

October 21, 2025

Mayor Pat Burns
Members of the City Council
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

RE: Item #10 – Tax and Equity Fiscal Responsibility Act (TEFRA) Public Hearing for the Pelican Harbor Apartments

Dear Mayor Burns and Honorable Members of the City Council,

The Kennedy Commission (the Commission) is a broad-based coalition of residents and community organizations that advocates for the production of homes affordable for families earning less than \$30,000 annually in Orange County. Formed in 2001, the Commission has been successful in partnering and working with Orange County jurisdictions to create effective housing and land-use policies that have led to the new construction of homes affordable to lower-income working families.

We are writing to support the proposed authorization of up to \$20 million in tax-exempt bonds to refinance the acquisition of the Pelican Harbor Apartments (formerly Huntington Beach Senior Housing). Taking proactive steps to facilitate affordable housing assets and for pursuing financing tools that strengthen affordable housing is a crucial part of addressing affordability and accessibility.

This bond funding is a critical investment in maintaining the City's affordable housing stock and ensuring long-term housing stability for vulnerable residents. The Pelican Harbor Apartments have long served as a vital housing resource for seniors who depend on stable, affordable rent levels to remain housed within their community.

As housing costs continue to rise across Orange County, the preservation of affordable housing is just as important as the creation of new units. Funding mechanisms such as this work to support quality affordable housing developments and uphold the City's commitment to maintaining inclusive housing opportunities for residents of all income levels. Developments like Pelican Harbor are essential to protecting seniors from being priced out of their community due to financial strain or housing insecurity.

We urge the City Council to approve the issuance of tax-exempt bonds for the Pelican Harbor Apartments and to continue to support affordable housing stock in Huntington Beach. Doing so

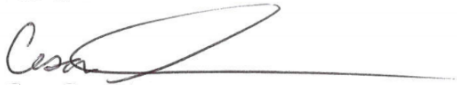
Supplemental Communication Meeting Date: 10/21/25

Agenda Item No. 25-801

will ensure continued stability for senior households and help the City advance its long-term housing goals.

We look forward to working with the City of Huntington Beach in its continued action to address housing needs and ensuring that the available housing stock supports all members of the community. If you have any questions, please feel free to contact me at (949) 250-0909 or cesarc@kennedycommission.org.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Cesar', followed by a long, horizontal, slightly wavy line that extends to the right.

Cesar Covarrubias
Executive Director