		1	SFR
621	Frankfort Ave	10/29/2015	1		1	SFR
7761	Garfield Ave #101	11/3/2015	1		1	SFR
7761	Garfield Ave #102	11/3/2015	1		1	SFR
21822	Starfire Ln	11/6/2015	1		1	SFR
1202	England St	12/1/2015	1		1	SFR
1204	England St	12/1/2015	1		1	SFR
22191	Malibu Ln	12/1/2015	1		1	SFR
16877	Airport Cir	12/8/2015	5	1	4	Tract 17716 Coastal Walk (45 units)
16836	Marinabay Dr	12/21/2015	1		1	SFR

2015 Total Units			**281**	**0**	**0**	**17**	**264**	
January - December 2016								
516	11th St	2/3/2016	1				1	SFR
514	11th St	2/3/2016	1				1	SFR
808	California St	2/23/2016	1				1	SFR
810	California St	2/23/2016	1				1	SFR
610	Huntington St	2/29/2016	1				1	SFR
612	Huntington St	2/29/2016	1				1	SFR
614	California St	3/7/2016	1				1	SFR
616	California St	3/7/2016	1				1	SFR
21050	Pacific City Circle	3/21/2016	66			8	58	Pacific City (516 units: 51Mod)
21060	Pacific City Circle	3/21/2016	58			8	50	Pacific City
317	8th St	3/30/2016	1				1	SFR
301	13th St	4/7/2016	1				1	SFR
303	13th St	4/7/2016	1				1	SFR
815	Alabama St	4/14/2016	1				1	SFR
1836	Park St	4/25/2016	1				1	SFR
525	8th St	5/6/2016	1				1	SFR
527	8th St	5/6/2016	1				1	SFR
7502	Moonstone Ct	5/20/2016	1				1	SFR
7512	Moonstone Ct	5/20/2016	1				1	SFR
7290	Edinger Ave	6/27/2016	41		1	5	35	Mongram/Luce (510 units: 8Low,43Mod)
7290	Edinger Ave	6/27/2016	68		1	6	61	Mongram/Luce
7290	Edinger Ave	6/27/2016	96		1	6	89	Mongram/Luce
7290	Edinger Ave	6/27/2016	40		1	5	34	Mongram/Luce
7290	Edinger Ave	6/27/2016	36		1	5	30	Mongram/Luce
7290	Edinger Ave	6/27/2016	80		1	6	73	Mongram/Luce
7290	Edinger Ave	6/27/2016	76		1	5	70	Mongram/Luce
7290	Edinger Ave	6/27/2016	73		1	5	67	Mongram/Luce
4002	Figaro Cir	6/29/2016	1				1	SFR
1119	Lake St	7/18/2016	1				1	SFR
1022	Huntington St	7/22/2016	1				1	SFR
1020	Huntington St	7/22/2016	1				1	SFR
9132	Pioneer Dr	7/26/2016	1				1	SFR
17348	Hampton Ln	8/4/2016	1				1	Brightwater Tract 17662
17318	Hampton Ln	8/4/2016	1				1	Brightwater Tract 17662
4891	Shelburne Dr	8/4/2016	1				1	Brightwater Tract 17662
17291	Bristol Ln	8/4/2016	1				1	Brightwater Tract 17662
17302	Bristol Ln	8/4/2016	1				1	Brightwater Tract 17662
17312	Bristol Ln	8/4/2016	1				1	Brightwater Tract 17662
17322	Bristol Ln	8/4/2016	1				1	Brightwater Tract 17662
17541	Newland St	9/7/2016	4			1	3	Olsen Project (13 units: 2Mod)
17557	Newland St	9/7/2016	4			1	3	Olsen Project (13 units)
17551	Newland St	9/7/2016	3				3	Olsen Project (13 units)
17545	Newland St	9/7/2016	2				2	Olsen Project (13 units)
16711	Carousel Ln	9/13/2016	1				1	SFR
6832	Lafayette Dr	11/17/2016	1			1		1-br ADU
21030	Pacific City Circle	11/18/2016	92			8	84	Pacific City
21040	Pacific City Circle	11/18/2016	84			9	75	Pacific City
7742	Newman Ave	11/30/2016	1			1		Add new unit to ex. SFR property (mod rent)
8521	Glasgow	12/22/2016	1				1	
2016 Total Units			**856**	**0**	**8**	**80**	**768**	
January - December 2017								
609	17th St	1/17/2017	1				1	SFR
510	8th St	1/18/2017	1				1	SFR
21010	Pacific City Circle	1/25/2017	116			9	107	Pacific City
21020	Pacific City Circle	1/25/2017	100			9	91	Pacific City
611	17th St	1/30/2017	1				1	SFR
17061	Sandra Lee Ln	1/31/2017	2				2	duplex
7826	Liberty Dr	2/2/2017	2			1	1	duplex (1 mod rent)
19961	Estuary Ln	2/6/2017	1				1	SFR
16375	Ardsley Cir	2/10/2017	1				1	SFR
303	12th St	2/22/2017	1				1	SFR
301	12th St	2/22/2017	1				1	SFR
622	14th St	2/24/2017	1				1	SFR
624	14th St	2/24/2017	1				1	SFR
16581	S Pacific Ave	2/24/2017	1				1	SFR
1206	Pine St	3/9/2017	1				1	SFR
1842	Park St	3/10/2017	1				1	SFR
420	10th St	3/15/2017	1				1	SFR

8372	Daren Cir	3/17/2017	1			1		1-br ADU (mod rent)
216	13th St	4/4/2017	1				1	SFR
218	13th St	4/4/2017	1				1	SFR
1004	Huntington St	4/21/2017	1				1	SFR
1002	Huntington St	4/21/2017	1				1	SFR
1011	California St	4/26/2017	1				1	SFR
1009	California St	4/26/2017	1				1	SFR
16891	11th St	5/4/2017	2				2	SFR
807	Huntington St	5/8/2017	1				1	SFR
809	Huntington St	5/8/2017	1				1	SFR
1110	England St	5/30/2017	1				1	SFR
16475	S Pacific Ave	7/6/2017	1				1	SFR
16467	S Pacific Ave	7/6/2017	1				1	SFR
4121	Morning Star Dr	7/10/2017	1				1	SFR
19001	Kipahulu Ln	7/12/2017	1			1		1-br ADU (mod rent)
900	Palm Ave	7/18/2017	1				1	Add new unit to ex. SFR property
5171	Pearce Dr	8/2/2017	1				1	SFR
16971	Edgewater Ln	8/7/2017	1				1	SFR
19387	Newhaven Ln	8/23/2017	1			1		1-br ADU (mod rent)
1828	Main St	9/7/2017	1				1	SFR
613	13th St	9/7/2017	1				1	SFR
615	13th St	9/7/2017	1				1	SFR
16381	S Pacific Ave	9/26/2017	1				1	SFR
413	California St	9/28/2017	1				1	SFR
415	California St	9/28/2017	1				1	SFR
530	13th St	10/2/2017	1				1	SFR
16777	Bolero Ln	10/9/2017	1				1	SFR
712	Palm Ave	10/10/2017	1			1		1-br ADU (mod rent)
7501	Moonstone Ct	10/18/2017	1				1	SFR
1831	Pine St	10/31/2017	1			1		1-br ADU (mod rent)
311	Crest Ave	11/2/2017	1				1	SFR
1019	California St	11/9/2017	1				1	SFR
8222	Snowbird Dr	11/16/2017	1			1		1-br ADU (mod rent)
1010	England St	11/21/2017	1				1	SFR
16582	Somerset Ln	12/7/2017	1				1	SFR
16926	10th St	12/13/2017	2				2	Duplex
4062	Diablo Cir	12/19/2017	1				1	SFR
502	16th St	12/26/2017	1				1	SFR
504	16th St	12/26/2017	1				1	SFR
2017 Total Units			**274**	**0**	**0**	**25**	**249**	
January - December 2018								
16882	Bressel Ln	1/3/2018	1			1		1-br ADU (mod rent)
20123	Bushard St.	1/30/2018	1				1	1-br ADU
8366	Edam Cir	2/2/2018	1			1		1-br ADU (mod rent)
7762	Liberty Dr	2/6/2018	1				1	TPM 2006-188 4-units; inclusionary in-lieu
7766	Liberty Dr	2/6/2018	1				1	TPM 2006-188
7776	Liberty Dr	2/6/2018	1				1	TPM 2006-188
7772	Liberty Dr	2/6/2018	1				1	TPM 2006-188
318	3rd St	2/20/2018	1				1	SFR
316	3rd St	2/20/2018	1				1	SFR
817	Main St	2/27/2018	1				1	1-br ADU
312	3rd St	2/28/2018	1				1	SFR
314	3rd St	2/28/2018	1				1	SFR
201	21st St	3/2/2018	1				1	SFR
5422	Rivergate Dr	3/16/2018	1				1	Tract 15377 Parkside Estates
5402	Rivergate Dr	3/16/2018	1				1	Tract 15377 Parkside Estates
5392	Rivergate Dr	3/16/2018	1				1	Tract 15377 Parkside Estates
512	8th St	3/26/2018	1				1	SFR
16742	Bolero Ln	3/28/2018	1				1	SFR
16752	Bolero Ln	3/28/2018	1				1	SFR
308	3rd St	4/3/2018	1				1	SFR
310	3rd St	4/3/2018	1				1	SFR
7702	Alberta Dr	4/11/2018	1				1	SFR
3941	Sirius Dr	4/16/2018	1				1	SFR
214	8th St	4/19/2018	1				1	SFR
16705	Graham St	5/3/2018	1			1		1-br ADU (mod rent)
5932	San Souci Cir	5/23/2018	1			1		1-br ADU (mod rent)
412	9th St	5/31/2018	1				1	SFR
414	9th St	5/31/2018	1				1	SFR
5071	Partridge Cir	6/11/2018	1			1		1-br ADU (mod rent)
611	Geneva Ave	7/3/2018	1				1	SFR

1101	England St	7/5/2018	1				1	SFR
1103	England St	7/5/2018	1				1	SFR
843	14th St	7/6/2018	1				1	1-br ADU
16854	Bayview Dr	7/12/2018	1				1	SFR
17292	Zeider Ln	7/18/2018	1			1		1-br ADU (mod rent)
209	Huntington St	7/19/2018	1				1	SFR
211	Huntington St	7/19/2018	1				1	SFR
17021	Sims Ln	7/23/2018	3				3	4-plex; add to ex. SFR property; inclusionary in-lieu
805	Alabama St	7/23/2018	1				1	SFR
807	Alabama St	7/23/2018	1				1	SFR
833	Frankfort Ave	7/27/2018	1				1	SFR
16995	S Pacific Ave	8/7/2018	1				1	SFR
737	Williams Dr	8/10/2018	1			1		1-br ADU (mod rent)
623	13th St	8/24/2018	1				1	SFR
625	13th St	8/24/2018	1				1	SFR
122	7th St	9/7/2018	1				1	SFR
124	7th St	9/7/2018	1				1	SFR
10452	Shangri La Dr	9/10/2018	1				1	SFR
16541	Newland St	10/9/2018	1			1		1-br ADU (mod rent)
15631	Pelican Ln	10/12/2018	1			1		1-br ADU (mod rent)
20162	Crown Reef Ln	10/17/2018	1			1		1-br ADU (mod rent)
840	14th St	10/29/2018	2				2	SFR w/ ADU
3632	Venture Dr	11/9/2018	1				1	SFR
14341	Hacienda Dr	11/21/2018	1			1		2-br ADU (mod rent)
17282	Juniper Ln	12/6/2018	1				1	Tract 15377 Parkside Estates
17301	Juniper Ln	12/6/2018	1				1	Tract 15377 Parkside Estates
17311	Juniper Ln	12/6/2018	1				1	Tract 15377 Parkside Estates
17302	Juniper Ln	12/6/2018	1				1	Tract 15377 Parkside Estates
17291	Juniper Ln	12/6/2018	1				1	Tract 15377 Parkside Estates
17292	Juniper Ln	12/6/2018	1				1	Tract 15377 Parkside Estates
17422	Lido Ln	12/7/2018	1			1		2-br ADU
3531	Courtside Cir	12/11/2018	1				1	SFR
324	3rd St	12/12/2018	1				1	SFR
326	3rd St	12/12/2018	1				1	SFR
2018 Total Permits			**67**	**0**	**0**	**12**	**55**	
January - December 2014								
19781	Wardlow Ln	1/13/2014	1				1	SFR
19791	Wardlow Ln	1/13/2014	1				1	SFR
19801	Wardlow Ln	1/13/2014	1				1	SFR
112	12th St	1/15/2014	1				1	SFR
622	13th St	1/17/2014	1				1	SFR
624	13th St	1/17/2014	1				1	SFR
4031	Morning Star Dr	1/30/2014	1				1	SFR
121	7th St	2/11/2014	1				1	SFR
520	13th St	2/25/2014	1				1	SFR
522	13th St	2/25/2014	1				1	SFR
18151	Beach Blvd	2/27/2014	78	40	37	0	1	Oceana: 40 VL includes 8 ELI; 1 market rate manager's unit
610	17th St	3/10/2014	1				1	SFR
612	17th St	3/10/2014	1				1	SFR
235	1st St	6/4/2014	1				1	SFR
237	1st St	6/4/2014	1				1	SFR
239	1st St	6/4/2014	1				1	SFR
9191	Pioneer Dr	6/4/2014	1				1	SFR
9181	Pioneer Dr	6/4/2014	1				1	SFR
9171	Pioneer Dr	6/4/2014	1				1	SFR
9161	Pioneer Dr	6/4/2014	1				1	SFR
9151	Pioneer Dr	6/4/2014	1				1	SFR
9142	Landers Dr	6/4/2014	1				1	SFR
9152	Landers Dr	6/4/2014	1				1	SFR
9162	Landers Dr	6/4/2014	1				1	SFR
9172	Landers Dr	6/4/2014	1				1	SFR
9181	Landers Dr	6/4/2014	1				1	SFR
9171	Landers Dr	6/4/2014	1				1	SFR
9161	Landers Dr	6/4/2014	1				1	SFR
212	Baltimore Ave	6/6/2014	1				1	SFR
210	Baltimore Ave	6/6/2014	1				1	SFR
405	14th St	6/9/2014	1				1	SFR
19732	Slayback Ln	6/12/2014	1				1	SFR
19742	Slayback Ln	6/12/2014	1				1	SFR
19752	Slayback Ln	6/12/2014	1				1	SFR
19762	Slayback Ln	6/12/2014	1				1	SFR

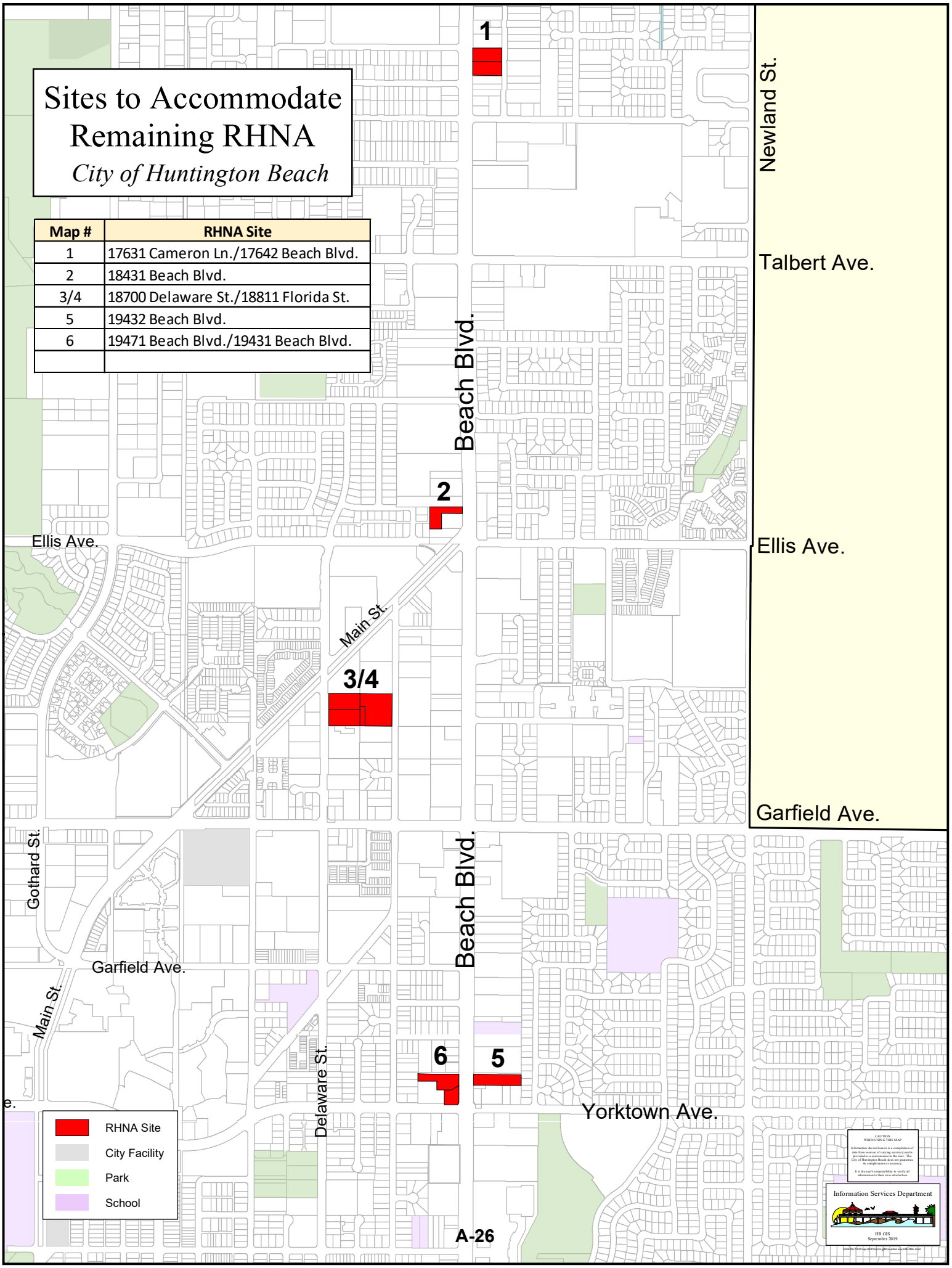
19772	Slayback Ln	6/12/2014	1				1	SFR
19782	Slayback Ln	6/12/2014	1				1	SFR
19792	Slayback Ln	6/12/2014	1				1	SFR
9182	Landers Dr	6/12/2014	1				1	SFR
19731	Slayback Ln	6/12/2014	1				1	SFR
19741	Slayback Ln	6/12/2014	1				1	SFR
16651	Carousel Ln	6/13/2014	1				1	SFR
10212	Thompson Dr	6/20/2014	1				1	SFR
10202	Thompson Dr	6/20/2014	1				1	SFR
10192	Thompson Dr	6/20/2014	1				1	SFR
18504	Beach Blvd	6/23/2014	92			10	82	Elan (274 units)
725	Williams Dr	7/2/2014	1				1	SFR
727	Williams Dr	7/2/2014	1				1	SFR
1830	Park St	9/3/2014	1				1	SFR
7400	Center Ave	10/17/2014	91			8	83	HB lofts (378 total inlcuding 7 live/work)
7400	Center Ave	10/17/2014	96			8	88	
7400	Center Ave	10/17/2014	80			8	72	
7400	Center Ave	10/17/2014	56			8	48	
7400	Center Ave	10/17/2014	48			7	41	
725	13th St	11/5/2014	1				1	SFR
202	13th St	11/12/2014	1				1	SFR
7802	Alhambra Dr	12/2/2014	1				1	SFR
7882	Alhambra Dr	12/2/2014	1				1	SFR
220	Geneva Ave	12/4/2014	2				2	Duplex
101	Alabama St	12/18/2014	1				1	SFR
2014 Total Units			**595**	**40**	**37**	**49**	**469**	
January - December 2013 (post 1/1/2014 Occupancy)								
	Noelle, Kendall, Abig	1/4 - 12/18/2	91		1	8	82	Pacific Shores
410	12th St	1/10/2013	1				1	SFR
1111	California	2/13/2013	1				1	SFR
1109	California	2/13/2013	1				1	SFR
17011	Bolero	3/14/2013	1				1	SFR
613	10th St	4/1/2013	1				1	SFR
615	10th St	4/1/2013	1				1	SFR
17066	Marinabay Dr	4/11/2013	1				1	SFR
16532	Cotuit Cir	6/3/2013	1				1	SFR
414	10th St	6/20/2013	1				1	SFR
7401-91	Edinger Ave	6/27/2013	487	10		47	430	Boardwalk Mixed Use (487 total: 10VL,47MOD)
18502	Beach Blvd	7/26/2013	78			7	71	Elan (274 total: 27MOD)
402	10th St	8/22/2013	1				1	SFR
404	10th St	8/22/2013	1				1	SFR
116	12th St	8/27/2013	1				1	SFR
118	12th St	8/27/2013	1				1	SFR
114	12th St	8/27/2013	1				1	SFR
231	Alabama St	9/6/2013	1				1	SFR
233	Alabama St	9/6/2013	1				1	SFR
235	Alabama St	9/6/2013	1				1	SFR
19891	Beach Blvd	9/25/2013	173			17	156	Beach & Ocean (173 total: 17 MOD)
527	12th St	9/25/2013	1				1	SFR
19110	Delaware St	10/1/2013	1		1			Church caretaker unit (low rent)
301	2nd St	10/7/2013	1				1	SFR
303	2nd St	10/7/2013	1				1	SFR
1814	Main St	12/11/2013	1				1	SFR
16501	Peale	12/16/2013	1				1	SFR
2013 Total Units			852	10	2	79	761	
2019 ADU Only			20	0	0	12	8	

Project Name	Location	Number of Total Units	Description	Notes
LeBard	20461 Craimer	15	Single-family	In-lieu
Parkside	5422 Rivergate	111	Single-family	Affordable off-site (previous H.E.
Windbourne	5751 Windchime Dr.	51 (1 mod)	Single-family	Affordable off-site/in-lieu/one mod on site
Holly Townhomes	19200 Holly Lane	32 (5 mod)	Townhomes	Density bonus project
Gothard Townhomes	19100 Gothard	21 (3 mod)	Townhomes	Density bonus project
Bonnani Condominiums	7262 Garfield	10 (1 low)	Condominiums	Density bonus project
Windward	17202 Bolsa Chica	36	Condominiums	In-lieu
Total Units		266 market rate 9 mod 1 low		

Sites to Accommodate Remaining RHNA

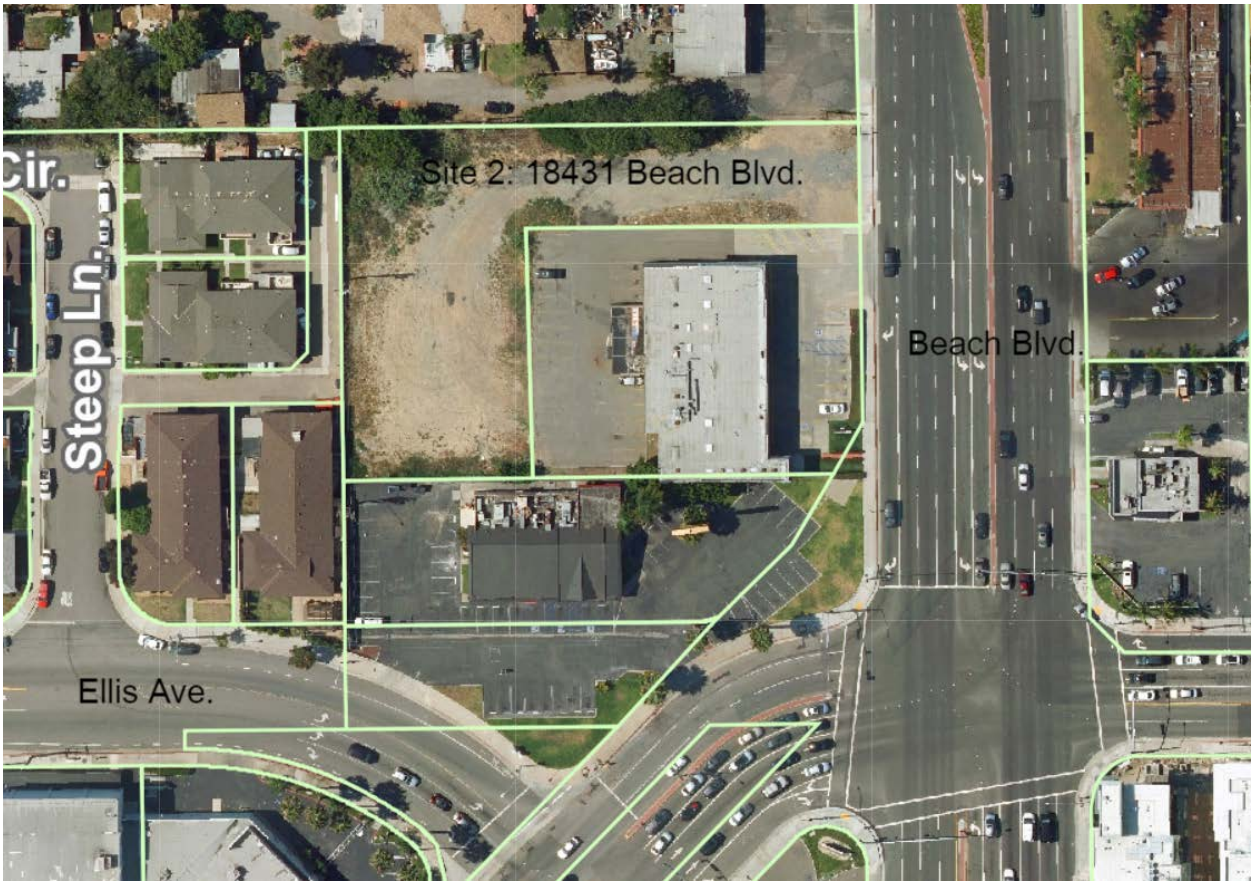
City of Huntington Beach

Map #	RHNA Site
1	17631 Cameron Ln./17642 Beach Blvd.
2	18431 Beach Blvd.
3/4	18700 Delaware St./18811 Florida St.
5	19432 Beach Blvd.
6	19471 Beach Blvd./19431 Beach Blvd.



Site 1: 17631 Cameron Lane/ 17642 Beach Blvd.

Site 2: 18431 Beach Blvd.



Sites 3/4: 18700 Delaware/18811 Florida

Site 5: 19432 Beach

Site 6: 19431/19471 Beach Blvd.

APPENDIX B

PUBLIC NOTICE

HOUSING ELEMENT NOTIFICATION LIST

PUBLIC NOTICE

CITY OF HUNTINGTON BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC REVIEW AND COMMENT PERIOD FOR A PROPOSED AMENDMENT TO THE CITY OF HUNTINGTON BEACH HOUSING ELEMENT

Notice of Public Comment Period:

A draft of the Housing Element Amendment will be available for public review and comment for 30 days starting November 14, 2019 and ending December 13, 2019. The document will be available at the following locations:

- City of Huntington Beach City Hall, 2000 Main Street, Huntington Beach, CA 92648
  - Community Development Department, 3rd Floor;
  - City Clerk's Office, 2nd Floor; and
- on the web: https://www.huntingtonbeachca.gov/government/departments/planning/major/major-projects-view.cfm?ID=45

Any person wishing to comment on the draft Housing Element Amendment may do so in writing by 5 p.m. on Friday, December 13, 2019, by providing written comments to Jennifer Villasenor, City of Huntington Beach Community Development Department, 2000 Main Street, Huntington Beach, CA 92648 or via email at jvillasenor@surfcity-hb.org.

Subsequent to the public review and comment period, the City Council will hold a noticed public hearing on the draft Housing Element amendment. The public hearing is tentatively scheduled for February 2020.

What is the Housing Element?

The Housing Element is one of the state-mandated elements of the City's General Plan. State housing element law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. State housing element law also requires that each city and county develop local housing programs to meet its fair share of existing and future housing needs for all income groups, commonly referred to as the Regional Housing Need Allocation or RHNA.

Housing element law also requires the Department of Housing and Community Development (HCD) to review local housing elements for compliance with state law and to report its written findings to the local government. If HCD finds that a local housing element complies with state law, the jurisdiction's housing element is considered HCD certified.

In September 2013, the 2013-2021 Housing Element was adopted by the City Council and subsequently certified by HCD in October 2013. It was then de-certified by HCD following an amendment to the Beach and Edinger Corridors Specific Plan (BECSP) in May of 2015, which affected the City's ability to accommodate its lower income RHNA targets. The City is interested in pursuing an HCD certified housing element for the purpose of being eligible for state SB 2 Funds. SB 2 funds can be used to support the City's homelessness response programs, but eligibility for the funds requires a HCD certified

Housing Element. On November 4, 2019, the City Council directed City staff to prepare an amendment to the Housing Element for future consideration.

Changes to the Housing Element

In order to address the remaining lower income RHNA, the City is proposing to undertake an adequate sites program within the parameters of state law consisting of the following:

- Establish an "Affordable Housing Overlay" within the BECSP to be applied to the 7 sites (approx. 11 acres) to accommodate the RHNA shortfall.
- Allow for residential development within the Overlay to continually accommodate the remaining lower income RHNA throughout the entire planning period.
- Replace the Conditional Use Permit (CUP) requirement with a “by-right” administrative Site Plan Review process on sites designated with the Overlay that propose at least 20% lower income units (encompassing extremely low, very low, and low income units) on site (no in lieu fees allowed).
- Replace the amended BECSP parking requirement with requirements in line with the citywide multi-family parking standard for sites within the Overlay.
- Provide for exclusively residential uses on sites in the Overlay (no commercial component required).

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

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