

Please Start Here

General Information	
Jurisdiction Name	Huntington Beach
Reporting Calendar Year	2025
Contact Information	
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Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://hcd.my.site.com/hcdconnect>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions
<p>Please save your file as Jurisdictionname2025 (no spaces). Example: the City of San Luis Obispo would save their file as SanLuisObispo2025</p> <p>Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:</p> <ol style="list-style-type: none">1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. <i>Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.</i>2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Huntington Beach	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	13
Very Low	Deed Restricted	0
	Non-Deed Restricted	9
Low	Deed Restricted	0
	Non-Deed Restricted	37
Moderate	Deed Restricted	0
	Non-Deed Restricted	26
Above Moderate		59
Total Units		144

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	16	0
2 to 4 units per structure	0	4	0
5+ units per structure	0	37	0
Accessory Dwelling Unit	0	87	0
Mobile/Manufactured Home	0	0	0
Total	0	144	0

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	108	144
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	6
Number of Proposed Units in All Applications Received:	19
Total Housing Units Approved:	3
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	0	0
Discretionary	6	19

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	4
Number of Units in Projects Permitted with a Density Bonus	37

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	17
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Huntington Beach	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted	-	-	-	95	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	15	13	17	13	-	-	-	-	153	-
Very Low	Deed Restricted	3,661	-	-	9	-	-	-	-	-	-	-	208	3,453
	Non-Deed Restricted	-	9	-	8	8	12	9	-	-	-	-	-	-
Low	Deed Restricted	2,184	-	-	-	71	-	-	-	-	-	-	253	1,931
	Non-Deed Restricted	-	9	11	39	36	50	37	-	-	-	-	-	-
Moderate	Deed Restricted	2,308	-	-	138	62	42	21	-	-	-	-	383	1,925
	Non-Deed Restricted	-	4	1	30	25	34	26	-	-	-	-	-	-
Above Moderate		5,215	11	6	85	399	59	59	-	-	-	-	619	4,596
Total RHNA		13,368												
Total Units			33	18	419	614	214	165	-	-	-	-	1,463	11,905

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Huntington Beach						
Reporting Year		2025	(Jan. 1 - Dec. 31)					
Table D								
Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report								
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.								
1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Housing Rehab Loan Program	Assist 20 lower income households annually, or 160 over planning period	2013-2021	6th Cycle	Between FY 2015-16 and 2022-23, the City has assisted 82 lower income households through the housing rehab loan and owner-occupied SF, Condo, and Mobile Home Grant Program. In FY 23-24, the City assisted 14 lower income households in these programs.	Continuous	Households	20	FY 2024/25 Consolidated Annual Performance & Evaluation Report (CAPER) Link to CAPER: https://huntingtonbeachca.gov/Documents/Departments/Community%20Development/Affordable%20Housing/CDBG/CAPER/HB%20-%20FY%202024-25%20CAPER%20(Final).pdf?t=202509231712460
MFR Acquisition/Rehab through Non-Profit Developers	Acquire, rehabilitate, and establish affordability covenants on 20 to 40 rental units	2013-2021	6th Cycle	The City has assisted in the acquisition/rehab and establishment of affordability covenants of 13 units within two projects.	Continuous	Units	13	None

Neighborhood Preservation	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	Conduct neighborhood forums on a monthly basis. Analyze CE complaint data on a monthly basis	6th Cycle	The City has maintained two full time code enforcement officers in the CDBG target areas throughout the planning period. During the 2024 calendar year, 3,442 inspections were conducted for 1,395 complaints received. 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. Code Enforcement also endeavors to expand its Neighborhood Preservation activities within CDBG areas. Code Enforcement Officers attend a monthly neighborhood cleanup event in the Oak View community to provide information and establish connections with community members. Code	Continuous	Units	1,008	FY 2024/25 Consolidated Annual Performance & Evaluation Report (CAPER) Link to CAPER: https://huntingtonbeachca.gov/Documents/Departments/Community%20Development/Affordable%20Housing/CDBG/CAPER/HB%20-%20FY%202024-25%20CAPER%20(Final).pdf?t=202509231712460
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Preservation of Assisted Housing	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.	Contact property owners at least six months prior to Section 8 contract renewals	6th Cycle	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.	Continuous	Units	375	None
Rental Assistance - Section 8	Continue current levels of Section 8; coordinate with OCHA; encourage landlords to register units	2013-2021	6th Cycle	In 2024, approximately 640 Huntington Beach households received tenant-based Housing Choice Vouchers administered through OCHA. Approximately 84 of these were for Veterans Affairs Supportive Housing Vouchers, 25 were Family Unification Vouchers, 116 were for the disabled, 379 were for seniors, and 60 were for formerly homeless 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.	Continuous	Households	650	2025 Orange County Housing Authority, "Programs Assisted by Cities Chart", June 2, 2025

Rental Assistance - TBRA	Initiate local TBRA program, with goal to assist 168 households, with preference given to veterans, seniors, and victims of domestic violence.	Initiate local TBRA program in FY 2015-16	6th Cycle	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. The program assisted 336 households between FY 15/16 and FY 21/22. In November 2022, the City Council approved to expand the TBRA Program to include seniors earning below 50% of area median income that own a mobile home to pay for a portion of their space rent. The mobile home TBRA program was implemented in April 2023 and provided space rent assistance to 31 senior households in FY 23/24. In FY 23/24, the TBRA program assisted a total of 54 households, including the aforementioned 31 mobile	Continuous	Households	62	FY 2024/25 Consolidated Annual Performance & Evaluation Report (CAPER) Link to CAPER: https://huntingtonbeachca.gov/Documents/Departments/Community%20Development/Affordable%20Housing/CDBG/CAPER/HB%20-%20FY%202024-25%20CAPER%20(Final).pdf?t=202509231712460
Mobile Home Park Preservation	Implement MHP Conversion Ordinance. Utilize Advisory Board to assist in resolving issues. Provide tenants info on MPROP funding. Assist tenants with subdivision map waiver process	2013-2021	6th Cycle	The Mobile Home Advisory Board continued to meet quarterly through 2022 and is made up of MHP owners, residents and at-large citizens. As of 2023, the MHAB no longer exists. In 2014, the City adopted a Senior Residential Mobile Home Park Overlay and designated 8 mobile home parks in the City with the objective to retain existing affordable housing options for seniors.	Completed	Other		None

Residential and Mixed Use Inventory	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.	2013-2021; Review sites annually throughout the planning period	6th Cycle	In 2020, the City adopted an amendment to the Housing Element, which included a review of the residential sites inventory. Sites were updated as necessary. The Housing Element including the sites inventory continues to be made available on the City's website and at the zoning counter. The City also tracks vacant sites citywide through GIS. The vacant sites inventory is updated periodically.	Continuous	Other		None
Adequate Sites Program	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.	Amend BECSP concurrently with the Housing Element Amendment by March 2020	6th Cycle	In Feb. 2020, the City adopted an amendment to the BECSP to implement this program.	Continuous	Units	43	None
Development Fee Assistance	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.	2013-2021. Modify the Code in 2020 for ELI units	6th Cycle	The City's inclusionary ordinance has provisions that allow for projects that exceed inclusionary requirements on-site to be eligible for reduced City fees. In 2013, the City provided over one million dollars in Development Impact Fee exemptions for a 78- unit affordable rental project (8 ELI, 32 VL, 37 Low).	Continuous	Units	78	None
Residential Processing Procedures	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	Initiate study of streamlined procedures in 2015 and adopt by 2021	6th Cycle	The City adopted an Affordable Housing Overlay in the BECSP which provides for non-discretionary project approval for residential projects with a minimum of 20% lower income units on-site. In 2018, the City commenced a multi-phased comprehensive zoning code update. The City has completed three phases to date and will evaluate streamlined review procedures for multi-family development for inclusion in future phases.	Continuous	Other		None

Zoning for Transitional and Supportive 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	Prepare Policy Memo in 2014 and modify the Code by 2020. Incorporate language into specific plans in conjunction with future plan amendments	6th Cycle	Residential is not a permitted use within the CV General Plan land use designation. As such, the code has not been amended. While the City has not amended the specific plans to expressly add supportive and transitional housing uses, the City treats these uses as residential uses for zoning purposes and would permit them in the same way residential uses are permitted. As an example, the City funded and acquired a property in the BECSP to be developed with affordable housing with supportive services. The property is currently utilized as a Navigation Center. The City is in the preliminary stages of planning for permanent affordable housing and supportive services on the site. An RFQ was issued in March 2022 and an exclusive negotiating agreement with Jamboree Housing was approved by	Continuous	Other		None
Fair Housing	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.	At least annually, invite fair housing contractor to City events and distribute brochures in community locations. Offer monthly walk-in clinic.	6th Cycle	The Fair Housing Foundation (FHF) assisted approximately 320 unduplicated Huntington Beach residents in FY 23/24 with issues regarding tenant/landlord matters, and handles over a dozen fair housing cases each year on behalf of residents. 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.	Continuous	Persons	333	FY 2024/25 Consolidated Annual Performance & Evaluation Report (CAPER) Link to CAPER: https://huntingtonbeachca.gov/Documents/Departments/Community%20Development/Affordable%20Housing/CDBG/CAPER/HB%20-%20FY%202024-25%20CAPER%20(Final).pdf?t=202509231712460

Housing Opportunities for Persons Living with Developmental Disabilities	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	Pursue funds for supportive housing and services at least twice during planning period. Continue to meet with current housing providers and contact supportive housing providers as part of Huntington Beach Homeless Collaborative monthly meetings	6th Cycle	The City regularly meets with a variety of housing providers and supports various programs that address shelter and transitional housing needs of homeless individuals and families. The City has not obtained funding specific to this program, but will continue to monitor funding opportunities and pursue funding if feasible/available.	Continuous	Units		None
Homeless Assistance	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	Attend periodic meetings of County Regional Committee. Annually allocate CDBG funds.	6th Cycle	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 COC 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 COC Homeless Strategy, and meetings of the COC Board as necessary. The City has established a continuum of services and housing options that people	Continuous	Persons	579	FY 2024/25 Consolidated Annual Performance & Evaluation Report (CAPER) Link to CAPER: https://huntingtonbeachca.gov/Documents/Departments/Community%20Development/Affordable%20Housing/CDBG/CAPER/HB%20-%20FY%202024-25%20CAPER%20(Final).pdf?t=202509231712460
Project Self Sufficiency	Assist 90 households annually	2013-2021	6th Cycle	Effective March 1, 2018, the Project Self Sufficiency program began operating independently as a nonprofit program, separate from the City of Huntington Beach. Although the City still provides some funding to the program, it now assist families in communities throughout the County including Huntington Beach.	Completed	Persons		None

Jurisdiction	Beach	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Huntington Beach	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		
Notes		

