

RESOLUTION NO. 2021-50

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON BEACH
ADOPTING AN AFFORDABLE HOUSING IN-LIEU FEE PURSUANT TO ORDINANCE
NO. 4235, AND REPEALING RESOLUTION NOS. 2007-71, 2008-43, AND ALL
SUPPLEMENTAL RESOLUTIONS THERETO

WHEREAS, on November 1, 2004, the City Council of Huntington Beach adopted Ordinance No. 3687 adding Zoning & Subdivision Ordinance Section 230.26 relating to Inclusionary Housing; and

WHEREAS, on September 21, 2021, the City Council of Huntington Beach adopted Ordinance No. 4235 amending and updating Zoning & Subdivision Ordinance Section 230.26.

WHEREAS, as part of Ordinance No. 4235, the City Council received a report from Keyser Marston Associates dated May 6, 2020, which includes an analysis pertaining to the City's methodology for calculating the payment of Inclusionary Housing fees. A copy of this report is attached hereto as Exhibit A.

WHEREAS, pursuant to Section 230.26(E)(4), notwithstanding applicable requirements of Specific Plans, developers of residential ownership projects proposing any number of housing units and residential rental projects proposing one hundred (100) housing units or fewer may elect to pay a fee in-lieu of providing the required affordable units on site to fulfill the City's requirement of the Inclusionary Housing Ordinance.

NOW, THEREFORE, the City Council of the City of Huntington Beach does hereby resolve as follows:

1. The Keyser Marston Associates report attached hereto as Exhibit A is approved and filed.
2. The proposed affordable housing in-lieu fee shall be as follows:

A. In-Lieu Fee Schedule: Calculated Per Square Foot of Net Saleable Area or Net Leasable Area (up to 2,000 s.f.)

# of Units	Fee Per Square Foot: Ownership Housing	Fee Per Square Foot: Rental Apartments
3	\$2.54	\$3.58
4	\$3.38	\$4.77
5	\$4.23	\$5.97
6	\$5.07	\$7.16
7	\$5.92	\$8.35
8	\$6.76	\$9.55
9	\$7.61	\$10.74
10	\$8.45	\$11.93
11	\$9.30	\$13.13
12	\$10.14	\$14.32
13	\$10.99	\$15.51
14	\$11.84	\$16.71
15	\$12.68	\$17.90
16	\$13.53	\$19.09
17	\$14.37	\$20.29
18	\$15.22	\$21.48
19	\$16.06	\$22.67
20	\$16.91	\$23.87
21	\$17.75	\$25.06
22	\$18.60	\$26.25
23	\$19.44	\$27.45
24	\$20.29	\$28.64
25	\$21.13	\$29.83
26	\$21.98	\$31.03
27	\$22.83	\$32.22
28	\$23.67	\$33.41
29	\$24.52	\$34.61
30+	\$25.36	\$35.80

B. The in-lieu fee calculation for ownership housing units in excess of 2,000 square feet per unit shall be capped at the total fee for a 2,000 square foot unit.

3. All deposits of in-lieu fees paid pursuant to Zoning & Subdivision Ordinance Section 230.26 shall be placed in the City's Affordable Housing Trust Fund. Interest shall accrue to the fund. No other funds shall be commingled with the Trust Fund.

4. The Affordable Housing In-Lieu Fee shall be adjusted annually on July 1st of each year, as outlined in Zoning & Subdivision Ordinance Section 230.26.

5. The City Manager or their designee shall administer the Affordable Housing Trust Fund and shall provide an annual report to the City Council, which shall include the beginning balance, ending balance, and a description of the projects funded or to be funded each fiscal year.

6. Resolution Nos. 2007-71 and 2008-43 are hereby repealed.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the ____ day of _____, 2021.

Mayor

APPROVED AS TO FORM:

ATTEST:



City Attorney

City Clerk

REVIEWED AND APPROVED:

INITIATED AND APPROVED:

City Manager



Director of Community Development