



**CITY OF HUNTINGTON BEACH
PLANNING COMMISSION STUDY SESSION**

**GENERAL PLAN AMENDMENT (GPA) NO. 12-001
(HOUSING ELEMENT UPDATE)
NOVEMBER 13, 2012**

SUMMARY

- **Location:** Citywide
- **Proposed Project:** The Housing Element is a citywide plan for housing, including the provision of affordable housing, in the City of Huntington Beach. It is one of the seven State mandated elements of the General Plan and was last updated in 2008. Pursuant to California Government Code Section 65588, the Housing Element must be updated for the 2014-2021 planning period.

State Housing Element Law (Article 10.6 of Chapter 3 of the Government Code) establishes requirements for the content of local agencies' housing elements in order to ensure that housing issues are adequately and thoroughly addressed. The City has retained a consultant, Karen Warner Associates, to assist staff in the preparation of the Housing Element Update in meeting the State's requirements and ultimately obtaining certification from the California State Department of Housing and Community Development (HCD).

The purpose of the Housing Element is to establish a comprehensive housing strategy for all economic segments of the City. The Housing Element consists of five sections.

- Section I of the Housing Element Update provides an overview of the Housing Element and introduces key housing issues in the City of Huntington Beach.
- Section II provides an analysis of the City's existing and projected housing needs. This analysis includes the following components: the City's current population and household characteristics, housing stock characteristics, a description of assisted housing at risk of converting to market rate and the City's share of the regional housing need (RHNA) as determined by the Southern California Association of Governments (SCAG).
- Section III of the Housing Element Update identifies constraints to providing housing such as environmental, market and governmental constraints.
- Section IV discusses housing opportunities within the City of Huntington Beach. This section includes an analysis of available sites for housing as well as financial and administrative resources.
- Section V sets forth a housing plan for the 2014-2021 planning period. An evaluation of the program accomplishments from the current planning period is incorporated in this section as well. A matrix of the program accomplishments for the current planning period is provided as Attachment No. 1.

The Southern California Association of Governments (SCAG) has determined that Huntington Beach has a regional housing need (RHNA) of 1,353 units for the 2014-2021 planning period. Additionally, the RHNA is broken down further into the number of housing units needed for various household income categories. The City's RHNA per income category is:

- 313 very low income units;
- 220 low income units;
- 248 moderate income units; and
- 572 above moderate income units.

The City plans to demonstrate that its share of the regional housing need could be met through development on vacant residential sites and entitled/pending projects with occupancy anticipated after January 1, 2014 (Attachment No. 2).

For the current 2008-2013 planning period, the City's RHNA is 2,092 units. The City has fully addressed its current RHNA through construction of new units, entitled projects, vacant residential sites and adoption of the Beach and Edinger Corridors Specific Plan.

□ **CEQA:**

The City's consultant will prepare an environmental assessment pursuant to CEQA guidelines for the Housing Element Update.

□ **Public Participation**

Public participation is a necessary and important component of the Housing Element Update process. In addition to this study session, the City will conduct an additional Planning Commission study session and one City Council study session during preparation of the Housing Element Update. Notice of the study session meetings is advertised in the newspaper and mailed to interested parties including housing developers, affordable housing providers, groups and organizations advocating for special needs populations (i.e. – elderly, disabled persons, etc.), and organizations representing specific segments of the community (i.e. – Council on Aging, Mobile Home Advisory Board, etc.). A draft Housing Element is anticipated to become available for public review and comment in March 2013.

□ **The Planning Commission and City Council public hearings are scheduled for Summer 2013.**

The City is required to have the updated Housing Element approved by HCD by October 2013.

□ **Attachments:**

1. Program Accomplishments 2008-2014 Housing Element
2. Potential Housing Units During 2014-2021 RHNA

Review of 2008-2014 Housing Element Programs

Policy/Program	Accomplishments
<p>1. Single-Family Rehabilitation <u>Action:</u> 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.</p>	<p><u>Progress:</u> On April 5, 2010, the City Council adopted new Rehabilitation Program Guidelines. To date, 938 loans and grants have been issued to lower income households with 202 loans remaining active. Between 2007/08 through 2011/12, the City has provided for 48 loans and 42 grants, surpassing its goal to provide assistance for 15 households annually, or 75 households during this 5 year period. In 2010, the loan amount was increased from \$35,000 per loan to \$75,000 and the grant amount was increased from \$5,000 to \$10,000.</p> <p><u>Effectiveness:</u> The City exceeded its overall rehabilitation goal.</p> <p><u>Appropriateness for 2013-2021 Housing Element:</u> With the ongoing need to maintain the City's aging housing stock, this program remains necessary for the Housing Element time period.</p>
<p>2. Multiple-Family Acquisition and Rehabilitation through Non-Profit Developers <u>Action:</u> 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.</p>	<p><u>Progress:</u> Between 2008 and 2012, the City worked with two different non-profit developers to complete four multi-family acquisition/rehabilitation projects for a total of 183 units, exceeding the City's goal to achieve 120 units. Nonprofit partners included Jamboree (III, IV and Emerald Cove – 173 very-low income units) and Colette's Children's Homes (Keelson - 10 very-low income units). The Economic Development Department issued a total of \$12.30 million in Redevelopment Set-Aside and HOME loans to nonprofits in support of acquisition and rehabilitation activities.</p> <p><u>Effectiveness:</u> 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. With financial assistance from the City/Agency, the nonprofits are able to oversee the acquisition and rehabilitation process and stay in place as long-term owners and operators.</p> <p><u>Appropriateness for 2013-2021 Housing Element:</u> This program remains an integral component to the City's overall affordable housing strategy. However, future funding sources will be limited to HOME funds, Tax Credits and other Grant opportunities the City can be awarded.</p>
<p>3. Neighborhood Improvement Program <u>Action:</u> Implement a comprehensive 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. In addition, the Public Nuisance Task Force, comprised of representatives from various City departments, will conduct monthly meetings, with the goal to expedite the abatement of properties that are considered public nuisances.</p>	<p><u>Progress:</u> From 2008 through October 2012, the City has held 16 Ocean View Task Force meetings, three joint inspection meetings with the Orange County Health Department and two Green Building informational sessions. The Task Force meetings involve participation by 13 agencies/groups. In addition, the City's Public Nuisance Task Force meets on a monthly basis. The City has the equivalent of two code enforcement officers assigned to the CDBG target areas.</p> <p><u>Effectiveness:</u> 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.</p> <p><u>Appropriateness for 2013-2021 Housing Element:</u> This program remains an important component of the City's efforts to maintain and improve neighborhood and livability conditions throughout the City.</p>

Policy/Program	Accomplishments
<p>4. Preservation of Assisted Rental Housing <u>Action:</u> 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.</p>	<p><u>Progress:</u> City contacted the Huntington Villa Yorba property owners and discussed the importance of the property to the City and 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.</p> <p><u>Effectiveness:</u> 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.</p> <p><u>Appropriateness for 2013-2021 Housing Element:</u> 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.</p>
<p>4a. Preservation of Wycliffe Gardens – Committed Assistance <u>Action:</u> 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 Wycliffe 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.</p>	<p><u>Progress:</u> In 2009, Wycliffe Gardens was sold to LOMCO, a non-profit organization, and affordable rent levels have been maintained. The City worked with LOMCO to secure financing through Century Housing for purchase, and to secure a five-year Section 8 contract extension through HUD. No City funds were utilized in the project's preservation.</p> <p><u>Effectiveness:</u> The City continues to work with LOMCO on long-term covenants with minimal City assistance.</p> <p><u>Appropriateness for 2013-2021 Housing Element:</u> Given the at-risk status of this property related to its short-term Section 8 contracts, the City will continue to pursue an agreement and dedicate HOME and/or other HUD funds to meet the assistance requirements.</p>
<p>5. Section 8 Rental Assistance Program and other Assistance <u>Action:</u> 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.</p>	<p><u>Progress:</u> The City assisted with recently opened enrollment period for Section 8 and is involved in Cities Advisory to OCHC and OC Partnership to increase future affordable housing opportunities in the City. The City has 880 Section 8 vouchers – 363 for elderly, 206 disabled/non elderly, and 311 disabled/elderly vouchers. In addition, through Homelessness assistance, Shelter and Section 8 vouchers from other cities/counties there are 1091 assisted units – 426 elderly; 309 disabled/non-elderly; and 356 families.</p> <p><u>Effectiveness:</u> The City maintained the levels of assistance, increased the number of Huntington Beach residents on the waiting list.</p> <p><u>Appropriateness for 2013-2021 Housing Element:</u> The City plans to maintain current levels of assistance and continue working with OC Partnership to identify additional apartment projects for Section 8 tenants.</p>

Policy/Program	Accomplishments
<p>6. Mobile Home Park Preservation <u>Action:</u> 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.</p>	<p><u>Progress:</u> 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.</p> <p><u>Effectiveness:</u> The City has received fewer complaints from Mobile Home Park Residents and continues to provide focused information. This year, the Fire Department handed out Emergency Preparedness to every Mobile Home resident.</p> <p><u>Appropriateness for 2013-2021 Housing Element:</u> The City plans to continue the MHAB meetings and respond to residents' concerns and provide informative topics.</p>
<p>7. Condominium Conversion Ordinance <u>Action:</u> 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.</p>	<p><u>Progress:</u> 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.</p> <p><u>Effectiveness:</u> 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.</p> <p><u>Appropriateness for 2013-2021 Housing Element:</u> This program no longer remains appropriate.</p>
<p>8. Residential and Mixed Use-Use Sites Inventory <u>Action:</u> 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.</p>	<p><u>Progress:</u> 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).</p> <p><u>Effectiveness:</u> This program has been very successful and has facilitated the approval of a number of residential and mixed use projects.</p> <p><u>Appropriateness for 2013-2021 Housing Element:</u> 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.</p>

Policy/Program	Accomplishments
<p>9. Beach/Edinger Corridor Specific Plan <u>Action:</u> Adopt the Beach/Edinger Corridor Specific Plan in 2008, providing expanded capacity for high density residential and mixed use development by right. Establish form-based standards which facilitate development. Encourage the provision of housing affordable to lower income households by requiring inclusionary units to be provided on-site or within the boundaries of the Specific Plan, and providing additional incentives for increased percentages of affordable units. The City will monitor development in the Specific Plan to ensure that affordable housing opportunities are being provided within the Specific Plan area. To ensure the effectiveness of the Specific Plan strategy to accommodate the regional housing need for lower income households, an effective public engagement process will be established.</p>	<p><u>Progress:</u> 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.</p> <p><u>Effectiveness:</u> The Specific Plan was adopted and to-date 1,318 units have been approved for construction.</p> <p><u>Appropriateness for 2013-2021 Housing Element:</u> This program no longer remains appropriate as it has been fully implemented.</p>
<p>9a. Residential Rezoning Program <u>Action:</u> Redesignate sites to accommodate at least 704 units at 30+ units/acre, and 311 units at 12+ units/acre. Complete rezoning by June 2009.</p>	<p><u>Progress:</u> The City, as part of the Beach and Edinger Corridors Specific Plan, re-designated over 400 acres to mixed use development with an allowance for 4,500 units with no maximum density limit. In conjunction with the adoption of the Specific Plan in 2010, the City designated 2 of the 5 sites (with the potential to yield 352 units) identified in Table IV-7 of the Housing Element for exclusively residential uses. 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).</p> <p><u>Effectiveness:</u> While the City did accomplish the rezoning, this program did not result in the production of housing units. Worth noting, of the 1,318 units approved for construction within the Specific Plan none are proposed for the potential rezoning sites.</p> <p><u>Appropriateness for 2013-2021 Housing Element:</u> This program no longer remains appropriate as the City has demonstrated that it can satisfy the unaccommodated need with vacant sites and entitled and pending projects.</p>
<p>10. Residential Development Opportunities on School Sites <u>Action:</u> 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.</p>	<p><u>Progress:</u> The school districts and City determined that the quarterly meeting were no longer necessary in 2010. Entitlements on two Fountain Valley school sites were approved by the Planning Commission in 2012 and are scheduled for City Council action. The proposed school site developments would result in 130 single-family units on 2 sites.</p> <p><u>Effectiveness:</u> The City has been able to assist the school districts and development community with evaluating the reuse of surplus school sites.</p> <p><u>Appropriateness for 2013-2021 Housing Element:</u> The school districts have numerous closed and surplus school sites. Thus, a program that focuses on coordination remains appropriate, although the quarterly meetings are not.</p>

Policy/Program	Accomplishments
<p>11. Second Units <u>Action:</u> 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.</p>	<p><u>Progress:</u> 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.</p> <p><u>Effectiveness:</u> The City continues to process requests for second units indicating that the public education efforts have been effective.</p> <p><u>Appropriateness for 2013-2021 Housing Element:</u> This program is no longer necessary for the Housing Element.</p>
<p>12. Affordable Housing Development Assistance <u>Action:</u> 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.</p>	<p><u>Progress:</u> Between 2008 and 2012, the City worked with two nonprofit developers to complete two multi-family new construction projects, totaling 53 affordable units. Colette's Children's Homes teamed with Chelsea Investment Corporation (6 very-low income units) and Orange Housing (48 units of which 47 are restricted to very-low and low income households). The Economic Development Department issued a total of \$10.75 million in Redevelopment Set-Aside, NSP and HOME loans to the project in support of land acquisition and development.</p> <p><u>Effectiveness:</u> 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 acquisition and rehabilitation process and stay in place as long-term owners and operators.</p> <p><u>Appropriateness for 2013-2021 Housing Element:</u> This program remains an integral component to the City's overall affordable housing strategy. Within the elimination of redevelopment agency funding, funding sources will be limited to HOME/HUD funds, tax credits funding and other grants.</p>
<p>13. Workforce Housing Program <u>Action:</u> Adopt Workforce Housing Program Guidelines in 2008, and assist five households on an annual basis.</p>	<p><u>Progress:</u> The City partnered with Habitat for Humanity to build two units that provided affordable workforce housing.</p> <p><u>Effectiveness:</u> Two units provided.</p> <p><u>Appropriateness for 2013-2021 Housing Element:</u> As projects and partnerships are developed, workforce housing will continue to be a worthy goal.</p>
<p>14. Inclusionary Housing Ordinance <u>Action:</u> 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.</p>	<p><u>Progress:</u> In August 2011, the City's Inclusionary Guidelines were modified and improved for new development and current Inclusionary Housing residents. Currently, the City is modifying the in-lieu fee program to adopt in-lieu fees for projects with between 9 and 30 units.</p> <p><u>Effectiveness:</u> The inclusionary ordinance has resulted in fees paid or affordable units being incorporated within numerous market rate projects that are under construction or have been approved.</p> <p><u>Appropriateness for 2013-2021 Housing Element:</u> This program remains an integral component to the City's overall affordable housing strategy.</p>

Policy/Program	Accomplishments
<p>15. Green Building <u>Action:</u> 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.</p>	<p><u>Progress:</u> 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 Housing Element period. Several residential and mixed use projects have been approved requiring 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 meeting specified criteria. The Planning and Building Department has a certified LEED Green Associate planner on staff.</p> <p><u>Effectiveness:</u> This has been an effective program based on the accomplishments summarized above.</p> <p><u>Appropriateness for 2013-2021 Housing Element:</u> This program remains an integral component of the City's overall goal of providing more sustainable development and housing options.</p>
<p>16. Child Care Facilities <u>Action:</u> 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.</p>	<p><u>Progress:</u> Evaluation of zoning incentives remains to be scheduled. 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.</p> <p><u>Effectiveness:</u> 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.</p> <p><u>Appropriateness for 2013-2021 Housing Element:</u> This program can provide meaningful benefit and remains appropriate for the Housing Element.</p>
<p>17. Affordable Housing Density Bonus <u>Action:</u> Continue to implement the Affordable Housing Density Bonus as a means of enhancing the economic feasibility of affordable housing development.</p>	<p><u>Progress:</u> No density bonuses have been requested during the planning period; however, inquiries regarding density bonuses for various sites have been made.</p> <p><u>Effectiveness:</u> 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.</p> <p><u>Appropriateness for 2013-2021 Housing Element:</u> This program remains an important component to the City's overall affordable housing strategy.</p>

Policy/Program	Accomplishments
<p>18. Development Fee Assistance <u>Action:</u> 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.</p>	<p><u>Progress:</u> 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.</p> <p><u>Effectiveness:</u> The pending lower income projects are expected to benefit from the new fee exemptions.</p> <p><u>Appropriateness for 2013-2021 Housing Element:</u> This program remains relevant as the City could consider additional fee reductions.</p>
<p>19. Residential Processing Procedures <u>Action:</u> 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.</p>	<p><u>Progress:</u> 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 2013.</p> <p><u>Effectiveness:</u> This program has not yet been implemented, but is expected to benefit future multi-family residential projects.</p> <p><u>Appropriateness for 2013-2021 Housing Element:</u> This program remains relevant.</p>
<p>20. Zoning Ordinance Revision <u>Action:</u> 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.</p>	<p><u>Progress:</u> These changes were adopted by City Council in December 2009</p> <p><u>Effectiveness:</u> 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.</p> <p><u>Appropriateness for 2013-2021 Housing Element:</u> This program has been completed and is no longer necessary.</p>
<p>21. Fair Housing <u>Action:</u> 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 through distribution of brochures at City community centers and libraries.</p>	<p><u>Progress:</u> The City continues to contract with the Fair Housing Council of Orange County (FHOC) to implement the regional Fair Housing Plan (AI) and to offer fair housing services and tenant/landlord counseling to residents.</p> <p><u>Effectiveness:</u> FHCOC assist up to 800 Huntington Beach households annually with issues regarding tenant/landlord matters. Up to 20 discrimination cases are opened each year on behalf of residents. FHCOC provides three public outreach presentations in the City annually.</p> <p><u>Appropriateness for 2013-2021 Housing Element:</u> The Fair Housing program provides an important service to residents and landlords in the community and remains a very appropriate for the Housing Element update.</p>
<p>22. Reasonable Accommodation <u>Action:</u> 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 on the City's website and at the Planning and Building and Safety Departments' public counter.</p>	<p><u>Progress:</u> A code amendment for a Reasonable Accommodations Procedure is in progress, with anticipated adoption in 2013</p> <p><u>Effectiveness:</u> This program has not yet been implemented.</p> <p><u>Appropriateness for 2013-2021 Housing Element:</u> This program is anticipated to be completed prior to start of the next Housing Element period and would no longer be necessary.</p>

Policy/Program	Accomplishments
<p>23. Continuum of Care Homeless Assistance <u>Action:</u> 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.</p>	<p><u>Progress:</u> The City supports the Continuum of Care through 1) data compilation on homeless services and facilities; 2) letter of support for the funding applications; 3) participation in meetings on the Regional Homeless Strategy. In 2010-2012 and planning for 2013 the City participated in the Point in Time Homeless Survey. 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.</p> <p><u>Effectiveness:</u> 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.</p> <p><u>Appropriateness for 2013-2021 Housing Element:</u> The Continuum of Care and Homeless Assistance Program as well as Orange County's Ten-Year Plan to End Homelessness remain appropriate to the Housing Element</p>
<p>24. Project Self-Sufficiency <u>Action:</u> 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.</p>	<p><u>Progress:</u> Between 2008 and 2012 Project Self Sufficiency has assisted over 525 households through PSS, averaging assistance to 102 households per year. This year PSS expanded greater into the Homeless Prevention.</p> <p><u>Effectiveness:</u> Through the Homeless Prevention and Homeless Assistance/Rapid Re-Housing PSS and grown and provided service to single parents (both male and female). The two year program provided case management services to over 400 families.</p> <p><u>Appropriateness for 2013-2021 Housing Element:</u> The PSS program remains an important program in assisting single parents to achieve economic self-sufficiency and remains appropriate for the Housing Element update</p>

City of Huntington Beach					
Potential Housing Units During 2014-2021 Planning Period					
	Very Low	Low	Moderate	Above Moderate	TOTALS
2014- 2021 RHNA TARGETS:	313	220	248	572	1,353
Entitled Projects with post 1/1/2014 occupancy	10	1	189	1973	2173
Pending Projects with post 1/1/2014 occupancy	35	72	44	610	761
<u>VACANT RESIDENTIAL SITES</u>					
RL Capacity				82	82
RM Capacity			86	110	196
RMH Capacity			12	3	15
RH Capacity		4	4	12	20
M Capacity	193	194	12	7	406
<u>UNDERUTILIZED RESIDENTIAL SITES</u>					
RMH Capacity			18		18
M Capacity	127	128			255
Second Dwelling Units (projected)		8	8		16
TOTALS	365	407	373	2,797	3,942
Percentage Over/Under RHNA Target:	12%	75%	37%	386%	5%
Unit Capacity Over/Under RHNA Target:	52	187	125	2,225	2,589