



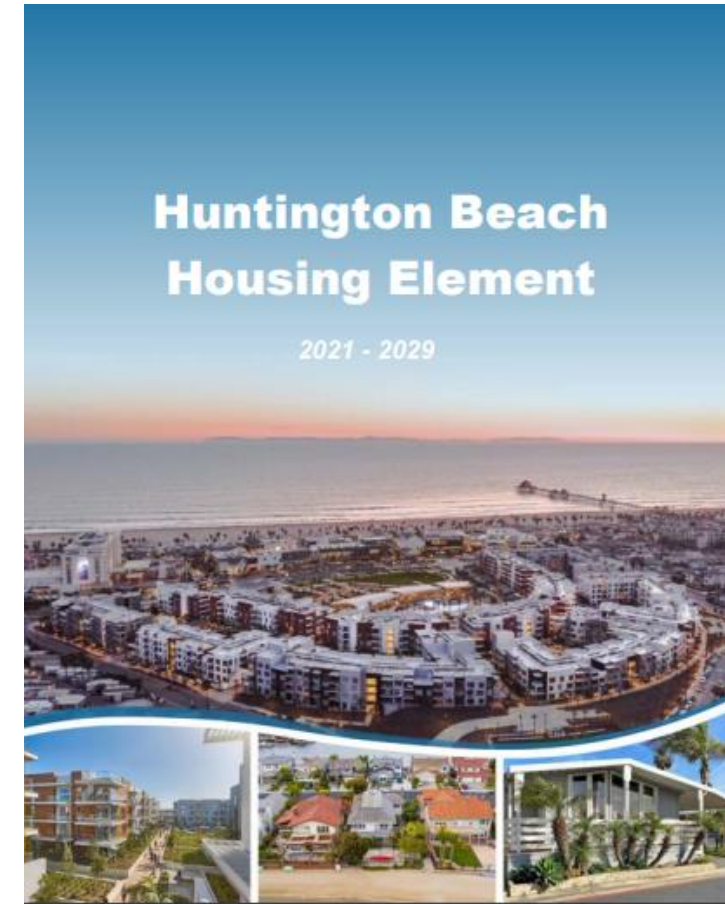
2021-2029 Housing Element Update

City Council Study Session
January 17, 2023

Housing Element Update

- Two main components:
 - Housing Element
 - Policy and planning document
 - Mandated element of the General Plan
 - Implementation Actions
 - Accommodates the City's plan for housing through zoning (i.e. – RHNA)
 - Affordable Housing Overlay

**BOTH MUST BE COMPLETED IN ORDER
TO OBTAIN HCD CERTIFICATION**



Housing Element Status

- 11/16/22 – Planning Commission recommended approval to the City Council
 - Housing Element Update
 - Affordable Housing Overlay
 - Environmental Impact Report
- 11/29/22 – City Council continued to special meeting on 12/8/22 with public hearing open
- 12/6/22 – City Council cancelled 12/8/22 special meeting



Regional Housing Needs

- RHNA = Regional Housing Needs Allocation
- Initiates the Housing Element Update process
- Quantifies housing needs, by income category, within each County and City in the SCAG region
 - City went through lengthy appeal process with SCAG and was ultimately denied

HE Goal 2 Provide adequate sites to accommodate projected housing unit needs at all income levels identified by the RHNA.



2021 – 2029 Huntington Beach RHNA

Income Category	% of Median Family Income	2022 Annual Income Range		RHNA Allocation (Housing Units)
		Min.	Max.	
Very Low Income	0 - 50% MFI	--	\$67,750	3,661 units
Low Income	51 – 80% MFI	\$67,751	\$108,400	2,184 units
Moderate Income	81 – 120% MFI	\$108,401	\$142,900	2,308 units
Above Moderate Income	>120% MFI	\$142,901	>\$142,901	5,215 units
Total:				13,368 units

**Above Mod
39%**

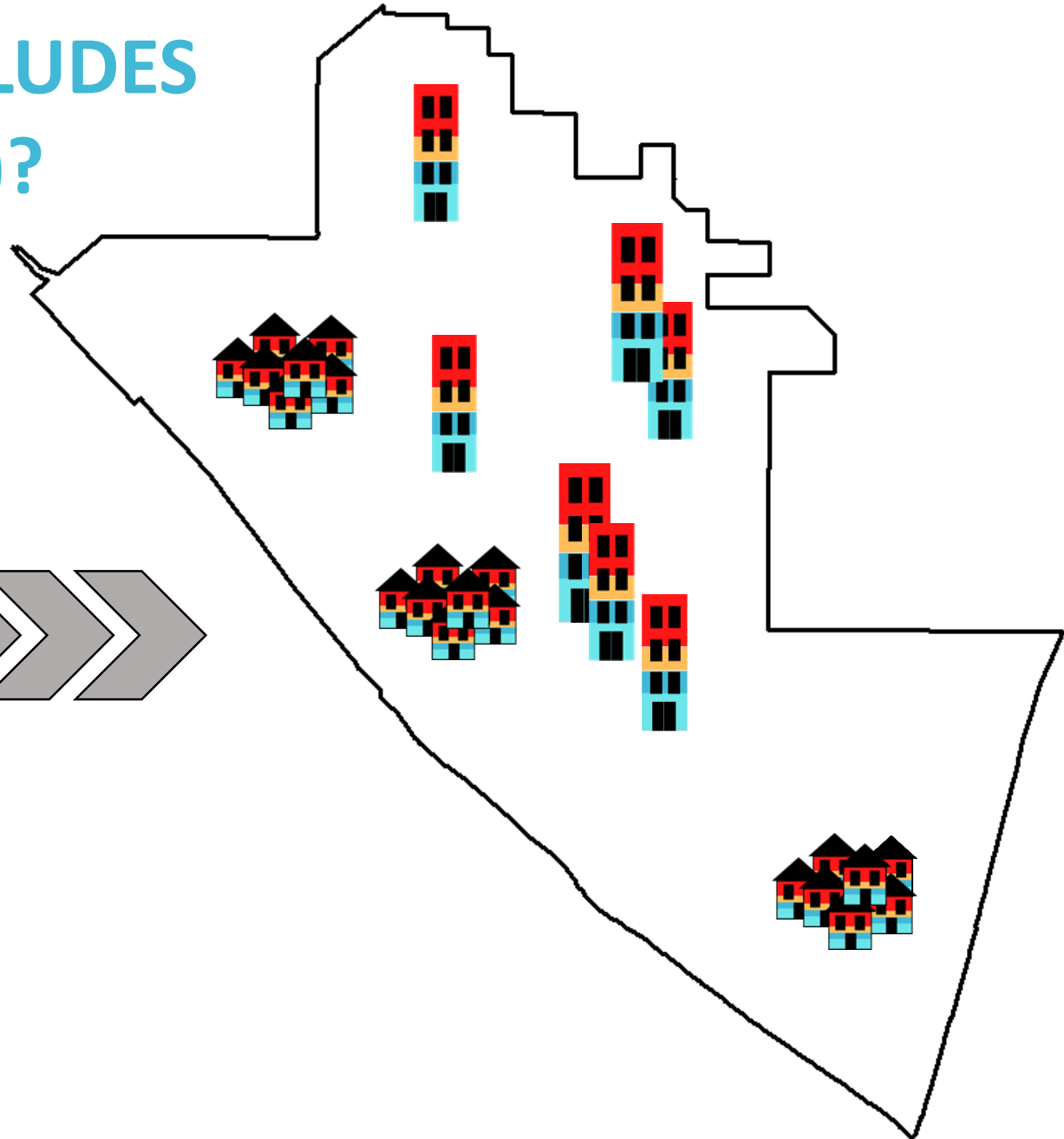
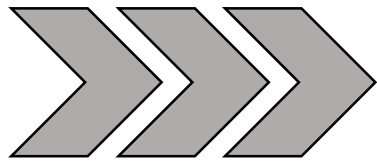
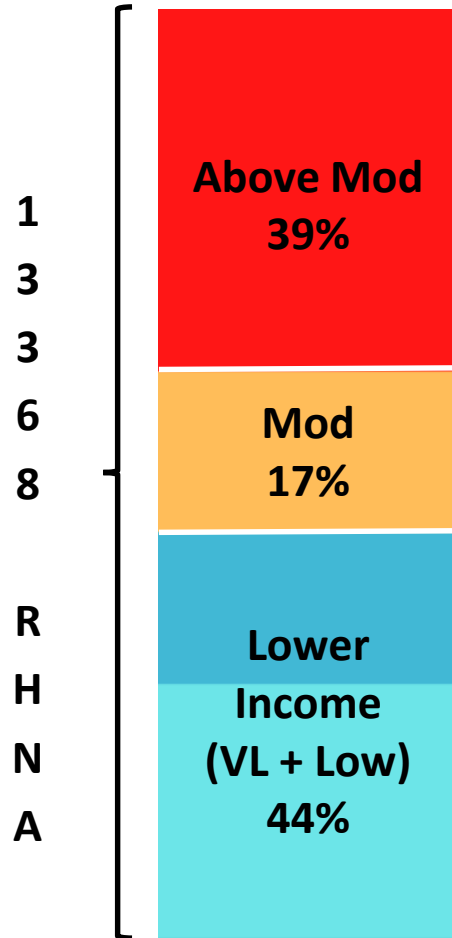
**Mod
17%**

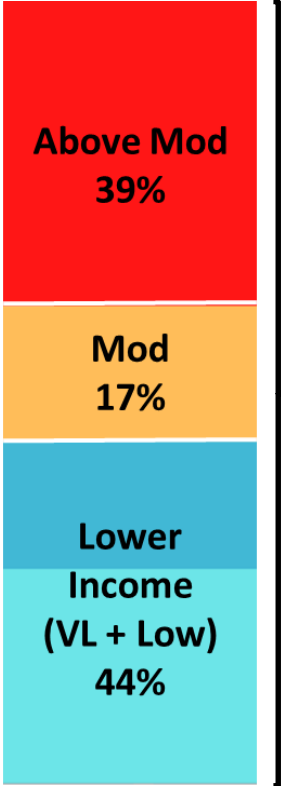
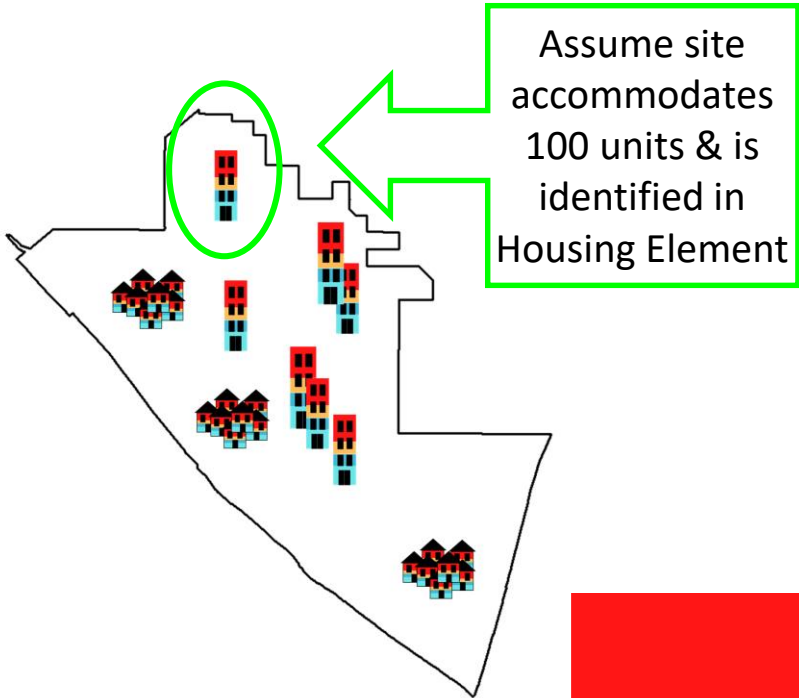
**Lower
Income
(VL + Low)
44%**

Existing Draft RHNA Strategy

	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
RHNA Target	3,661	2,184	2,308	5,215	13,368
Approved/Pending Projects	17	285	82	1,371	1,755
ADU	307		170	10	487
Hotel/Motel Conversion	415		0	0	415
Affordable Housing Overlays	5,420		2,581	9,541	17,542
Total	6,444		2,833	10,922	20,199
RHNA Met?	YES		YES	YES	YES

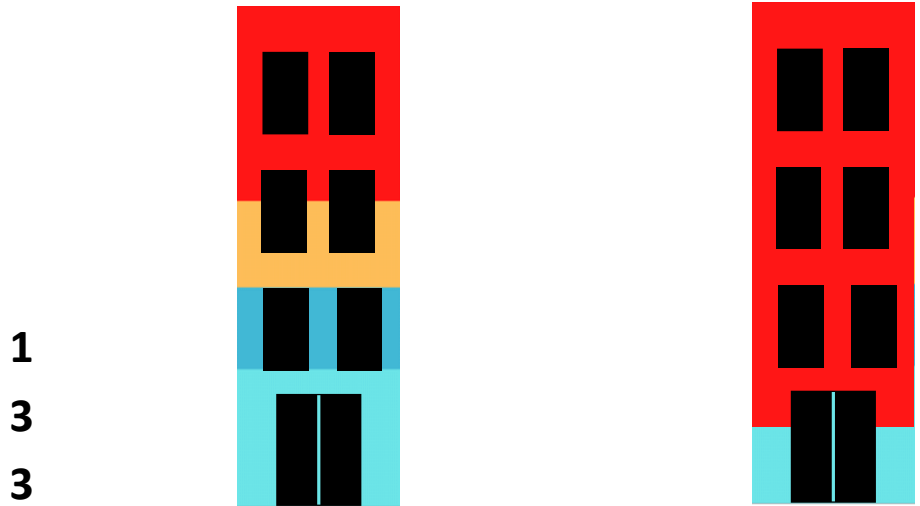
CAN WE ADOPT A HOUSING ELEMENT THAT ONLY INCLUDES THE RHNA (13,368 UNITS)?





WHAT IS NO NET LOSS?

Proposed Project: 100 unit rental project



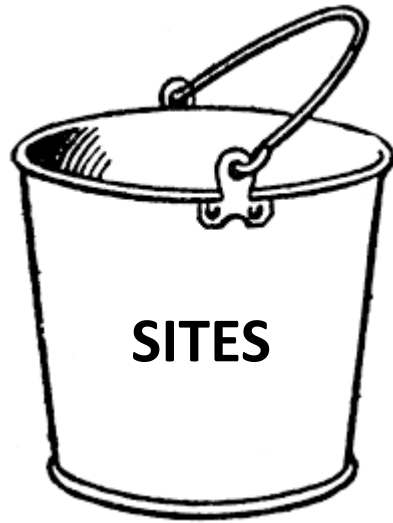
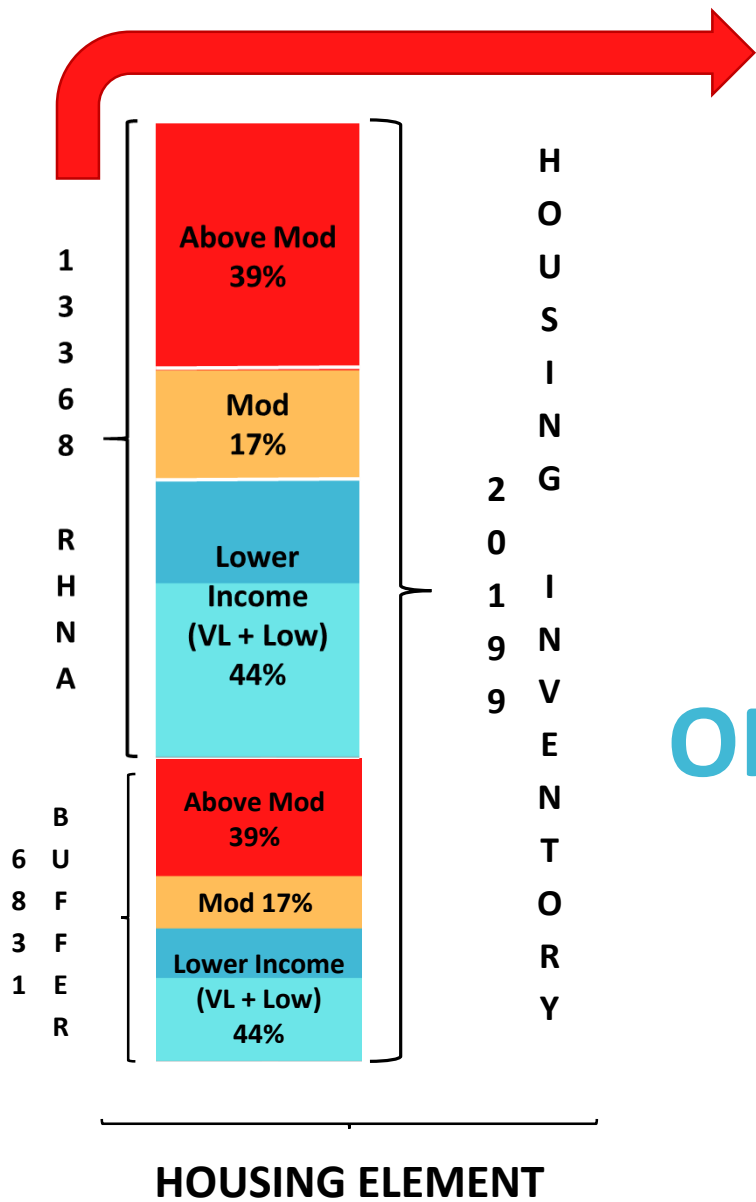
1
3
3
6
8

R
H
N
A

RHNA TARGET	AFF HOUSING OVERLAY (20%)	
Units	Units	Shortfall
39 above mod	80	(+41)
17 mod	0	(-17)
44 lower	20	(-24)



NET LOSS



RHNA BUCKET

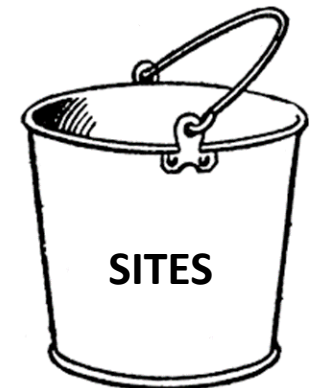
CURRENT IMPLEMENTATION:

“Zoning Program” – Approval of Affordable Housing Overlay Sites ONLY to accommodate 13,368 RHNA units

ONLY RHNA/ NO BUFFER STRATEGY

FUTURE IMPLEMENTATION:

“As Needed” – If proposed development results in “Net Loss” move only necessary sites from “Buffer Bucket” to “RHNA Bucket”



BUFFER BUCKET

ONLY RHNA/ NO BUFFER STRATEGY SCENARIO

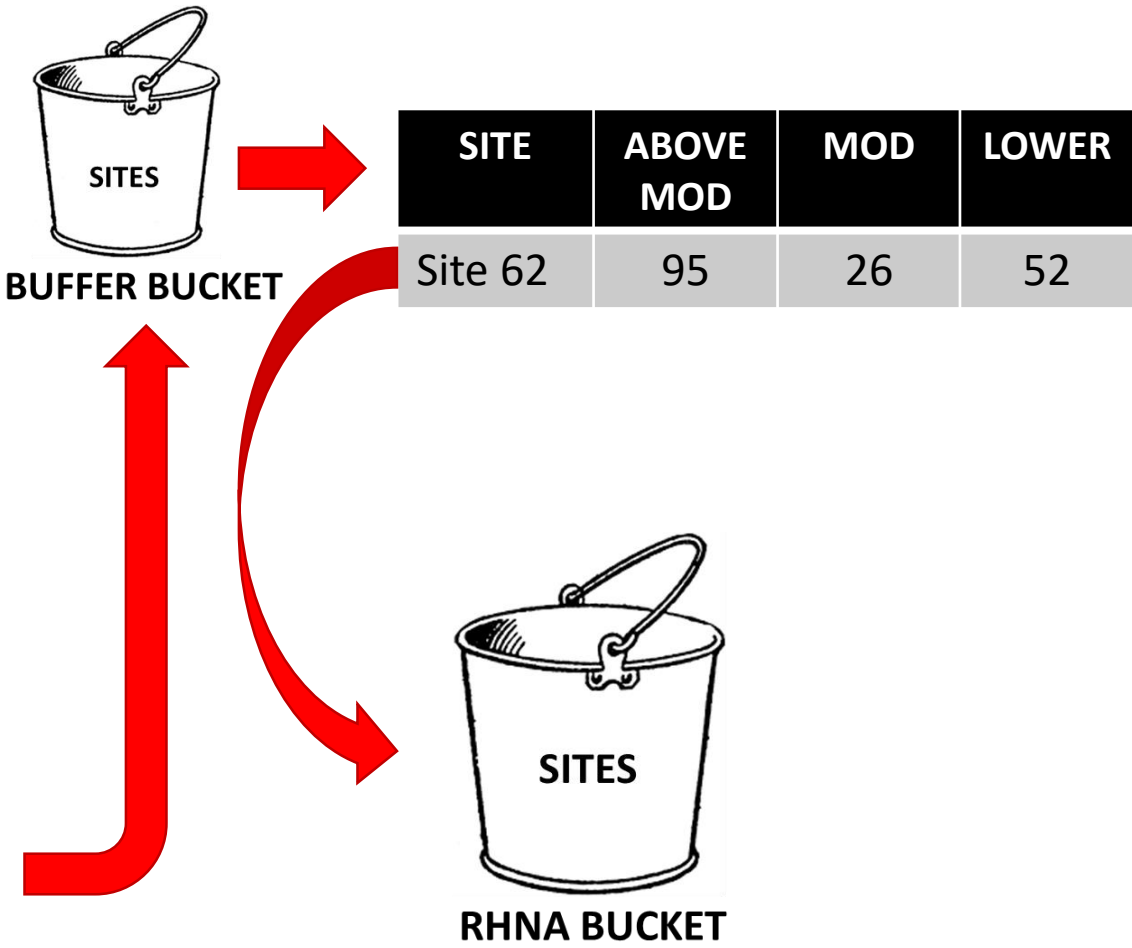


Above Mod 39%	RHNA TARGET	AFFORDABLE HOUSING OVERLAY (20%)	
	Units	Units	Target Met?
	107 above mod	225	(+118)
	26 mod	0	(-26)
Mod 17%	44 lower	35	(-9)
Lower Income (VL + Low) 44%			

Housing Element Site No. 449 :
Accommodates 177 dwelling units;
20% of the units required to be
affordable to lower income
households per the Affordable
Housing Overlay.

NET LOSS

Need to find sites
in “Buffer Bucket”
that will
accommodate 26
mod and 9 lower
income units



Options to Accommodate the RHNA

A. Current Draft Housing Element “All At Once Approach”

- RHNA + buffer will be identified in the Housing Element sites inventory and accommodated through the Affordable Housing Overlay

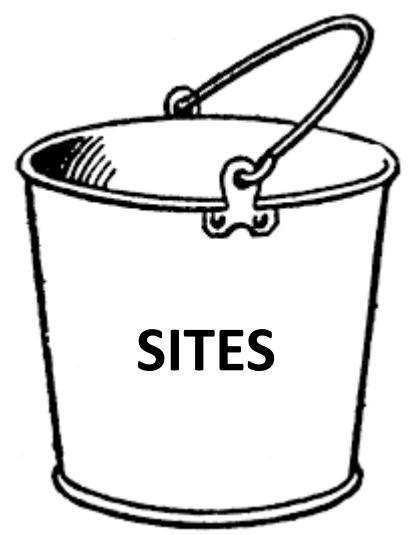
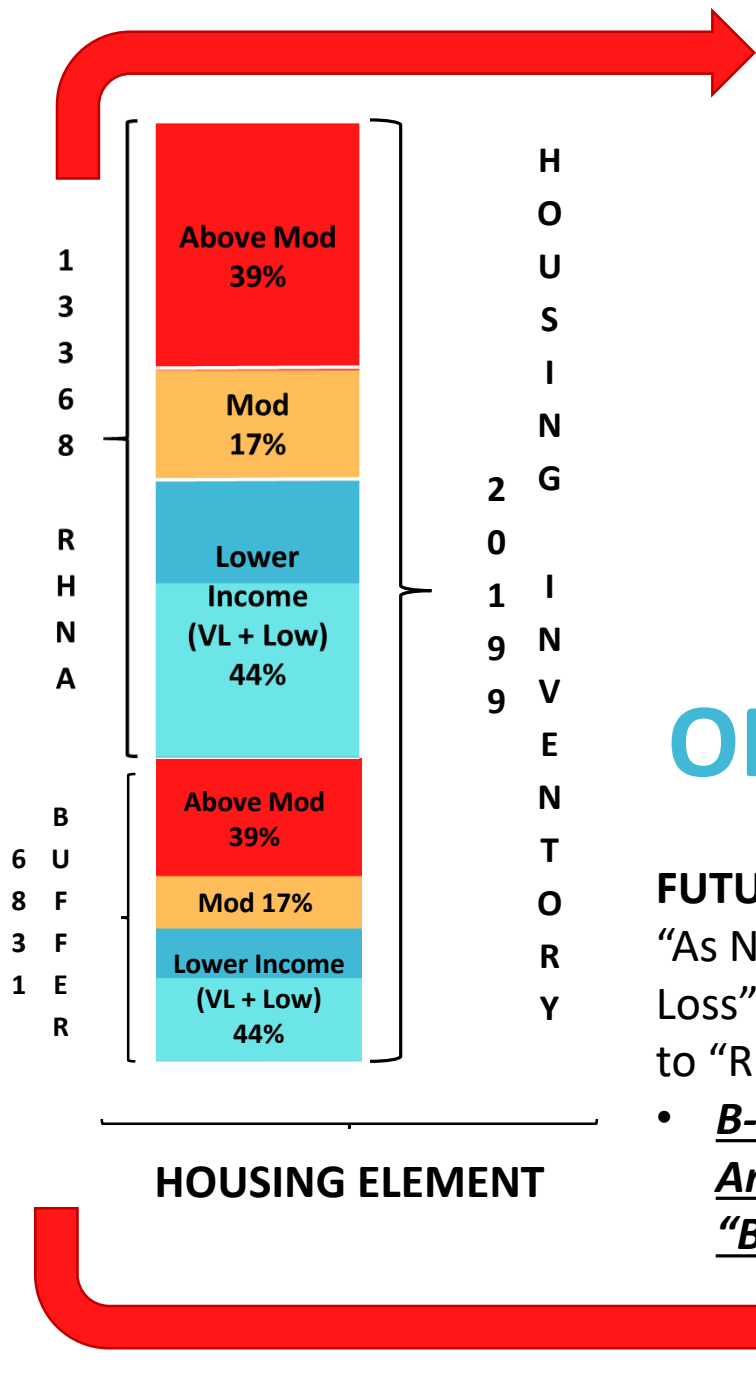
B. Separate the Buffer Sites “Bifurcated Approach”

- RHNA will be identified in the Housing Element sites inventory and accommodated through the Affordable Housing Overlay

B-1: Buffer will be identified in the Housing Element and accommodated through zoning with criteria for selecting which buffer sites get rezoned will be identified in the implementation program as necessary to accommodate any RHNA shortfall

B-2: Buffer will be identified in the Housing Element but not accommodated through zoning now and will require future City Council approval of Zoning Text Amendments as necessary to accommodate any RHNA shortfall





RHNA BUCKET

CURRENT IMPLEMENTATION:

“Zoning Program” – Approval of Affordable Housing Overlay Sites ONLY to accommodate 13,368 RHNA units

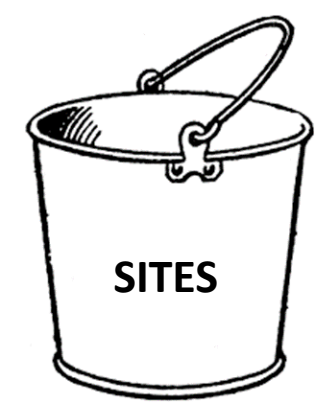
- **B-1: Triggers codified by City Council to automatically move sites from “Buffer Bucket” to “RHNA Bucket” as needed**

ONLY RHNA/ NO BUFFER STRATEGY

FUTURE IMPLEMENTATION:

“As Needed” – If proposed development results in “Net Loss” move only necessary sites from “Buffer Bucket” to “RHNA Bucket”

- **B-2: City Council to approve Zoning Map Amendment each time a site needs to move from “Buffer Bucket” to “RHNA Bucket”**



BUFFER BUCKET



Questions?